

**JOHN L. GEIGER, P.E., LLC
CLAUDIA CURRY, ADMINISTRATOR
1640 DUNSINANE COURT
VANDALIA, OH 45377
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December 12, 2023

To Whom It May Concern:

On Tuesday, December 12, 2023 I reinspected the single-story brick condominium being the southwest corner of a four-plex unit located at 2409 Patrick Blvd. in the Crossings of Canterbury Trails complex, Beavercreek, Green County, Ohio and observed the following conditions:

- My earlier report regarding this property was issued on March 8, 2023 and dealt with the myriad of problems concerning this structure most of which were drainage related. There were both exterior site work issues and interior problems which required correction. At this time none of the exterior problems have been corrected including replacement of the inadequate drain in the center of the driveway with a 2' x 2' catch basin to properly intercept surface water and reduce the flooding against this condo. This is the most serious issue of neglect at this site. Other exterior problems include failure to pipe the downspouts to this catch basin and problems caused by the settlement of the patio.
- The bowing and settling brick front wall has been replaced including the concrete foundation. When the foundation was excavated the soil was found to be very moist with a low soil bearing capacity. The repair of the floating concrete floor slab which has cracked at the perimeter walls has also not been completed.
- Windows in the southwest room are being replaced but there is still significant openings at the entrance door threshold which have never been addressed. Other interior cracks have been repaired in the walls, however, the permanent stability of these walls is questionable since the exterior drainage problems have never been addressed which is the cause of the shifting and settling of the shallow foundations of this condominium unit.

In summary, I am disappointed that the critical work on the exterior of the complex has never been accomplished by the Association. Although some interior work and replacement of the brick wall was accomplished the long-term stability of these repairs remain questionable until the underlying drainage problem is corrected.

Certified by:

John L. Geiger, P.E.

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JLG:cnc

