

Structural engineering Report

415 Old Mill Rd, Towson, MD 21204

CLIENT Old Mill Partners LLC	INSPECTION DATE August 13, 2026	WEATHER Dry, 79°F
OCCUPANCY Vacant	INSPECTOR Rachel E. Stanton, P.E.	SERVICE AREA Towson and surrounding Maryland

2
SERVICEABLE

4
MONITOR

2
REPAIR / REPLACE

0
SAFETY HAZARD

Summary of findings

A limited structural evaluation was performed of the 1928 two-story masonry residence, focusing on reported floor slope and basement wall cracking. Findings include a mid-span notch cut in a first-floor girder, step cracking with slight inward displacement at the east basement wall, and deteriorated mortar at the rear retaining wall. The conditions are repairable; engineered repair details are recommended before renovation work proceeds.

OBSERVATIONS & DIAGNOSTICS

FOUNDATION

Wall cracking

REPAIR / REPLACE

Basement, east wall

Horizontal and step cracking with approximately 3/8 inch of inward displacement measured at mid-height between the 4th and 5th courses.

Recommendation: Engineered repair (e.g., carbon fiber or steel reinforcement) designed by a Maryland-licensed professional engineer.



Step cracking, east wall

Moisture intrusion

MONITOR

Basement, east wall

Efflorescence and dampness accompany the cracking; exterior downspout discharges at the affected wall.

Recommendation: Correct exterior drainage concurrent with structural repair.



Efflorescence at crack line

FRAMING

Floor framing

REPAIR / REPLACE

First floor, center

A 6x8 built-up girder was notched approximately 2-1/2 inches deep at mid-span for a plumbing line, reducing its effective section; corresponding floor slope of 3/4 inch over 10 feet was measured above.

Recommendation: Sister or replace the girder per engineered detail; jack and re-level under engineering direction.



Notched girder at mid-span

Roof framing

SERVICEABLE

Attic

Rafters and collar ties are intact; no spreading at the ridge was observed.

LOAD PATH

Beams & columns

MONITOR

Basement

Two adjustable steel columns bear on unreinforced slab rather than footings.

Recommendation: Verify footings or install proper bearing pads when the girder repair is performed.

Lateral bracing

SERVICEABLE

Anchor bolts and sill attachment appear adequate where visible.

SITE

Retaining walls

MONITOR

Rear yard

Mortar deterioration and minor rotation at the 3-foot masonry retaining wall; weep drainage is absent.

Recommendation: Repoint and add drainage; monitor rotation annually.

Drainage & soils

MONITOR

The lot drains toward the east foundation — a contributing factor to the wall displacement.

Recommendation: Regrade and extend roof drainage away from the east wall.

Acknowledgement & signatures

The signatures below acknowledge receipt and review of inspection report FFE-2026-0147 for 415 Old Mill Rd, Towson, MD 21204.

INSPECTOR



Rachel E. Stanton, P.E.

MD Professional Engineer Lic. #41832

Signed 8/18/2026, 11:42:00 PM

CLIENT



Old Mill Partners LLC

Client — acknowledgement of receipt

Signed 8/19/2026, 1:15:00 PM

SCOPE & LIMITATIONS

Structural repair recommendations should be designed by a professional engineer licensed by the Maryland Board for Professional Engineers. This document is a demonstration sample containing fictional parties, license numbers, measurements, and findings.

This report reflects the visible, readily accessible condition of the property on the date of inspection and is not a warranty or guarantee. Concealed defects, latent conditions and future performance are outside its scope.