



Quail Run HOA – Structural Engineering Report Summary

April 2026

The Association has received the final structural evaluation report for Buildings 1–7. This assessment focused on crawlspaces, foundations, and structural support systems throughout the community.

Overall Findings

The report identified varying levels of structural wear and deterioration across the property, primarily related to:

- Aging crawlspace support systems
- Moisture intrusion and drainage issues
- Localized foundation settlement

These conditions have developed gradually over time and are consistent with the age of the buildings. The engineers have indicated that while **there is no immediate risk of structural failure**, repairs are necessary to prevent continued deterioration and more costly issues in the future.

Building Conditions (Summary)

The severity of conditions varies by building:

- **Higher Priority:** Building 5
- **Moderate Priority:** Buildings 2, 6, and 7
- **Lower Priority:** Buildings 1, 3, and 4

Repairs will be prioritized based on structural need and overall impact to the community.

Recommended Repairs

The report recommends a comprehensive repair approach, including:

- Reinforcement and replacement of structural supports
- Stabilization of affected areas
- Improvements to drainage and moisture control

These repairs are intended to address underlying causes and help preserve the long-term integrity of the buildings.



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Planned Approach

To manage the scope of work effectively, the Board anticipates a phased repair plan, beginning with the highest priority buildings and progressing over time.

The next step is to:

- Engage multiple qualified general contractors
 - Obtain detailed repair estimates
 - Evaluate options for phasing and budgeting the work
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Financial Planning

As with any large-scale structural project, the Board will be carefully evaluating the financial impact and available options to complete the recommended work in a responsible manner.

Our goal is to:

- Prioritize the most critical repairs first
- Plan work in a way that is manageable for the community
- Maintain the long-term value and safety of the property

Additional information regarding costs and timelines will be shared as contractor estimates are received and reviewed.

Access to Full Report

This summary is intended to provide an overview and the full engineering report (approximately 60+ pages) is available upon request.

Please contact the HOA if you would like a copy.

Closing

The Board is committed to addressing these findings proactively and transparently, with a focus on maintaining the safety, stability, and long-term value of the community.

Thank you,

Russell Pate
Quail Run HOA