DN^2 Design

N6748 South Lane
Johnson Creek, WI 53038
Phone: (608) 574-6214

September 30, 2026

Property Owner
Kerry Murray
2237 North Lefeber
Wauwatosa, Wisconsin 53213

Project: Foundation Sinking

Dear Property Owner,

I conducted a structural investigation of the building at 2237 North Lefeber Wauwatosa, Wisconsin 53213 on September 30, 2026. The scope of work focused on the sinking of the foundation and movement of the brick veneer.

This is a 1-1/2 story wood framed dwelling that sits on a block foundation. Upon arrival I entered through the front door and immediately felt a slope on the floor from the South downward to the North. Moving into the basement, I measured the displacement of the foundation walls and did not find any significant movement. It is in my professional opinion this dwelling has sunk over many years and may have stabilized itself. DN2 suggest frequent monitoring of this condition. There are no concerns of collapse at this time.

There is an area of the exterior where the brick veneer is pulling away from the wood framing. DN2 recommends installation of https://www.thorhelicalusa.com/product-details/helical-wall-ties or https://seblog.strongtie.com/2025/12/anchor-anatomy-101-heli-tie-helical-wall-tie/ per manufactures recommendations to stabilize the veneer where compromised.

DN2 will always suggest monitoring any further movement.

The main cause of basement wall pressure is rain water building up on the outside of the wall. The down spouts must direct water away from the house. The extensions must terminate 8'-0" minimum away from the wall.

Any alterations to the design or alternatives must be reviewed by DN Squared Design before construction. If you have any questions, please feel free to contact me at any time.

Respectfully Submitted,

Jon Nedeau
Brian J. Norby. P.E.
WI License # 44350

