SELECT STRUCTURAL ENGINEERING

October 20, 2026

Watts Group Development, Inc.
425 E. Oakdale Blvd. #101
Coralville, IA 52241

Concrete Central
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1204 Timber Tr.
Solon, IA 52333

At your request Select Structural Engineering has reviewed the concrete footing piers at the rear of the single family home listed at the address above. This was a limited scope review of the adequacy of the footings at does not include a review of the rest of the home such as framing and landscaping block walls.

There are 4 treated 6x6 wood posts that are supporting a treated glu-lam beam that is carrying an outdoor deck and enclosed 4-seasons room. The original installation was on a sloping grade with a landscaping block retaining wall. Due to the lack of compacted soil backfill on the downhill side the concrete piers tipped or leaned outward and were then replaced. The new replacement footings were reported to be installed 2 feet deeper into the native ground for better embedment, enlarged, and the soil behind the retaining wall compacted.

At the time of review everything was covered up, but the two corner footings were reported to be enlarged to 30" diameter round concrete piers and the two interior footings were 24" diameter. A building code check of the required footing diameter is 20" per the Johnson County Deck Design Guide. Therefore the footings provided are larger than required by code. (Reference: https://www.johnsoncountyiowa.gov/sites/default/files/2019-09/Decks%20-%20Residential%20handout.pdf)

Recommendations: Excessive water at footing and retaining walls can be a source of settlement and potential freeze-thaw issues. The downspout at the NW corner should be connected to a drain-tile and daylighted away from the back of the wall and footings (Figure 4).

Please refer to the attached photos.

Matt Miller, P.E.
Iowa License Number P16957

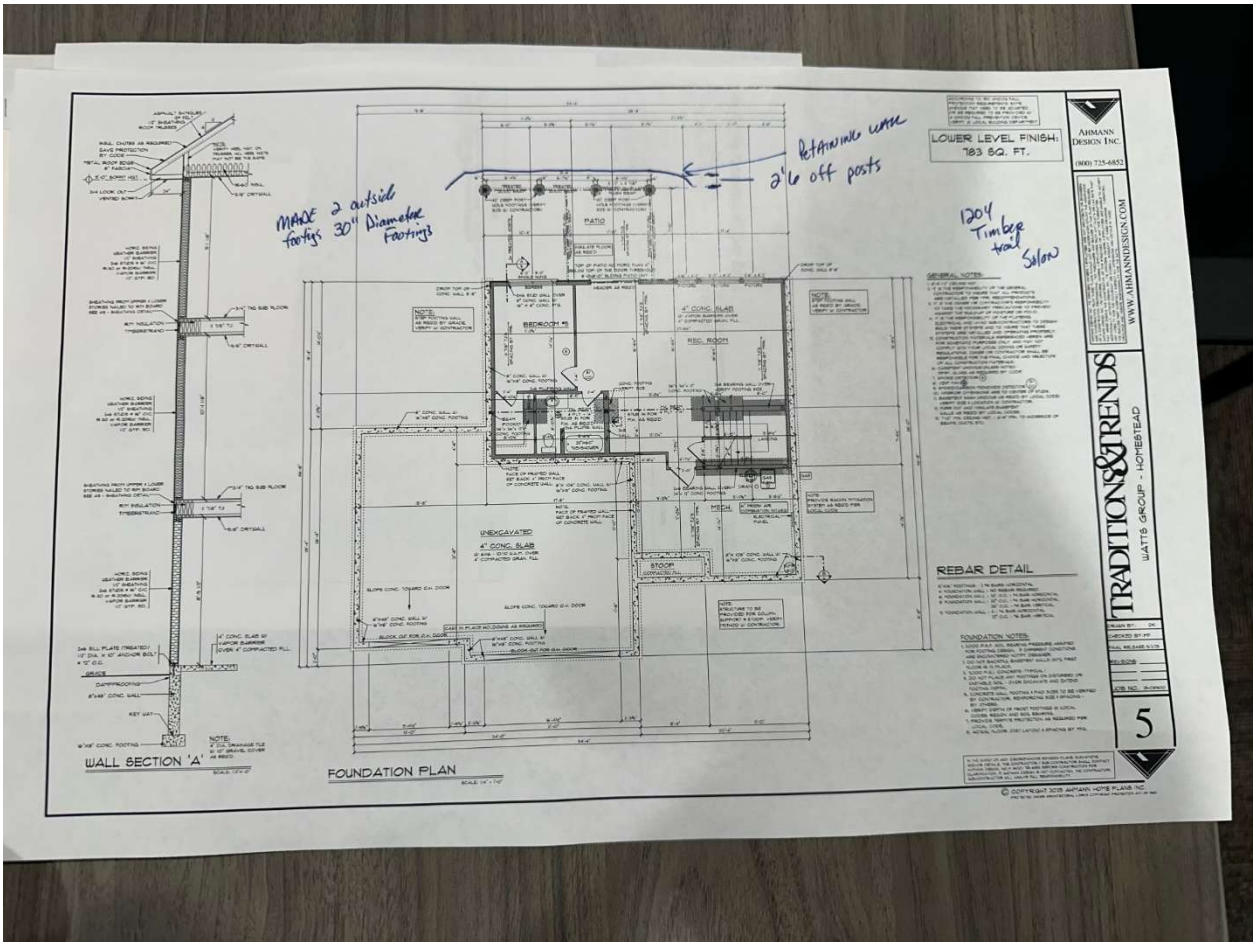


Figure 1 – Floor Plan

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Figure 2 – Overall view

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Figure 3 – Close up view

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Figure 4 – Recommend redirect water away from footing and wall at NW corner downspout

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