

**SCOPE/BACKGROUND**

We inspected repairs to the subject home. Multiple repairs had been performed, including the installation of steel columns in the basement, new piers below the central girder, and repairs to the floor framing.

The home was 1.5 story and was built in 1947 according to Vance County Real Estate Tax records. The home is wood framed and is currently undergoing renovation.

The following repairs were completed per our evaluation:

- Steel pipe columns had been installed below the framing on the left side of the stairs leading to the basement. New 2x girders had been installed between the pipe columns. Concrete footings were installed below the posts. Note, the slab had not been infilled around the posts at the time of the inspection. The floor framing had been repaired in this area as well, and flush hangers were installed.
- Two CMU block piers had been installed below the girder (spanning front to back) on the left side. The piers were installed on concrete footings (approximately 20"x20"x12"). These piers were installed due to the excessive span (approximately 13 feet) of the girder.
- A new 2-2x8 drop girder was installed in the crawlspace on the right side. This girder was installed on 8x16" piers on 20"x20"x12" concrete footings. This girder was installed due to partial sistering of damaged joists.

We find the inspected repairs installed to be structurally adequate. The above-listed determinations were made in accordance with the 2018 edition of the North Carolina Residential Building Code.

No areas of the structure were reviewed other than those explicitly described in this report. The review used a standard of care consistent with other local design professionals limited by the scope and budget. This report was at a flat rate and has a liability limitation of 10 times the fees collected. It represents the best judgment of the staff of Built Up Engineers, PLLC given the information available at the time of writing. No review of organic growth, mildew, or any other building science issue was performed except as noted. All opinions are subject to revision based on new or additional information. No responsibility will be taken for conditions that could not be easily seen or are outside the scope of this review. Any use that a third party makes of this report, or any reliance upon, decisions made in response to or in any way influenced by this report are the responsibility of the such third party. Recommendations are provided to address structural-related issues, and may not rectify cosmetic issues.

Should there be any questions or concerns regarding this report, contact us at sean@builtupengineers.com or 919-817-9915. Our mailing address is 7283 NC HWY 42 STE 102-148, Raleigh, NC, 27603. Our website is Builtupengineers.com.

CONCLUSION

We trust that this report provides the information you require. Please contact us at 919-817-9915 if you have any questions. Thank you for the opportunity to be of assistance to you.

Sincerely,

Sean Casady, PE
Project Engineer
Built Up Engineers PLLC
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