

Sunday, March 3, 2024

Larry Curry – Ko Konstruktion
125 Belle Street
Oxford, NC 27565

Professional Engineer Inspection, Evaluation, and Recommendation of Repair
24.009 – 125 Belle Street Oxford NC

To Whom It May Concern:

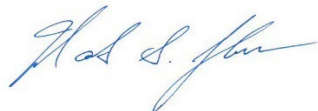
At your request on Sunday, March 3, 2024 Mark G. Johnson, PE with JSM Engineering PLLC arrived at the subject location to provide a professional engineering inspection and evaluation of installed structural repairs for compliance with the 2018 NC Residential Building Code:

- Additional 6 x 6 Treated Support Posts – JSM Engineering inspected the installed 6 x6 treated support posts installed to support a triple drop girder to shore up the existing and original floor framing. The support posts are installed on a cast in place concrete spread footing with the base of the footing 12” below grade for frost protection. The triple drop girder is mechanically secured to the 6 x 6 treated post with proper nails or screws. JSM Engineering has verified the installation of the 6 x 6 treated posts and accepts the installation and confirms the code compliance based on third party engineering inspection.
- Stucco Parging of some Existing Brick Piers – JSM Engineering reviewed the installation of stucco parging of some of the interior existing brick piers that are original to the house construction. The contractor parged the piers with a cement-based stucco to ensure the connectivity of the brick piers and provide an extra layer of bonding for structural integrity. JSM Engineering has verified the installation and accepts it as installed.

It is important to note that the foundation modifications were not installed to level the foundation or flooring system but to provide additional structural and shoring support for areas of over sagging floor joists. The perimeter foundation wall is a stacked stone wall with cement based joint material and should always be monitored and sealed for future air and rodent penetration.

The scope of work for the preparation of this professional engineering report was limited to a non-destructive and visual inspection of the locations accessible foundation support and framing systems. JSM Engineering PLLC did not perform any destructive or below grade / subsurface explorations for purposes of exposing concealed or hidden structural conditions. This professional engineering report does not warrant any future performance of the subject residential structure.

Sincerely,



Mark G. Johnson, PE
JSM Engineering PLLC
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NC PE License - 033168

