

JS CONSULTING & DESIGN
ENGINEERING AND CONSULTING
11703 DURANT RD
RALEIGH, NC 27614
P (919) 675-1680
F (919) 324-3681
Certificate Number: P-1513

Date: November 6, 2025

To: Raleigh Reborn, LLC
7501 Topsy Square
Wake Forest, NC 27587

Re: Structural Evaluation
192 Mill Creek Dr
Youngsville, NC 27596
Project Number: 2501-387

To whom it may concern:

The structure is a one story wood framed residence supported on a crawl space foundation. For the purpose of this document all directions listed are from the perspective of an observer facing the structure looking from Mill Creek Dr.

JS Consulting & Design, PLLC (JSCD) visited the above referenced project on 11/06/25 regarding the following issues:

1. Evaluation of the notched beam.
2. Evaluation of the as found footing excavation.

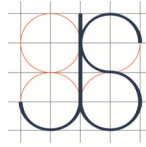
The structure was visually evaluated from the interior, exterior, and crawl space below. Based on our analysis of the above issues the following was noted:

1. The existing (3) 2x8 beam spanning left to right in the crawl space was observed to have been notched for plumbing. The notch was observed to be located approximately 8' from the rear wall and 17'-3" from the left side walls of the structure.

The as found beam is inadequate to support the design loading of the structure. It is recommended to support the notched beam with a pressure treated 6x6 post. The post should be located approximately 3' to the left of the existing CMU pier to the right of the notch, approximately 15'-6" from the left wall, and centered below the beam. The post should bear on a minimum of 1'-6"x1'-6"x10" concrete footing with a Simpson ABA66Z.

2. The excavation for the footing recommended in item (1) above was visually evaluated. The footing was observed to meet the minimum of 1'-6"x1'-6". The excavation was observed to be approximately 12" below the existing grade.

The as found footing excavation is adequate to support the design loading of the structure. Concrete may be placed with no further modifications.



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All new work shall conform to the 2018 NC Residential Building Code.

Once the repairs are completed the structure should be monitored for any future signs of movement.

JSCD's scope of services was limited to a visual evaluation of the structure and did not include subsurface exploration or exposing any concealed elements of the structure. JSCD's scope of services was limited to the items discussed above and should not be considered an evaluation of any items not explicitly discussed above. Please contact JSCD immediately if conditions are different than those indicated or encountered during future observation or implementation of the recommended repairs.

Please contact us if you have any further questions.

Sincerely,

James Sutton, P.E.

