



LIMITED STRUCTURE EVALUATION REPORT

Prepared For:

MRS. K. LEBLANC

Flex Realty

Site Location:

435 Tant Road
Zebulon, North Carolina 27597

Prepared By:

**CARTER ENGINEERING & CONSULTING, PLLC
STRUCTURAL + CIVIL**



Sean C. Carter, P.E.



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II. SCOPE

- 1) **Assessment Date:** 27 April 2025 (initial visit 9 April 2025)
- 2) **Subject:** Limited evaluation of the structural condition of the residential home.
- 3) **Location:** 435 Tant Road, Zebulon, North Carolina 27597
- 5) **Response:** Provide opinion from visual observations of the structural condition of the residence specifically described as follows.

III. CONSIDERATIONS

A. Construction

The intent of this visit is not to check [past or current] code compliance but to identify deficiencies in structural integrity. All work shall be completed in compliance with the current code and permitted with the local building authority.

IV. FINDINGS & RECOMMENDATIONS:

All directions are oriented as looking at the front of the house from the street.

1. In the crawlspace at 12-ft from the rear foundation wall and 17.5-ft from the left foundation wall, the concrete block pier that supports the main beam is damaged. The top block is fully fractured and no longer fully and adequately supports the main house floor beam. Either replace this block or reconstruct the damaged block by forming and filling with non-shrink mortar.

April 27, 2025 - Acceptably repaired.

2. In the crawlspace at the rear right area generally 6-ft from the rear foundation wall and 6-ft from the right foundation wall below the kitchen are four individual braces positioned near midspan of each floor joist. This is a common response to supplement floor joist resistance to deflection and is not considered to be a structural support. However, as these individual supports can settle or fall and cause floor surface irregularities, best practice is to replace all these braces with a single dropped beam that supports all floor joists. A typical drop beam is positioned near midspan of and perpendicular to the deflecting floor joists and consists of a 2-ply 2x8 beam supported by treated 4x4 posts on 12x12x6 solid poured 3500-psi concrete bases [or approved alternative base], spaced a maximum of 6-ft on-center, with the post fastened to the beam and the beam secured to the joists. During installation, jack lift the floor joists to level the floor surface.

April 27, 2025 - Acceptably repaired.