



November 13, 2024 (Revised from January 19, 2023)

Sandy Peters

Re: Limited Structural Re-Inspection  
1855 West River Road  
Franklinton, NC

Dear Ms. Peters:

We inspected the repairs of the subject home on January 17, 2023. The purpose of the inspection was to determine if the floor framing repairs were installed per recommendations outlined in the previous inspection report dated October 14, 2022. The following itemizes our review of the repairs:

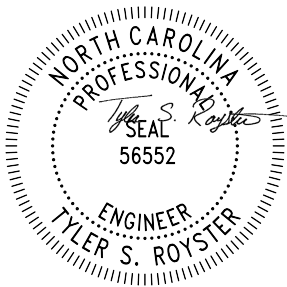
- 1) The subfloor at the rear left corner of the crawl space was repaired from within the crawl space with new plywood sheathing and 2x4 blocking below in general accordance with Recommendation #1 of the previous engineer's report.
- 2) The leftmost girder span at the rear left corner of the crawl space, located approximately 8'-6" from the rear foundation wall was noted to be replaced with a new 4-2x8 member per Recommendation #3 of the previous engineer's report.
- 3) No vapor barrier was present at the time of the inspection, however, the homeowner stated that a new vapor barrier would be installed at the conclusion of the current home renovation project.

**General Notes:**

- All new lumber should be SPF or SYP No.2 or equivalent. All lumber exposed to concrete/masonry or weather must be pressure treated.
- All new LVL members are to be E2.0, Fb=3100 PSI (or equivalent), and plies are to be attached per manufacturer specifications. LVL members exposed to weather should be wrapped per manufacturer specifications.
- All new concrete is to have a minimum 28-day strength of 3000 psi.
- New concrete footings are to be installed a minimum 12" below grade (to the bottom of the footing) and in no case less than frost depth.
- Soils below new foundation components to be contractor verified to be a minimum 2000 psf bearing capacity.
- All new metal hangers/ties/clips to be installed per manufacturer specifications.
- All fastening shall conform to R602.3(1) in the 2018 NC Building Code: Residential Code.
- Installation of the above-recommended repairs may require temporary shoring of in-place structural components. Shoring methods are the responsibility of the contractor.
- With any structural changes, finish material cracks and minor movements are typical and expected. These are associated with settlement and allowable deflection generally observed after the construction of an addition or significant remodel.

We trust that this letter provides the information you require. Please contact us (919) 465-3801 if you have any questions. Thank you for the opportunity to be of assistance to you.

Sincerely,



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Tyler S. Royster, PE  
Project Manager  
Giles Flythe Engineers Inc.  
NC Lic. No. C-2871