

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: March 3, 2026

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

Re: Structural Evaluation
218 Hawkins St
Franklinton, NC 27525
Project Number: 2601-039F (JSCD Ref #: 2601-039)

To whom it may concern:

The structure is a one story wood framed residence supported on a pier and curtain wall foundation. For the purpose of this document all directions listed are from the perspective of an observer facing the structure looking from Hawkins St.

JS Consulting & Design, PLLC (JSCD) visited the above referenced project on 03/03/26 regarding the following issues:

1. Evaluation of the as installed repairs.

The structure was visually evaluated from the exterior and crawl space below. Due to the age of the structure the structure was constructed under an older version of the building code. This inspection/report is not intended to imply all of the structure meets 2018 NC Residential Building Code standards. Based on our analysis of the above issues the following was noted:

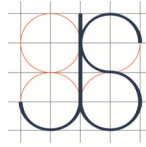
1. The JSCD project #: 2601-039, dated: 02/18/26 outlines several repairs to the structure. The repairs include:
 - a. A new 8x16 CMU pier on 24"x24"x10" concrete footing.
 - b. A (2) 2x10 beam that should be removed and replaced.
 - c. Adjusting and replacing shims between the CMU piers and framing.
 - d. Ledger attachment.

The as installed repairs were visually evaluated and found to generally conform to the recommendations outlined in the JSCD project #: 2601-039, dated: 02/18/26. The footing for the pier outlined in item (a) above could not be verified at the time of the inspection. The footing should be field verified to meet the minimum size specified. No further modifications are required.

The structure should be monitored for any future signs of movement.

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

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



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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.

