

JS CONSULTING & DESIGN
ENGINEERING AND CONSULTING
11703 DURANT RD
RALEIGH, NC 27614
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Certificate Number: P-1513

Date: February 18, 2026

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

Re: Structural Evaluation
218 Hawkins St
Franklinton, NC 27525
Project Number: 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 02/17/26 regarding the following issues:

1. Evaluation of an unlevel floor.

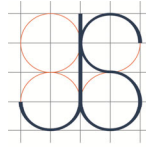
The structure was visually evaluated from the interior, exterior, and crawl space below. Due to the age of the structure the structure was constructed under an older version of the building code. This inspection/report is not intended to imply all of the structure meets 2018 NC Residential Building Code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

1. The floor in the central hallway was observed to be unlevel. The affected area was observed to be located approximately 14'-3" to 30' from the front wall and 11'-9" to 16' from the left wall of the structure. The unlevel area was observed to generally slope downward toward the left middle of the above referenced area.

The crawl space framing below the area was visually evaluated. The 1st floor framing was observed to have been partially reframed during the life of the structure. The area below the above referenced area was observed to be original framing. The framing in the area was observed to consist of (2) 2x10 beams spanning front to rear below each side of the hallway supported by CMU piers. The beams were supporting 2x8 joists spanning from left to right.

The following items were observed to be inadequate to support the design loading of the structure.

- a. A CMU pier located approximately 11'-6" from the left wall and 21'-3" from the front wall was observed to have been removed leaving a splice in the beam unsupported. A screw jack on dry stack piers was observed approximately 1'-9" to the rear of the removed pier.
- b. Thin compressible shims were observed between the CMU piers and beams above.
- c. The beam spanning front to rear approximately 11'-6" from the left side wall was observed to have signs of termite damage. The damage was observed to be the worst at the location of CMU piers and decrease away from the piers.



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- d. The ledgers were observed to be attached to the beams with (1) nail per joist. The ledgers were observed to have displaced downward to varying degrees.

The above referenced unlevel floors are the result of excessive deflection of the supporting framing. The excessive deflection is the result of inadequate support and decay of the beam below the left wall of the hallway. The following items are recommended to repair the area:

- i. A new 8x16" CMU pier should be installed to replace the missing pier. The new pier should be located directly below the spliced ply referenced in item (a) above. The new pier should be supported on a 24"x24"x10" concrete footing.
- ii. The (2) 2x10 beam located approximately 11'-6" from the left wall should be replaced from the pier located approximately 15' from the front wall to the pier located approximately 27'-6" from the front wall. If additional decay is noted beyond the rear pier JSCD should be contacted prior to proceeding. Any new splices should occur at the center of a supporting CMU pier.
- iii. All thin compressible shims should be replaced with new shims. The new shims should consist of an incompressible material that provides full bearing area for the beam above.
- iv. All existing and/or new ledgers should be attached per the 2018 NC Residential Building Code.

Once the above referenced repairs have been completed 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 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.

