

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: July 22, 2026
To: Matthew Greenspon
106 Allison Way
Cary, NC 27511
Re: Structural Evaluation
106 Allison Way
Cary, NC 27511
Project Number: 2601-0228

Dear Mr. Greenspon:

The residence is a two-story, wood-framed structure with a crawl space supported on a shallow foundation system. For this document, all directions listed are from the perspective of an observer facing the structure from Allison Way.

A JS Consulting & Design, PLLC (JSCD) representative visited the above-referenced site on July 20, 2026, regarding the following issues:

1. Evaluate the as-found condition of the first-floor framing.
2. Evaluate the as-found condition of the exterior grading.

The residential structure was evaluated from the exterior, the interior of the garage, and the crawl space below. Due to the age of the structure, it was constructed under an older version of the building code. During the life of the structure, additions and/or renovations were performed. This inspection/report is not intended to imply that all of the structure meets the 2018 NC Residential Building Code standards. Based on JSCD's analysis of the above issue, the following was observed:

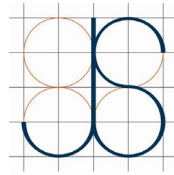
1. The exterior foundation walls were observed to be in good condition with no obvious signs of distress.

Within the crawl space, where visible, the foundation elements were generally observed to be plumb, and the first-floor framing elements were observed to be in direct contact with underlying foundation elements.

Due to the height of the crawl space and the presence of the HVAC unit and ductwork, as well as other utilities, a full evaluation of the crawl space was not possible.

The following issues were observed.

- a. Two (2) of the 16 in. x 12 in. piers supporting the central girder were observed to have courses of masonry bricks oriented with the hollow cells of the bricks horizontally.
 - i. At the rear of the crawl space, the pier located approximately 16 ft. 4 in from the left foundation wall and approximately 14 ft. 6 in. from the rear foundation wall was observed



to have the top course of masonry bricks oriented with the hollow cells of the bricks horizontally.

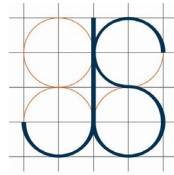
- ii. At the front of the crawl space, the pier located approximately 12 ft. 6 in from the left foundation wall and approximately 8 ft. from the front foundation wall was observed to have the top two (2) courses of masonry bricks oriented with the hollow cells of the bricks horizontally.

The bricks were likely installed in the as-found condition during the construction of the residence. The as-found installation of the bricks is not suitable to support the loading conditions of the structure and could be subject to sudden failure. JSCD recommends that a licensed and certified masonry contractor be hired to grout the horizontally oriented bricks solid. All new work shall be in general accordance with the 2018 NC Residential Building Code. Once repairs have been completed, the homeowner should continue to monitor the structure for signs of movement.

- b. While navigating the crawl space, a left-to-right (2) 2x10 joist bearing near the front right corner of the left wall bump out was observed to have the following issues.
 - i. At the left foundation wall, the (2) 2x10 joist was observed to have been over notched. The bottom of the joist was observed to have been notched approximately 1 in. to 2 in. The notch was observed to be approximately 4 in. to 6 in. in length.
 - ii. Approximately 3 ft. 6 in. from the left foundation wall, during the life of the structure the (2) 2x10 joist was observed to have been cut and spliced. A 4x4 post bearing on solid CMU blocks was observed to have been installed below the splice. The as-found condition is not suitable to support the loading conditions of the structure.

JSCD recommends that a licensed and certified contractor be hire to install an additional ply adjacent to each face of the (2) 2x10 joist. The additional plys should fully span from the central girder to the left foundation wall. All new work shall be in general accordance with the 2018 NC Residential Building Code. Once repairs have been completed, the homeowner should continue to monitor the structure for signs of movement.

- c. During our review of the home inspection report dated July 14, 2026, issued by A1 House Inspectors, a photo of a drop beam supported by a screw jack at either end was shown on page 34. During our site visit the as-found condition was not observed. Based on a follow-up conversation with Mr. David Morris of A1 House Inspectors, it is understood that the as-found condition is located in the rear right corner of the crawl space, behind multiple HVAC ducts. Once access to this area has been provided, JSCD should be contacted to evaluate the as-found condition. The homeowner should continue to monitor the structure for signs of movement.
2. On the exterior of the structure, gutter downspouts and condensate lines were observed to discharge at or near the foundation line of the structure. JSCD recommends that all gutter downspouts and condensate lines be extended to discharge downhill and a minimum of 4 ft to 5 ft away from the structure. After installation discharge from the extended downspouts should be monitored to verify



JS CONSULTING & DESIGN
ENGINEERING AND CONSULTING

11703 DURANT RD
RALEIGH, NC 27614

P (919) 675-1680

F (919) 324-3681

Certificate Number: P-1513

the flow from stormwater effluent is not causing unintended erosion of the existing ground surface. Adjustments should be made as needed.

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 differ from those indicated or encountered during future observation or implementation of the recommended repairs.

Please contact us if you have any further questions.

Sincerely,

Kevin P. Morrow, P.E.

Project Engineer – Construction Services

