

JS CONSULTING & DESIGN
ENGINEERING AND CONSULTING

11703 DURANT RD
RALEIGH, NC 27614

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Certificate Number: P-1513

Date: August 13, 2026
To: Jeff Kelly and Robin Bailey
3004 Rue Sans Famille
Raleigh, NC 27607
Re: Structural Evaluation
3004 Rue Sans Famille
Raleigh, NC 27607
Project Number: 2601-0234

Dear Mr. Kelly and Ms. Bailey:

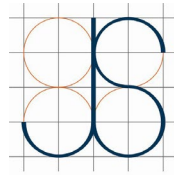
The residence is a one-story, wood-framed structure with a crawl space supported on a shallow foundation system. For this document, all directions listed are from the perspective of an observer facing the structure from Rue Sans Famille.

A JS Consulting & Design, PLLC (JSCD) representative visited the above-referenced site on August 12, 2026, regarding the following issues:

1. Evaluate observed cracks in the foundation walls.
2. Evaluate the as-found condition on the interior of the crawl space.
3. 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 issues, the following was observed.

1. The following foundation wall cracks were observed.
 - a. On the exterior of the left foundation wall, an approximately 1/8 in. wide crack was observed approximately 8 in. to 10 in. from the rear left corner of the structure. Some minor hairline-wide cracking was observed at this general location on the interior of the crawl space.
 - b. On the exterior of the rear foundation wall, approximately 1/8 in. to 3/16 in. wide cracking was observed approximately 11 ft. 2 in. from the rear left corner of the structure. The cracking was observed to extend through the CMU block to the interior of the crawl space.
 - c. On the exterior of the rear foundation wall, an approximately 1/8 in. wide crack was observed approximately 19 ft. from the rear right corner of the structure. Cracking was observed to extend through the CMU block to the interior of the crawl space. On the interior of the crawl space the cracking was observed to be approximately 1/8 in. to 3/16 in. wide.



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- d. On the exterior of the rear foundation wall, approximately hairline-wide cracking was observed approximately 8 ft to 8 ft. 9 in. from the rear right corner of the structure.
- e. On the exterior of the right foundation wall, approximately 1/16 in. wide cracking was observed approximately 12 ft. 5 in. to 12 ft. 9 in. from the rear right corner of the structure. The cracking was observed to extend through the CMU block to the interior of the crawl space.

On the interior of the crawl space, a full unobstructed evaluation of the foundation walls was not possible due to the low height of the crawl space, drooping/hanging insulation, HVAC equipment and duct work, and other utilities.

In general, the foundation walls, with the exception of the issues documented above, where visible, were observed to be in good condition with no obvious signs of distress and were not observed to lean or bow.

Based on the observed conditions, the observed cracking listed above is likely the result of minor differential movement of the structure. JSCD recommends that a licensed and certified masonry contractor be hired to repair any cracks with mortar and sealant, and repoint mortar joints as needed.

Once repairs are made, the homeowner should continue to monitor the structure for signs of movement.

2. While transiting the crawl space the following was observed.

- a. On the interior of the crawl space, below the front left bump out, a temporary jack was observed to be installed below the rear end of a 2x4 supporting approximately seven left-to-right 2x10 joists. At least two additional temporary jacks were observed in the general area, lying on the ground. They appear to have fallen over during the life of the structure.

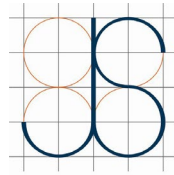
The 2x10 joists being supported were observed to be approximately 16 in. on center, spanned approximately 15 ft from the left foundation to the right foundation wall and were observed to be in good condition with no obvious signs of distress. In general, the joist size, span, and spacing is within the residential code requirements.

The as-found condition of the temporary jack and the additional bracing installation is not suitable to support the loading of the structure. The jacks and bracing were likely installed to mitigate a "bouncy" floor condition. The as-found supports are not needed and can either be removed or left in place.

The homeowner should continue to monitor the structure for signs of movement.

- b. An addition was added to the front right corner of the structure during the life of the structure. during our evaluation of the crawl space an access point to this portion of the structure was not observed.

During our documentation of Item "2.a." it was observed that approximately 23 ft, from the front foundation wall a 2x10 joist at the original right wall band was unsupported over a former



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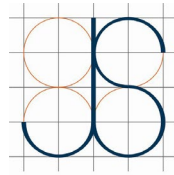
foundation wall vent opening. On the opposite side of the wall, below the front right addition, a second 2x10 joist was also unsupported over the same former foundation wall vent opening.

JSCD recommend that a licensed and certified contractor be hired to install Simpson Strong Tie L90 clips, or an equivalent, on the unsupported ends of the two joists. It is also suggested that the bearing ends of the remaining joists be visually verified and if any additional joist bears over foundation wall vents they be repaired as recommended above.

All new work shall be in general accordance with the 2018 NC Residential Building Code, the manufacturer's recommendations, and the typical industry standard of care.

Once repairs are completed, the homeowner should continue to monitor the structure for signs of movement.

- c. Small, isolated pockets of standing water were observed to be collected on top of the plastic vapor barrier likely from condensation. During our documentation of Item "2.a.", the wood framing elements felt slightly damp to the touch. Over time, elevated moisture within a crawl space can lead to an increased moisture content of the wood framing elements. An increase in the moisture content of the wood framing elements can weaken the wood framing elements and can result in additional deflection, beyond the normally allowable deflection. Therefore, JSCD recommends that a certified and licensed waterproofing contractor be consulted to help mitigate the elevated moisture within the crawl space. Once repairs are completed, the homeowner should continue to monitor the structure for signs of movement.
3. On the exterior of the structure the following was observed.
- a. 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 the flow from stormwater effluent is not causing unintended erosion of the existing ground surface. Adjustments should be made as needed.
 - b. On the exterior of the structure, the existing ground surface was observed to be at or near the bottom of the foundation vent opening at the rear of the left foundation wall. There is a potential for stormwater runoff to infiltrate the crawl space at this opening. JSCD recommends that a vent well be installed across the vent opening to prevent stormwater infiltration into the crawl space. All new work shall be in general accordance with the 2018 NC Residential Building Code, the manufacturer's recommendations, and the typical industry standard of care. Once repairs are completed, the homeowner should continue to monitor the structure for signs of movement.
 - c. Around the perimeter of the structure, pine trees were observed within 10 ft. to 15 ft of the structure. Large, shallow roots were observed to extend from several of the trees toward the structure. Shallow root systems can affect foundation walls by increasing the lateral pressures on walls or potentially undermining the foundation system of the structure and causing movement of the structure to occur. At the time of our site visit, it did not appear that the



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nearby root systems were having an impact on the structure. At this time, no remedial recommendations are warranted. Continue to monitor the structure for signs of movement. If the removal of nearby trees and/or roots is decided, please note that a change to the established equilibrium between the trees/root systems and structure will occur and we are not able to predict how or where that change will occur nor of the severity of that change.

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

