

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: September 18, 2026

To:

Re: Structural Evaluation
912 Sweet Olive Court
Wake Forest, NC 27587
Project Number: 2601-0280

Dear

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 Sweet Olive Court.

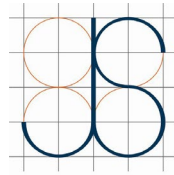
A JS Consulting & Design, PLLC (JSCD) representative visited the above-referenced site on September 17, 2026, regarding the following issues:

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

The residential structure was evaluated from the exterior, the interior of the residence, 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. On the interior of the crawl space, the following was observed.
 - a. The cripple wall bearing on the left foundation wall was observed to have a slight lean to the left. The plumbness of the cripple was verified using a torpedo spirit level at multiple locations along the length of the wall. In general, the cripple wall was observed to be approximately 1/8 in. to 1/2 in. out of plumb, front-to-rear, respectively. The cripple was observed to have full bearing contact with the CMU foundation wall below and the left wall of the structure above. At this time, no remedial recommendations are provided. The homeowner should monitor the structure for signs of movement.
 - b. Approximately 7 ft. 3 in. from the rear left corner of the crawl space, a stud for the cripple wall was observed to be split vertically from top to bottom and was separated from the wall framing. JSCD recommends that the damaged stud be removed and replaced with a new 2x4 stud.

All new work shall be in general accordance with the typical industry standard of care and the 2018 NC Residential Building Code. Once the repairs are complete, the homeowner should continue to monitor the structure for signs of movement.



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Except for the above-referenced items, the foundation elements within the crawl space were observed to be in good condition with no obvious signs of distress. The piers were observed to be plumb, and the foundation walls were not observed to lean or bow. In general, the first-floor framing was observed to be in full-bearing contact with the underlying foundation elements.

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

