



SCOPE/BACKGROUND

We inspected the repairs of the subject building on May 1, 2025. The purpose of the inspection was to determine if the crawlspace repairs (wood repair, pier installations) were installed per recommendations outlined in the previous inspection report dated June 6, 2024. The following itemizes our review of the repairs:

1. The existing floor joists were sistered on one side with 2x8 members throughout. Note that this was reduced from the original recommendation as the new joists were nailed through the floor on the top, reducing their unbraced length.
2. The drop girders on each side of the original central girder had been replaced with 4-2x8 girders.
3. The girders in the rear classroom section had been fully sistered per the plans.
4. Additional piers had been added per the locations on the plans. Per our guidance, additional piers were installed at the front-right and front-left corners. The damaged masonry piers appeared to have been replaced, while some of the stone piers remained in place.
5. A new full vapor barrier was installed throughout the crawlspace, dehumidifiers had also been installed, and the foundation vents were sealed.
6. We noted a new exterior foundation drain installed with a sump.
7. Note that the footings were not inspected prior to concrete placement.
8. Note that repointing of the original masonry was not performed as part of the project scope agreed to by the owner and contractor.

To the best of our ability, based on visual inspection, we find the structural repairs to be installed in general accordance with the recommendations in the previous inspection report. The above-listed determinations were made in accordance with the 2018 edition of the North Carolina Residential Building Code.

No areas of the structure were reviewed other than those explicitly described in this report. The review used a standard of care consistent with other local design professionals limited by the scope and budget. This report was at a flat rate and has a liability limitation of 10 times the fees collected. It represents the best judgment of the staff of Built Up Engineers, PLLC given the information available at the time of writing. No review of organic growth, mildew, or any other building science issue was performed except as noted. All opinions are subject to revision based on new or additional information. No responsibility will be taken for conditions that could not be easily seen or are outside the scope of this review. Any use that a third party makes of this report, or any reliance upon, decisions made in response to or in any way influenced by this report are the responsibility of the such third party. Recommendations are provided to address structural-related issues, and may not rectify cosmetic issues.

Should there be any questions or concerns regarding this report, contact us at

sean@builtupengineers.com or 919-817-9915. Our mailing address is 7283 Veterans Parkway, STE 102-148, Raleigh, NC, 27603. Our website is Builtupengineers.com

CONCLUSION

We trust that this report provides the information you require. Please contact us at 919-817-9915 if you have any questions. Thank you for the opportunity to be of assistance to you.

Sincerely,

Sean Casady, PE
Project Engineer
Built Up Engineers PLLC
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