

SEVEN LAKES ENGINEERING SERVICES, INC.

277 MACDOUGALL DR., 2223 SEVEN LAKES SOUTH, SEVEN LAKES, NC 27376
TELEPHONE: (910) 673-0978 E-MAIL: 7LAKESENGRG@GMAIL.COM

May 20, 2019

Brian Telega
461 Ponderosa Trail
Cameron, NC 23826

Subject: Structural Assessment
461 Ponderosa Trail
Cameron, NC 23826

Dear Mr. Telega,

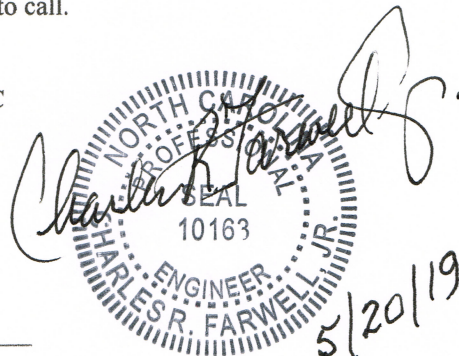
Seven Lakes Engineering Services, Inc. (SLES) performed an inspection of the subject home on April 26, 2019. The purpose of the inspection was to provide data to assess the structural integrity of the 13'-6" x 15'-0" deck which was converted into a Carolina room.

Summary and Conclusions of Inspection Observations:

Upon inspection of the subject home, SLES noted that there wasn't any insulation in the flooring system. R-19 Insulation will be required in order to be in compliance with the NC Energy Code R402.1.2. It was also noted that the crawl space is lacking the proper vapor barrier. A 6 mil vapor retarder will be required in order to be in compliance with NC Residential Code R409.2.1. It has also been noted that the ventilation of the crawlspace does not meet the NC Residential Code R408.1.2. An existing dehumidifier is being used in the crawl space. The duct work should be added from the portion of the crawl space underneath the Carolina room to help reduce the moisture levels in the crawl space underneath the Carolina room. Vent wells will be required in order to prevent any water seeping into the crawlspace. It has also been noted that the foundation is not sealed at the curtain wall and the band joist. A sealant should be used to seal any gaps between the curtain wall and the band joist. This will help prevent any rodents from making their way into the home. No new openings were added to the structure. All of the openings that were used for the windows and doors were existing openings. A mini split A/C unit was added to the Carolina room. This Mini Split A/C unit was properly connected to the electrical panel and has its own dedicated circuit breaker. The Carolina room must have Arc Fault Circuit Interrupters as stated in the 2018 NEC section 210.12. The spacing of the receptacles in the Carolina room must be in compliance with the 2018 NEC section 210.52.A1, "Receptacles shall be installed so that no point measured horizontally along the floor line of any wall space is more than six feet from a receptacle outlet." A licensed electrician should be contacted for any electrical work that needs to be done. The existing foundation is capable of sustaining the loads of the Carolina room.

If you have any questions or concerns, do not hesitate to call.

Yours truly,
SEVEN LAKES ENGINEERING SERVICES, INC



Dr. Charles R. Farwell, Jr. P.E.
President