

June 8, 2023

Project No. 23-1757

Cody Johnston, PE
Stonewall Structural Engineering, PLLC
4800 Falls of Neuse Rd. #120
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James Teixeria
Tarheel Basement Systems
3333 Air Park Rd.
Fuquay-Varina, NC 27526

Re: Structural Observation — 403 West I Street, Erwin, NC 28339

Mr. Teixeria,

At your request, on June 8, 2023 we performed a visual structural inspection and review photographic evidence of a reframed section of the first floor by *Tarheel Basement Systems* at the Erwin residence noted above. The structure is a conventionally framed, detached, single family residence with raised first floor framing over a pier/curtain wall foundation system (*see picture 1*).

Our observations are listed below. Indicators such as “left,” “right,” “front,” and “back” are referenced as viewing the front of the home.

REFRAMED FIRST FLOOR FRAMING

- A section of the first floor framing towards the middle of the right side of the home was noted to have been reframed using 2x8 joists at 12” o.c. spacing. The new floor joists were fastened to 2x8 ledger boards using face hangers. The ledger boards had been secured to the existing girder and rim beam using Structural wood screws (*see pictures 2-4 for examples*).

Upon completion of our observations, we consider all completed structural repairs to have been performed in a good and workmanlike manner in accordance with the intent of applicable provisions of the 2018 edition of the *North Carolina Residential Building Code*.

The above-listed determinations were made in accordance with common engineering principles and the intent of the 2018 edition of the *North Carolina Residential Building Code*. Please feel free to contact us, should you have any questions or concerns regarding this matter.

Sincerely,
Cody Johnston, PE
Stonewall Structural Engineering, PLLC
Lic. #P-0951



06-08-2023

PICTURE ADDENDUM



*Picture 1 – 403 West I St.
Erwin, NC 28339*



Picture 2 – Example of new floor joists and subfloor



Picture 3 – Example of joist hangers and structural wood screws



Picture 4 – Photographic evidence repair in progress