

Jeffrey J. Moss, P.E.
Senior Structural Engineer

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Apex, NC 27502
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June 27, 2023

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Re: Structural Investigation
58 Bass Hound Circle
Fuquay-Varina, NC 27626
Project #23148

Dear ????:

I made a site inspection of the house located at the above referenced address. The house is a single-family house with a wood-framed superstructure over a crawl space foundation system.

For purposes of this report, all directions (left, right, rear, etc.) are taken from the viewpoint of an observer standing in front of the house and facing it. My inspection was limited to the crawl space.

FIELD OBSERVATIONS:

- There were holes in the block piers at the perimeter of the crawl space (photos 1 & 2).
- The girder at the rear has two areas of termite damage (photos 3 to 6).
- The area under the tub has wood rot damage in the floor sheathing and floor joists (photo 7).
- New floor joists were “sistered” to each side of the existing floor joists in this area (photos 8 & 9).
- The floor sheathing wasn’t repaired.
- There was blocking added between the floor joists. At least one of the blocking pieces was framed into an existing floor joist with wood rot.

REPAIR RECOMMENDATIONS:

The holes in the block piers are minor and not a structural issue at this time.

I recommend repairing the girders as follows:

- Remove the ledger strip off the girder.
- The floor joists should be cut back 1 ½" between the piers.
- Insert another girder ply to the outside that runs from pier to pier. Fasten with four (4) nails at 12" on center.
- Provide joist hangers at the end of each floor joist.

The area around the floor joist/wood sheathing that was repaired, in my opinion, did not go far enough. I recommend removing the bathtub and associated plumbing, floor sheathing and rotten floor joists. Provide new floor joists and floor sheathing as required and replace the tub as required.

Respectfully Submitted:

Jeffrey J. Moss, P.E.
Senior Structural Engineer
JJM: lmm



TRIANGLE

RECONSTRUCTION

chris melton

58 bass hound circle
FUQUAY-VARINA, NC 27526

Quote #11609

From Triangle Reconstruction
(919) 924-7600
trianglerereconstruction@gmail.com
http://trianglerereconstruction.com
1201 Alderwood Ct.
Apex, NC 27502

Bill To 58 bass hound circle
FUQUAY-VARINA, NC 27526

Sent On 07/07/2023

Job Title 58 bass hound circle

Product/Service	Description	Qty.	Unit Price	Total
Sister Girder -recommendation 1	Work detail- Remove ledger strip under bathroom - cut back 2x10 and install 1 ply 2x10 main girder approx 8 foot section - lift house with 20 ton bottle jacks to level and install Simpson hangers to floor joists	1	\$2,875.00	\$2,875.00
6 mil Vapor Barrier	Work detail- Removal and disposal of old liner or debris. 6-mil vapor barrier with 100% coverage, overlap seams by one foot. and peg to ground.	1350	\$0.79	\$1,066.50
Permit	Work detail - City/County building permit and inspection	1	\$375.00	\$375.00

Total **\$4,316.50**

09/29/2023

Date

Chris Melton

Client Signature

This quote is valid for the next 60 days, after which values may be subject to change.