

1606 McArthur Rd.

910.822.1724



Fayetteville, North Carolina

JCE Project No.:-

27 October 2023

Ms. Christina Baker
Cameron, NC

Re: Leak in Floor System – 190 Shay Lane Cameron, NC

Ms. Baker,

Jenkins Consulting Engineers (JCE) has visited the site at the subject location. The purpose of the site visit was to evaluate the floor system that was damaged due to a leaking waterline in the refrigerator. The kitchen (roughly 16'x16' has majority of the cabinets and subflooring demolished, and the floor joists are exposed. The floor joists currently are 2x10 single joists and span 16' to a triple girder. There are four floor joists that have water damage in the top third of the depth. These joists are covered with black mold and are swollen and twisted.

JCE recommends sistering the four joists each with another 2x10. Nail with 16d nails, driven and clinched. The pattern should be one row spaced at 6" O.C. on each side (from the sister side, AND from the original), staggered both horizontally and vertically. The sister selected should be placed crown up for maximum strength.

While inspecting the crawlspace, two jacks were noted. Homeowner states they were likely installed in the 80s as additional support perhaps for the new bathroom constructed. It is recommended that these jacks be replaced with new jacks. They are both leaning and need new bearing. The soil around the new jacks should be compacted and an optional concrete footing (16"x16"x8"dp) can be placed beneath CMU. The CMU pier cannot extend all the way us, as there is much interference from utilities. The jack will be installed on top of a stack.

JCE only reviewed the construction in this location of the home. No other work was reviewed or inspected. JCE uses the generally accepted practices and principles of the profession. JCE expresses its opinion based on visual observation of the current condition of the structure as it relates to the condition as it was originally constructed. If any other conditions other than those assumed by this report are discovered, the recommendations of this report will no longer be valid until the conditions are reviewed and changes verified in writing.

Please contact us with any and all questions.

Respectfully,
Jenkins Consulting Engineers, PA

A handwritten signature in black ink, which appears to be 'Kelly J. Dodson', is written over a circular professional seal. The seal is for the State of North Carolina and is for a Professional Engineer. The text on the seal includes 'NORTH CAROLINA', 'PROFESSIONAL', 'SEAL', '42009', 'ENGINEER', and 'KELLY J. DODSON'. The seal has a decorative border.

Kelly J. Dodson, PE, Vice-President