

CAI Home Inspection & Engineering, PLLC

November 27, 2024

Angel Chaneb
427 Cameron Hill Rd
Cameron, NC 28326

Dear Angel,

Per your request, we have performed a site visit on 11/9/2024 and inspected the structural integrity of the 2nd floor addition and rear addition of the subject property that were previously built without permit. This was an inspection of ongoing construction and was not a final framing inspection. Directions referenced (right/left) are oriented when standing in the front yard and looking towards the front of the structure.

Foundation modifications were made to support the 2nd floor addition which include 16-inch x 16-inch CMU piers spaced at +/- 5-ft on-center or less. Loading from the 2nd floor is transferred through load bearing walls supported by girders observed in the crawl space at the front wall of the addition (4-2x8 girder) and near the midpoint (3-2x10 girder). At the right side/rear crawl space under the rear portion of the addition, the flat 2x6 girder spanning 9-ft is inadequate and should be **replaced with a 2-2x10 girder supported by 16-inch x 16-inch CMU piers (solid cell, mortared in place) with 2'-8" x 2'-8" x 10" concrete footings at a maximum spacing of 5-ft.**

The 2nd story addition is approximately 20-ft x 20-ft. The floor joists consist of 16-inch engineered BCI 6000S-1.8 floor joists spaced at 16-inch on-center. The roof rafters consist of 2x8 at 16" on-center.

Unless otherwise noted, we have found the structural elements are satisfactory as inspected on 11/09/2024. All renovations shall be made in accordance with the 2018 edition of the North Carolina Residential Building Code. Please contact our office if you plan to make additional modifications to the structural system for our approval. Final framing inspection following any additional modifications will need to be performed by our office or a municipal inspector.

Thank you and please don't hesitate to email or call with any additional questions.

Sincerely,

CAI Home Inspection & Engineering, PLLC
Firm License P-2653

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Date Signed: 11/27/24