

W. Harrison Welch, PE  
Stonewall Structural Engineering, PLLC  
4800 Falls of Neuse Rd. #120  
Raleigh, NC 27609  
(919)407-8663



Kari-Lynn Monte  
218 Sierra Trl.  
Spring Lake, NC 28390

Re: Structural Observation — 89 East Tryon Court, Spring Lake, NC 28390

Ms. Monte,

At your request, on January 30, 2024 we performed a visual structural observation of fire damaged roof trusses at the 89 East Tryon Court residence noted above. The structure is a double wide manufactured home with interior masonry piers (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.

#### FIRE DAMAGED ROOF TRUSSES

- All the roof trusses in the home were damaged beyond the salvageable limits (see pictures 2-4 for examples).

We recommend the following work be performed by a qualified general contractor:

- Remove and replace the existing trusses with new 2x8 rafters and ceiling joists. New rafters and ceiling joists should be #2 Southern Yellow Pine material. **new ceiling joists should be #1 Southern Yellow Pine material (see detail 1 at the end of this report for marriage wall connections).**
  - Fasten rafters to the exterior wall top plate using Simpson H3Z Hurricane Tie installed per manufacturer's specifications.
    - Securely fasten rafters to ceiling joists at the exterior walls of the home using (4) 16d common nails.
  - Install a tight-fit 2x3 stub between the rafter and the marriage line top plate. Securely fasten the rafter to the stub using (4) 16d common face nails.
    - Opposing rafter/joist connections will need to be offset.
  - Fasten ceiling joists to exterior wall top plates using (3) 8d toe nails. In the back of the home, fasten joists to the marriage line wall top plate using (3) 8d toe nails.
    - In the front portion of the home, where only a single 2x3 marriage line wall exists, fasten joists to a 2x8 ledger using a Simpson L50 clip. Fasten the ledger to the above noted stubs from the rafter to the marriage line using (2) Simpson SDS25300 screws/ stub.
  - Install tight-fit 2x4 blocking between all ceiling joists at the mid-span of the member. Securely fasten blocking to new ceiling joists. Additionally, install blocking between all new rafters at the ridge.

February 13, 2024

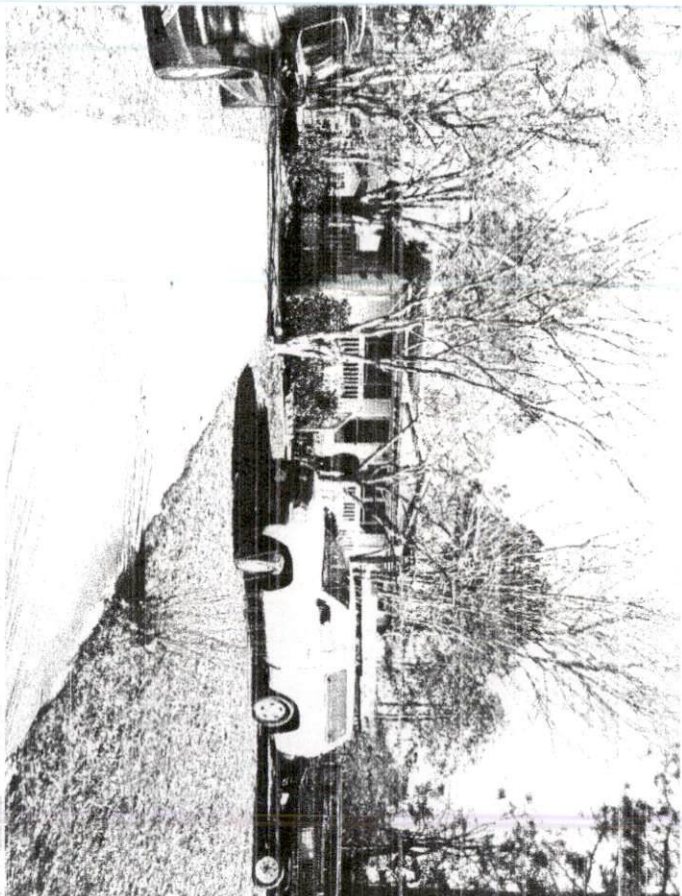
PROJECT NO. 24-1103

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*. Sequencing, and means and methods of construction are considered to be beyond the scope of this report. Contractor is to provide adequate temporary shoring prior to cutting or removing any structural load-bearing elements. All work is to conform to applicable provisions of current building standards. Please feel free to contact us should you have any questions or concerns regarding this matter.

Sincerely,  
W. Harrison Welch, PE  
Stonewall Structural Engineering, PLLC  
Lic. #P-0951



PICTURE ADDENDUM

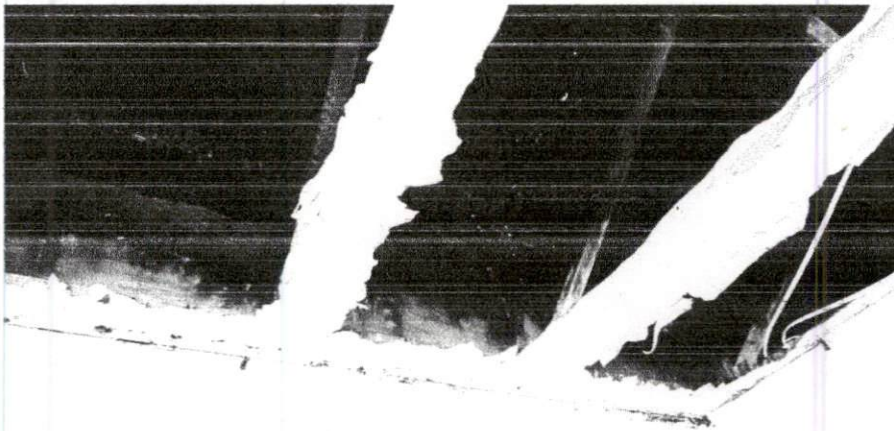


05 EAST MYON COURT, SPRING LAKE, NC



PICTURE 2 - Example of fire damaged roof,



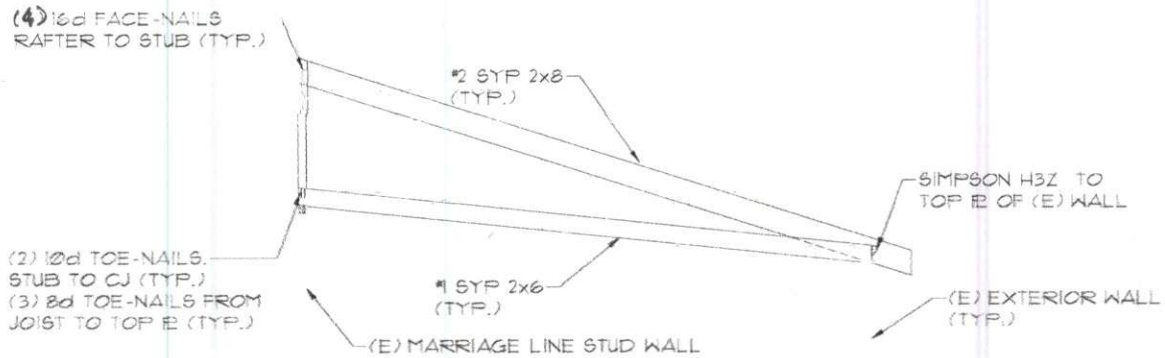


Picture 3 - Example of fire damaged roof

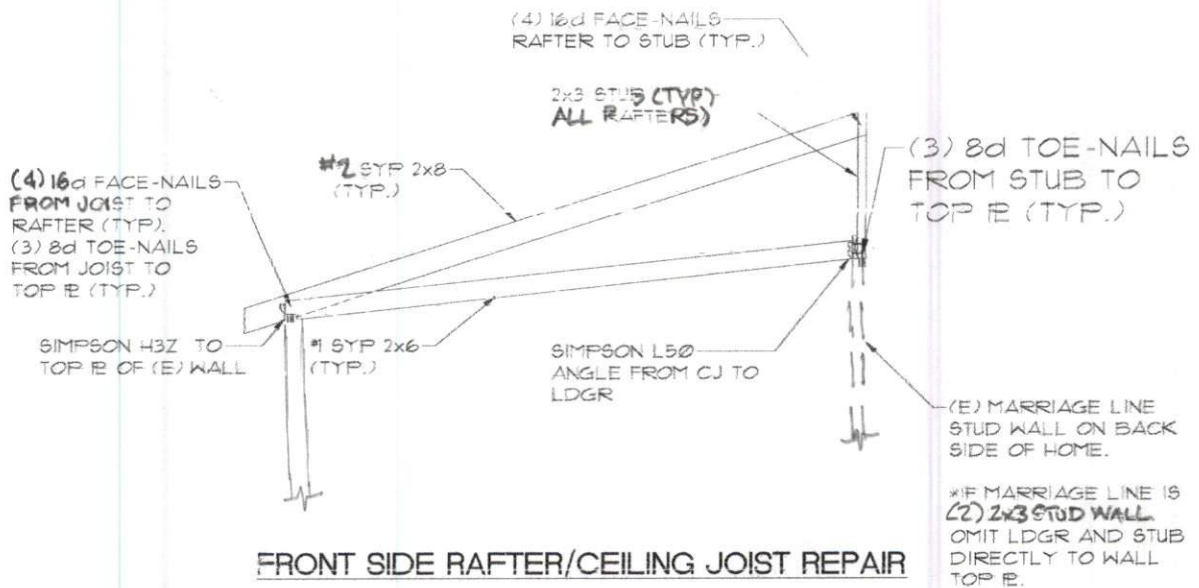


Picture 4 - Example of fire damaged roof truss

DETAIL ADDENDUM



BACK SIDE RAFTER/CEILING JOIST REPAIR



FRONT SIDE RAFTER/CEILING JOIST REPAIR

# Structural Consultation Agreement

Jan. 30, 2024 2:15

Meet with Jonathan Sides

Stonewall Structural Engineering  
919.407.8663  
info@stonewalleng.com



**STRUCTURAL CONSULTATION AGREEMENT**

Client Name: Kar-Lynn Monte  
Business Name (optional):  
Client Phone Number: (910)303-3861  
Email Address: pochokari2@mbarqmail.com  
Billing Address: 218 Sierra Trail Spring Lake NC 28390  
Property Address: 89 E Tryon Ct. Spring Lake NC 28390  
How You Heard about Stonewall: Searched the internet.

**Project Scope****Price**

Structural assessment of roof framing, related to reported fire incident

\$1750

Unless other arrangements are made, the Engineer will email the report within (10) business days after the inspection is performed and payment is received at the Engineer's office. If the property is occupied, the Client shall arrange for prompt, clean, and safe entry to all portions of the property including unlocking all access doors to crawlspaces and attics.

This is an agreement by and between the Client and Stonewall Structural Engineering, PLLC (Engineer), to perform the scope(s) of work for the project described above. The Client is responsible for all fees for these observations. This is intended to be a legally binding agreement.

The Client understands that in conducting the inspection(s) under this agreement, the Engineer is making limited observations based on visible evidence readily available during the inspection. The Engineer will use his skill and judgment to provide an informative and unbiased report. The Client understands that no inspection can reveal every detail of a structure or equipment which may be of interest. Verbal and written reports are not to be construed as guarantees or warranties of the condition of the buildings and grounds. The Engineer's maximum liability for loss suffered by the Client due to any cause is limited to ten times the Engineer's fee paid by or on behalf of the Client. **This shall be the sole exclusive remedy for any loss suffered by the Client arising out of the Engineer's performance under this agreement.**

The Client understands that the inspection does not include discovering or evaluating any hazardous materials, including, but not limited to, mold, mildew, fungi, toxins, and carcinogens. If the Engineer knowingly finds and recognizes such substances during an inspection, the Client will be informed as a courtesy, either verbally or in writing. However, the Engineer does not assume any liability whatsoever for any failure to report hazardous materials, or for any damage or harm caused by any such substances. The Client is responsible for deciding if further investigation or testing is necessary, and for employing an independent and qualified professional to perform any additional investigation or testing services Client desires. The Client



authorizes the Engineer to enter into contractual relationships with third party agents (e.g., contractors, designers, etc.) for Engineer to provide additional engineering consultation and support services for the project described above, and to receive direct compensation from these parties for engineering services (e.g., any additional engineering inspections required by a building inspector that will be paid for directly by the Client's third-party agent.)

The Engineer's fee is due prior to release of the report or other work being completed unless prior arrangements have been made in writing. The Client agrees to pay a 1½% per month service charge (18% A.P.R.) on any overdue account. The Client agrees to pay all attorneys' fees (equal to the greatest percentage allowable by law for any outstanding balance if any collection efforts are taken), court costs, collection agency fees and all other additional costs, including the labor of the Engineer and his staff at their customary billing rates that the Engineer incurs to collect an overdue account.

All matters relating to the validity, enforceability, interpretation of this contract or any part thereof shall be governed by North Carolina law. This contract represents the entire agreement of the parties and supersedes all prior negotiations, proposals, agreements, purchase orders, conversations, correspondence, and understandings relating to the subject matter of the contract. This contract may only be changed by written instrument signed by all parties. If any term or provision of this contract is determined to be invalid, in conflict with any law, void, or otherwise unenforceable, then the remaining terms and provisions will continue in full force and effect and the offending term or provision will be given the fullest meaning and effect allowed by applicable law.

*Kari-Lynn Monte*

01 / 29 / 2024

Client/Representative Signature

Date

Kari-Lynn Monte

Print Name





# Signature Certificate

CF6SN-MLVN2-ATKFU-R6QYP

## Signer

**Kari Monte**

Email: pochokari2@embarqmail.com

Sent:

Viewed:

Signed:

## Timestamp

25 Jan 2024 15:23:59 UTC

29 Jan 2024 15:17:56 UTC

29 Jan 2024 15:28:19 UTC

## Signature

*Kari- Lynn Monte*

## Recipient Verification:

✓ Email verified

29 Jan 2024 15:17:58 UTC

IP address: 71.217.166.134

Location: Cameron, United States

29 Jan 2024 15:28:19 UTC

Page 1 of 1

Signed with PandaDoc

PandaDoc is a document workflow and certified eSignature solution trusted by 50,000+ companies worldwide.



*Steven Abbott*

**Stonewall Structural Engineering, PLLC**

4800 Falls of Neuse Rd, Ste 120

Raleigh, NC 27609 US

+1 9194078663

office@stonewalleng.com

www.stonewalleng.com



**BILL TO**

Kari-Lynn Monte

218 Sierra Trail

Spring Lake, NC 28390

**INVOICE #** 14081

**DATE** 01/31/2024

**DUE DATE** 01/31/2024

**TERMS** Due on receipt

**PROJECT #**

24-1103

**PROJECT NAME**

89 E Tryon Ct.

01/30/2024

**inspection: Consultation**

Structural observation, analysis, and written report

1,750.00

**BALANCE DUE**

**\$1,750.00**



Harrison Welch, PE  
Project Engineer  
that came out

Payment receipt

**You paid \$1,750.00**

to Stonewall Structural Engineering, PLLC on 2/12/2024

Invoice no.	14081
Invoice amount	\$1,750.00
Total	\$1,750.00
Status	Paid
Payment method	Credit Card
Authorization ID	MO0211165212

Thank you



Stonewall Structural Engineering, PLLC

+1 9194078663