



August 11, 2023

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Reference: Engineering Services  
805 N. Pollak St.  
Selma, NC 27576  
Project No.: 2301-020753

To Whom It May Concern;

As requested by the client, a representative of Tyndall Engineering & Design, PA (TE&D) was on-site to observe the following item(s):

- 1) Assessment of the existing first-floor framing for a proposed change of occupancy. We understand a change from residential occupancy to commercial occupancy.

The following observations/conclusions were made:

- 1) We observed the first-floor system beneath the main dwelling consisted of 2 x 8 at 24" o.c. floor joists spanning front to back and left to right. 2 x 6 floor joists spanning front to rear were also observed. Floor joists were supported by the existing pier and curtain foundation, two 6 x 8 girders at the center of the structure spanning front to rear up to 11'-6", a 6 x 8 girder spanning left to right below the front exterior wall and (2) 2 x 8 girders spanning left to right beneath the partition walls. The girders were supported by 8" x 16" masonry piers on concrete footings.

We observed the front porch was framed with 2 x 8 joists spanning up to 12'-0". The joists are supported by 2 x 8 girders spanning up to 5'-6".

Based on our observations and analysis, the existing pier and curtain foundation has deteriorated beyond reasonable repair and the first-floor framing is inadequate to support the anticipated loading conditions for the proposed commercial office use (50 psf live load, 10 psf dead load). It is the opinion of TE&D, that the foundation and framing be repaired and reinforced per the attached plan on page 3 of this report.

Upon completion, the recommended modifications will provide the required support for the anticipated loading conditions. We appreciate being able to assist you during this phase of the project. If you need further assistance or require additional information, please do not hesitate to contact us.

Sincerely,  
Tyndall Engineering & Design

Tripp Amos  
JMW | 2301-020753

Prentice Tyndall Jr., P.E.





**Site Inspected**

