



August 21, 2023

Rudy's Contracting Services LLC

Re: *3006 N. Patterson Ave, Winston Salem, NC limited structural inspection*

The purpose of this report is to describe the conditions observed during the limited structural inspection at 3006 N. Patterson Ave, Winston Salem, NC for Rudy's Contracting Services LLC.

The purpose of the repair inspection was to observe the completed structural repairs. This firm completed a structural design to repair damaged structural components. In addition, the contractor removed (2) 1st floor walls for which this firm has designed headers. The scope of this inspection is limited to inspecting the completed repairs and determining if repairs were properly completed as designed.

Structure Description

This two-story, residential, wood-framed structure is constructed on a masonry foundation that forms a cellar/ crawlspace below the structure.

Prior to completed repairs, there had been significant termite damage to structural components. The affected structural components were primarily floor joists, center girders and 1st floor walls. The structural repairs included the bellow bulleted members. A description of the repair is provided in the main body of this report.

- 1st floor joists
- 1st floor center girder
- 1st floor (2-ply) floor joists
- 1st floor living room ceiling header repair
- 1st floor front exterior wall and header repair
- 1st floor wall removal between kitchen/ dining room, (2) walls
- 1st floor rear single story floor joists
- Masonry pier replacement in cellar/ crawlspace
- 1st floor framing band repair above front and right foundation



Completed Repairs

1st floor joists

Most of the 1st floor joists were decayed by termites. The floor joists were repaired/replaced where lumber decay was present.

I completed an inspection on November 3, 2023. The floor joists are properly replaced as designed.

1st floor center girder

The original center girder was damaged by termites. The girder was replaced as shown in the design.

I completed an inspection on November 3, 2023. The girders were properly replaced as designed.

1st floor (2-ply) floor joists

Several (2-ply) floor joists under 1st floor walls were damaged. The design was to install a joist ply on each side of the existing and secured.

I completed an inspection on November 3, 2023. The (2-ply) joists were properly replaced as designed.

1st floor living room ceiling header repair

During the initial structural inspection, I observed an undersized beam in the ceiling framing. The beam spans front to rear. The beam supports the side-to-side spanning 2nd floor joists. I completed a design for the under sized header. LVL plys were added to the existing header by cutting the floor joists. A series of face mount hangers were installed to support the joists at the header.

I completed an inspection on November 3, 2023. The 1st floor living room header was properly replaced as designed.

1st floor front exterior wall and header repair

Portions of the front exterior wall were decayed by termite infestations. The damaged sections of wall framing including headers were replaced

I completed an inspection on November 3, 2023. The living room wall and headers were properly repaired.



Richard J. Reynolds, P.E., P.A.

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0726239

1st floor wall removal between kitchen/ dining room, (2) walls

(2) walls between the 1st floor rear kitchen and dining room were removed. (2) LVL (laminated headers) were designed to support the wall loads. Also, the joists between the (2) headers were altered/ repaired for proper support.

I completed an inspection on November 3, 2023. The headers and floor joists were properly installed as designed.

1st floor rear single story floor joists

The original 1st floor framing in the rear bath and laundry was significantly decayed. All floor framing was replaced in both bathroom and laundry room.

I completed an inspection on November 3, 2023. The floor framing was properly replaced.

Masonry pier replacement in cellar/ crawlspace

New masonry piers and footings were constructed below the new center girder at several locations.

I completed an inspection on November 3, 2023. The masonry piers were properly installed according to design.

1st floor framing band repair above front and right foundation

The 1st floor band beam was decayed at the front foundation wall. The repair for the framing band is shown in the attached CAD drawings. Also, the right framing band ledger was not well attached.

I completed an inspection on November 3, 2023. The framing band areas were properly repaired as designed.

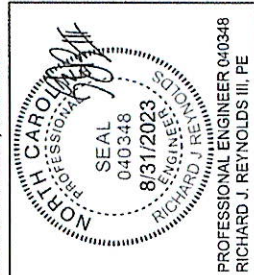
The conclusions and recommendations described within are the result visual observations as described above and as requested by the customer. It should be noted that there might be hidden damage beyond the scope of this report.

Should you have any questions or comments concerning the accompanying inspection report, please contact us at richinspector@gmail.com, office 336.725.1001 and text message 336.306.0281

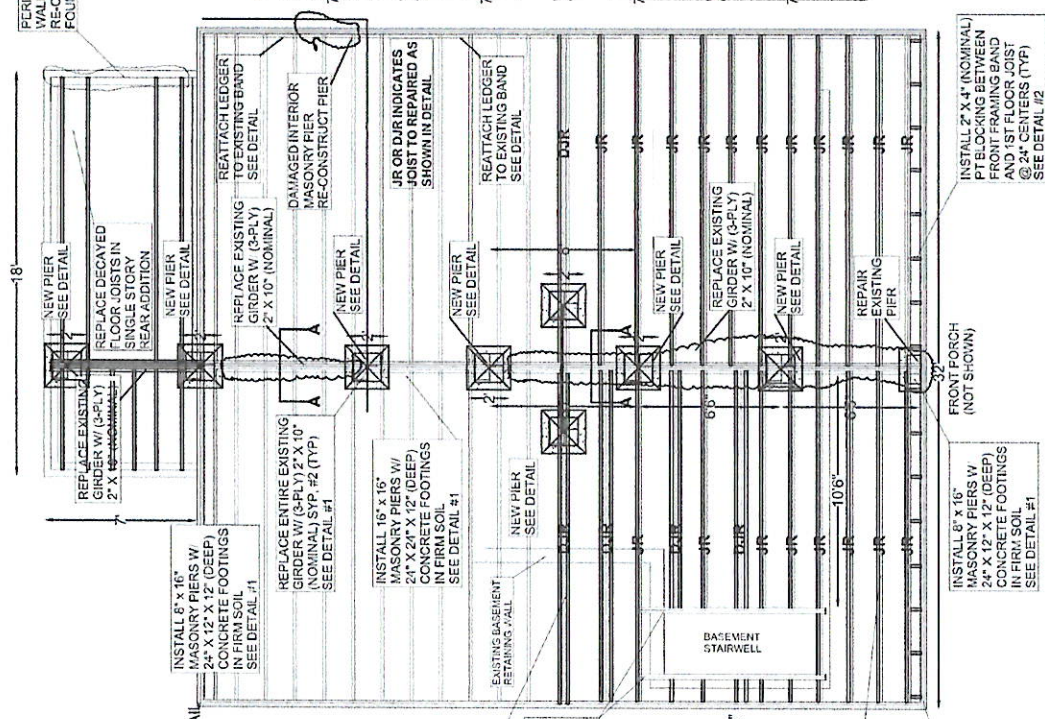
Sincerely,

Richard J Reynolds III, PE
NC Professional Engineer #040348
Richard J Reynolds PE PA
3006 N. Patterson Ave, Winston Salem,
NC Rudy's Contracting Services LLC
Page 3 of 3



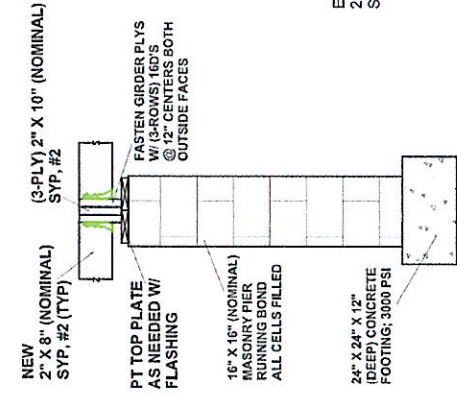


(PLAN VIEW) 1ST FLOOR FRAMING REPAIR DESIGN ^{2/1}

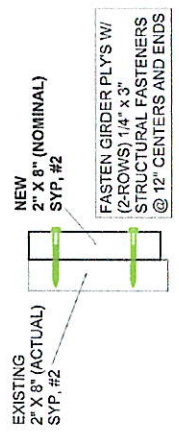


THIS PLAN IS TO REPAIR THE TERMITE DAMAGED FLOOR FRAMING. THE FLOOR FRAMING PRIMARILY GIRDERS ARE SIGNIFICANTLY DECAYED BEYOND REPAIR. MANY OF THE GIRDERS MUST BE REPLACED

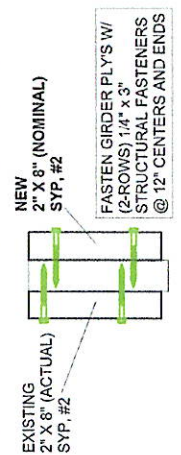
(DETAIL #1) GIRDER REPLACEMENT AND PIER DESIGN
SECTION A-A



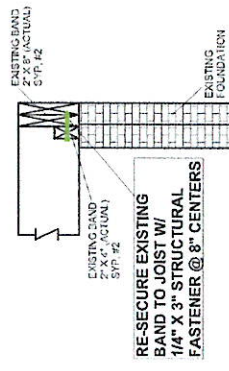
(DETAIL) SINGLE JOIST REPAIR (JR)



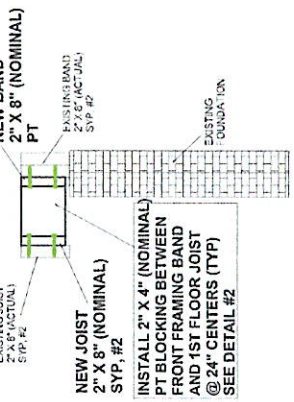
(DETAIL) DOUBLE JOIST REPAIR (DJR)



(DETAIL) SECURE LEDGER TO BAND



(DETAIL #2) FRAMING BAND REPAIR



PROPERTY ADDRESS	3006 N PATTERSON AVE., WINSTON-SALEM, NC
DATE OF INSPECTION	JULY 26, 2023 AND AUGUST 4, 2023
CLIENT NAME	JOSE MELENDEZ

ALL ENGAGED GIRDERS ARE DECAYED
GIRDERS MUST BE REPLACED
THE EXISTING GIRDERS SHOULD
BE REMOVED AND REPLACED
BY REMOVING THE 1ST FLOOR
SUBFLOOR
A NEW GIRDERS SHOULD BE
INSTALLED ACCORDING TO THE
DETAILS IN THIS DRAWING.
NEW PIERS SHOULD BE INSTALLED
ACCORDING TO THE
DETAILS IN THIS DRAWING.

OBSERVED MANY DAMAGED FLOOR JOISTS. THE DAMAGED FLOOR JOISTS ARE PRIMARILY LOCATED IN THE FRONT AND RIGHT SIDE. THE DAMAGED JOISTS SHOULD BE REPAIRED ACCORDING TO THE FLOOR JOIST REPAIR DATA.

(DOUBLE JOIST REPAIR) JR
REPAIR DAMAGED DOUBLE JOIST
BY INSTALLING A 2" x 8" (NOMINAL)
SYP. #2 ON EACH SIDE OF THE
EXISTING DOUBLE JOIST
FASTENING SHOWN IN DETAIL #3

INSTALL (3-PLY) 2" x 8"
(NOMINAL) HEADER TO
SUPPORT ENDS OF JOISTS
EXISTING STAIRCASE MAY
REQUIRE ENLARGEMENT

(JOIST REPAIR) JR
BY INSTALLING 2" X 8" (NOMINAL)
SYP. #2 ALONGSIDE DAMAGED
FLOOR JOISTS FOR FULL LENGTH
(CENTER GIRDER TO FOUNDATION)
FASTEN NEW JOIST TO EXISTING JOIST
W/ (2-ROWS) 1/4" X 3 1/2" STRUCTURAL
FASTENERS; (2-ROWS) @ 12" CENTERS

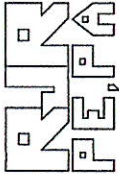
INSTALL PT. 2" X 8" (NOMINAL)
ALONGSIDE EXISTING DECAYED
FRAMING BAND ABOVE FOUNDATION
FASTEN NEW TO EXISTING BAND
W (2-ROWS) 1/4" X 3 1/2" STRUCTURAL
FASTENERS: (2-ROWS) @ 12" CENTERS

INSTALL 8" x 16"
MASONRY PIERS W/
24" X 12" X 12" (DEEP)
CONCRETE FOOTINGS
IN FIRM SOIL
SEE DETAIL #1

INSTALL 2" X 4" (NOMINAL)
PT BLOCKING BETWEEN
FRONT FRAMING BAND
AND 1ST FLOOR JOIST
@ 24" CENTERS (TYP)
SEE DETAIL #12

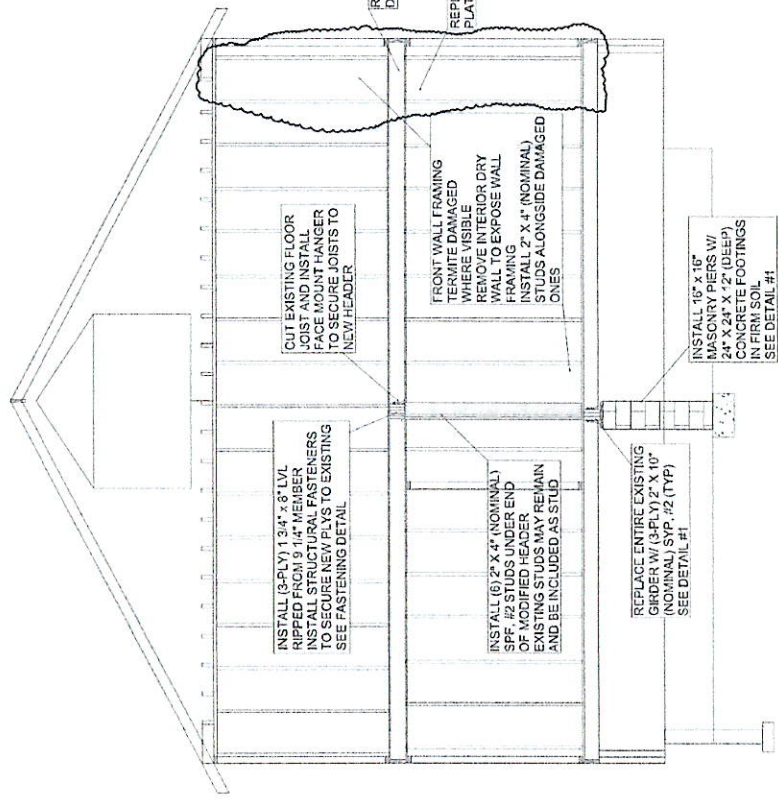
PROPERTY ADDRESS 3006 N PATTERSON AVE., WINSTON-SALEM, NC
DATE OF INSPECTION JULY 26, 2023 AND AUGUST 4, 2023
CLIENT NAME JOSE MELENDEZ

SHEET 2 OF 3

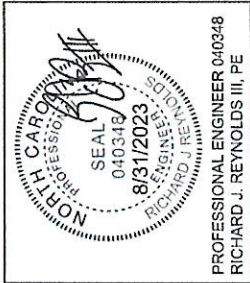
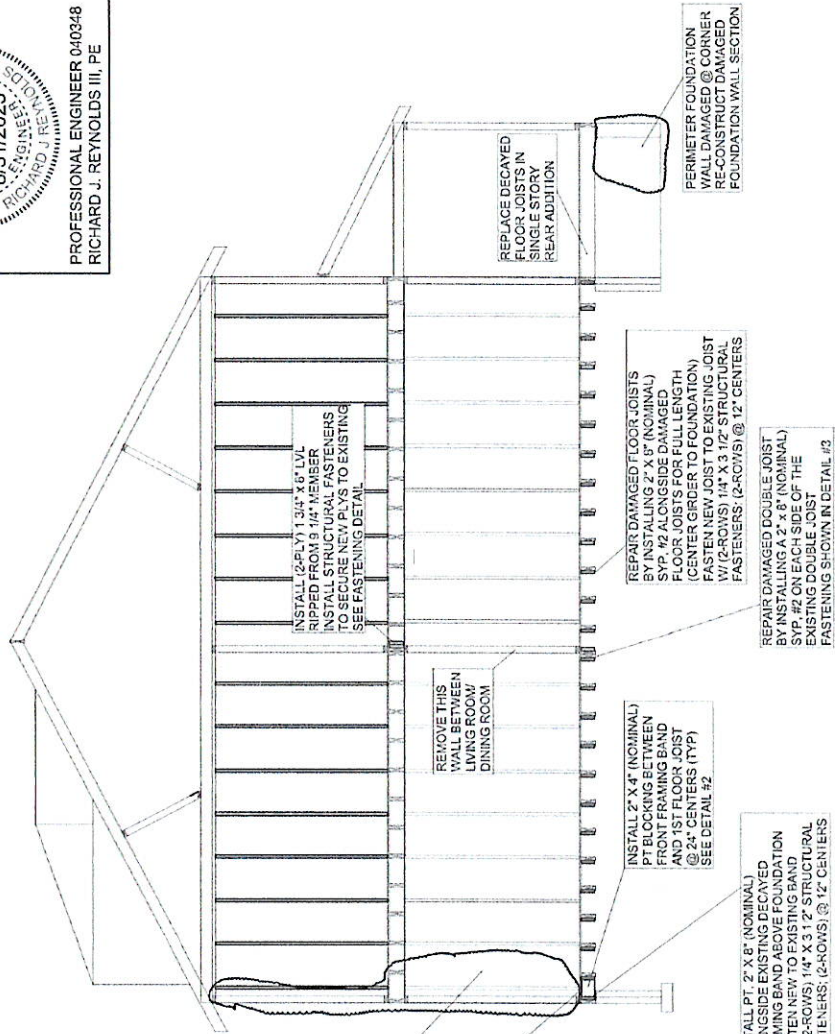


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(ELEVATION) 1ST FLOOR FRAMING; FRONT VIEW
2/1



(ELEVATION) 1ST FLOOR FRAMING; RIGHT VIEW
2/1



PROFESSIONAL ENGINEER 040348
RICHARD J. REYNOLDS III, PE

