



February 23, 2016

Michael Gibson/Director of Parks & Recreation
121 Lamon St.
Fayetteville, NC 28301

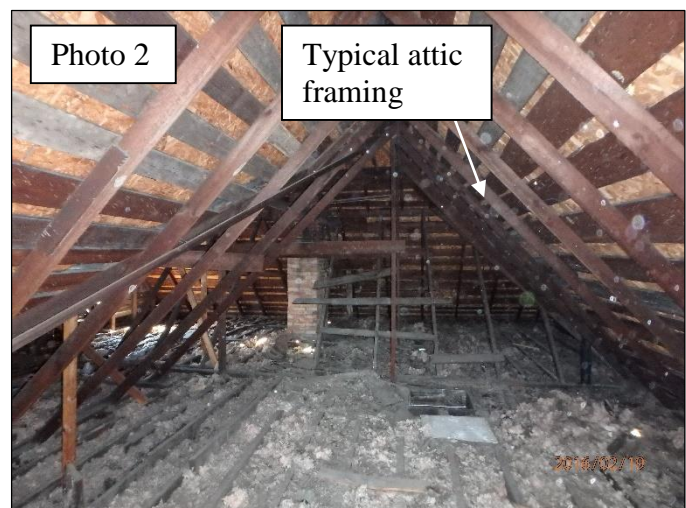
Re: E.E. Smith House at 135 Blount Street
Fayetteville, North Carolina
Our Job No. 16-19

Dear Mr. Gibson,

As requested by you a preliminary visual structural inspection was made on February 19, 2016 at the above referenced house. The purpose of the inspection was to determine the general structural condition of the house. Small openings were made by your office in the floor to access the crawl space. The attic was accessed through an opening in the 2nd floor ceiling. Plaster and wood lathe was removed from the interior side of exterior walls in selected areas to inspect the wall studs. The following is a summary of our findings:

The house is a two-story wood framed structure built over a crawl space (photo 1). The house framing is supported on a brick masonry perimeter pier and curtain wall foundation and 8 inch by 24 inch interior brick masonry piers.

The roof is a steep slope gable and hip roof. The roof framing consists of rough sawn 2x4 rafters at 32 inches on center supported on 2x5 ceiling joists spaced 16 inches on center (photo 2). The rafters and ceiling joist appear in fair condition with the exception of a large area at the middle rear of the two-story section of the home (photo 3). A large opening in the roof has allowed



significant water entry and consequential damage to the wood framing from the roof to the crawl space due to long term exposure to moisture.

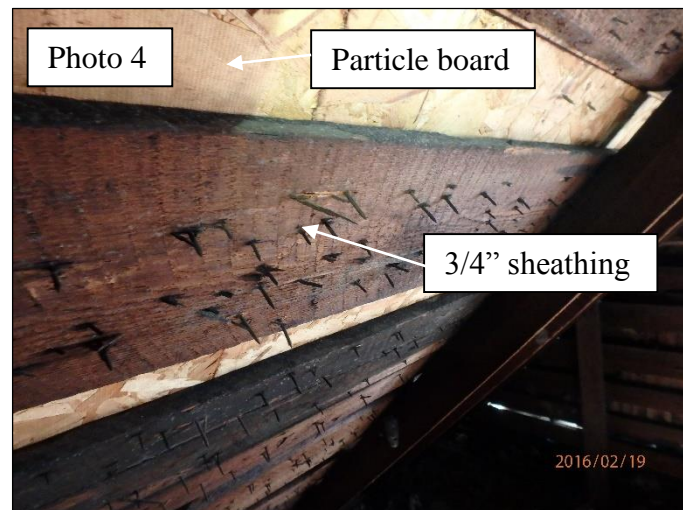
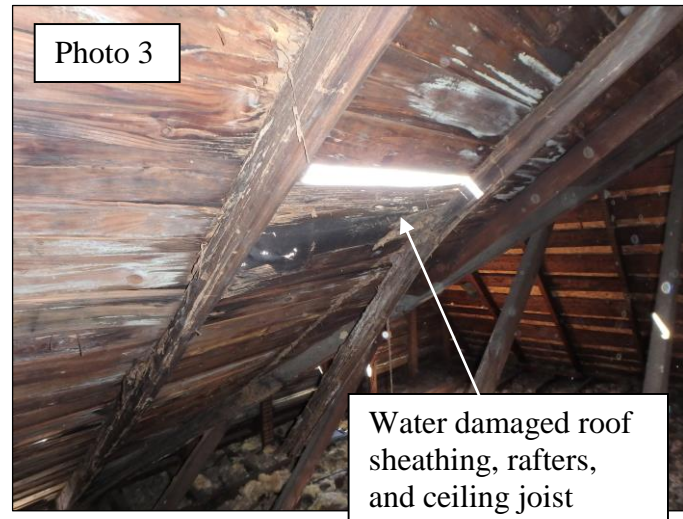
The original roof sheathing is $\frac{3}{4}$ inch spaced sheathing that is overlaid with a newer composite board (photo 4). There are numerous nails in the spaced sheathing. In most locations the original sheathing was in fair condition. In one location at the left rear of the two-story area the sheathing has minor fire damage (photo 5).

The 2nd floor framing was not exposed to view but the floors were fairly stiff under foot traffic. There is some deflection and slope in several of the floors but this may be caused by foundation settlement.

The exterior wall studs are rough sawn 2x4 @ 16 inches on center and appear in fair condition in most areas exposed to view with the exception of the area with the roof leak (photo 6). The exterior wall studs at each side of window openings are rough sawn 4x4 timbers which appear in fair condition in most areas.

The floor joists in the crawl space are rough sawn timbers of various sizes spaced approximately 20 to 24 inches on center (photo 7). The girders below each hallway wall in the two-story area are 8x8 timbers. The crawl space framing appears in fair condition.

In conclusion, the majority of the wood structural framing in the house is in fair condition with noted exceptions and should be able to provide continued service life. There are several pockets of water or termite damage especially below the roof leak in the two-story area and in the one-story section of the house (photos 8 and 9). There are also areas where the masonry fireplace and perimeter foundation wall need repair.



If we can be of further assistance please let us know.

Fleming & Associates, P.A.

Stephen Fleming, P.E.

