

TIM HINES, PE
238 Inlet Point Drive
Wilmington, NC 28409

August 18, 2025

Kyle Buck
Wilmington Building & Remodeling
802 Darwin Drive
Wilmington, NC 28405

Re: Structural Inspection of Floor from Crawlspace
416 S Front Street
Wilmington, NC 28401

Dear Kyle:

Per your request, I have made a site visit and performed an inspection of the above-referenced residence. I specifically inspected the floor structure from the crawlspace. I found the following conditions:

1. There are two (2) hearths which are not supported from the bottom. This is not atypical for this type of construction during this era. To assure the hearths do not move, I recommend adding two (2) 8" CMU piers under the hearths to add support to the wood framing below. These piers should be located approximately 1' from the ends of the hearths. The piers should be oriented perpendicular to the hearths and directly centered front to rear of the hearths. These piers need to be constructed on 2' X 2' X 8" deep concrete footings. Let the piers cure for 3-5 days minimum prior to loading them.
2. Construct a ladder assembly to provide support to the hearths above. The two (2) longitudinal members should be full length 2 X 12's. The ladder cross members should be 2 X 12 pieces approximately 12" long at 16" on center along the length of the longitudinal members. Fasten the two (2) longitudinal member to the cross members with columns of four (4) FlatLOK FMFL312 structural screws.
3. The existing wood members under the hearths should be relocated up as close to original location. Then, the beam assembly should be raised and cut to provide even support to the hearths and wood members below. The owner does not want to attempt to raise the hearths, so be careful not to over raise the supports.

Once the assemblies are properly installed, the hearths will be supported, and any movement should be arrested.

If you have any questions, please call me at 910.398.5740 or email me at tim@timhinespe.com.

Sincerely,



Tim Hines, PE



TEH/mos

Photo #1 – View of Underside of Front Hearth

