



LIMITED STRUCTURAL RE-INSPECTION

2502 Englewood Avenue
Durham, NC

March 3, 2026

Owner
Christine Cupido

SCOPE/BACKGROUND

We inspected the repairs of the subject home on February 26, 2026. The scope of this inspection was limited to the evaluation of previous repairs per our report dated August 5, 2025. The following itemizes our review of the repairs:

- We observed repairs to the front porch per recommendations in the previous report. This includes the installation of new CMU block piers, 3-2x8 girders, floor joists, and tongue and groove decking. The contractor grouted the underside of the girders tight to the top of the piers.
- We observed a new 4- 2x8 band along the right side, where previously specified. The band was grouted tight to the top of the three supporting piers.
- A double joist was observed below the interior wall of the kitchen, as not noted in the previous report.
- Blocking was observed around the floor where the vents were cut through the original tongue and groove flooring.

Per our on-site evaluation, we find the repairs to be completed in general accordance with the previous report.

No areas of the structure were reviewed other than those explicitly described in this report. The review used a standard of care consistent with other local design professionals, limited by the scope and budget. This report was at a flat rate and has a liability limitation of 10 times the fees collected. It represents the best judgment of the staff of Built Up Engineers, PLLC, given the information available at the time of writing. No review of organic growth, mildew, or any other building science issue was performed except as noted. All opinions are subject to revision based on new or additional information. No responsibility will be taken for conditions that could not be easily seen or are outside the scope of this review. Any use that a third party makes of this report, or any reliance upon, decisions made in response to, or in any way influenced by this report are the responsibility of such third party. Recommendations are provided to address structural-related issues, and may not rectify cosmetic issues.

Should there be any questions or concerns regarding this report, contact us at sean@builtupengineers.com or 919-817-9915. Our mailing address is 7283 Veterans Parkway, STE 102-148, Raleigh, NC, 27603. Our website is Builtupengineers.com

CONCLUSION

We trust that this report provides the information you require. Please contact us at 919-817-9915 if you have any questions. Thank you for the opportunity to be of assistance to you.

Sincerely,

Sean Casady, PE
Project Engineer
Built Up Engineers PLLC
NC Lic. No. P-2664

