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Date: January 8, 2025

Subject: Open seams in hardwood floors

Site Data: 380 Grove Road, Southern Pines, NC

To Whom it May Concern,

This letter is in reference to the separation (seams) in the hardwood floors along the length of the home and a few drywall cracks above doorways. After inspection of the home and foundation it looks as though there are no issues with the floor substructure or girders themselves. In my opinion, the seams in the hardwoods are from settling of the interior piers of the home causing the hardwood flooring to separate. The separation is located on beams where floor joists seams meet, hanging on either side of the beam. There is another girder/ beam running between the "separated area" and the outside of the home where the floor joists are continuous over the top of this girder to the exterior wall. Here is where I believe the problem lies in that there are multiple piers that are barely in contact with this girder and has caused the middle span of these joists to "sag" opening the end of the flooring at the end of the joists. All of the pier blocking/ girders should be checked and properly supported to carry the load in these locations. I would recommend either shimming all of the pier to beam/girder connections or lifting up areas of the home and adding blocking depending on how close the owner would like the floor to being level. It is unsure if these piers have stopped settling or not but keeping the crawlspace dry and free from moisture should help alleviate any additional settlement. Please let me know if you have any questions.

Respectfully,

A handwritten signature in black ink, appearing to read "Anthony R. DiMaio".

Anthony R. DiMaio, P.E.
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