



# Seacoast Engineering, P.C.

Geotechnical & Structural Engineering

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September 5, 2025

Reference: Roof Evaluation  
128 Charlotte Street  
Holden Beach, North Carolina

Dear Sirs,

Seacoast Engineering P.C. recently provided a roof evaluation within the residential structure at 128 Charlotte Street located in Holden Beach, North Carolina. This letter is the report of our findings and evaluations.

On August 25, 2025, the undersigned visited the project site to provide an evaluation of the roof. In the home inspection report it was noted that the roof is sagging about 6" near the center on the outside and 2" on the inside. The roof rafters go right to left and the inside has a vaulted ceiling with a wall going from front to back between the family room and the bedrooms on the sides. The outside walls are pushed out near the top and center on both sides.

Based on the results of our evaluation, the roof rafters are not adequately supported and are pushing out on the top of the wall. To properly support the roof, the existing roof can be removed and then reconstructed; or you can add five 5/8" threaded rods across the house going from the top plate of the right wall and across to the top late of the left wall, have the threaded rod go through and attached to a 4"x18" long steel plate (about 1/4" thick) on the outside of the wall along the top plate; or add a new (3)1.75"x14" LVL dropped ridge beam on the inside with a continuous stud pack down to the first floor on the front wall and down to the first floor door header on the back wall and this header will need to be evaluated.

If you have any questions after reviewing this letter, please do not hesitate to contact us at your convenience.

Respectfully,

Michael A. Copeland, P.E.

