

SCOPE/BACKGROUND

We developed structural plans for a new porch to be constructed on the front of the home located at the above address (plans dated July 31, 2023).

Per our understanding, multiple framing modifications had been performed/requested during the framing of the home.

1. The ceiling joists were notched approximately 3.5" and set on the front wall of the home. Joist hangers were installed below the bottom of the joist and nailed to the wall top plate. Further, the knee wall studs extended down to the existing wall top plate rather than being installed over a new 2x plate per the detail on the plans. **This installation is structurally acceptable.**



Figure 1 – Ceiling joists notched and installed with hangers and front door header

2. Per our understanding. The header over the front door was a 2-2x6 header which had been ripped down to approximately 5" deep. The plans call for a 2-2x8 header. **Per our calculations, the 2-2x6 (ripped down to 5" is structurally sufficient).**

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 the 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 NC HWY 42 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
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