

ADDRESS . . : 74 ROBERT BRANCH CIR
CONTRACTOR : R & K ANDERSON BUILDERS INC
OWNER . . . : AUSTIN CONSTRUCTION & DEV #23
PARCEL . . . : 08-0652- - -0097- -23-
APPL NUMBER: 06-50015050 CP NEW RESIDENTIAL (SFD)
DIRECTIONS : MILL BRANCH LOT 23. TAKE 401N TOWARD
FUQUAY RIGHT ONTO MILL BRANCH CIRCLE
LEFT ONTO ROBERT BRANCH CIRCLE LOT ON
RIGHT. -A.DRIGGERS

SUBDIV: MILL BRANCH
PHONE : (919) 656-5212
PHONE : (919) 656-5212

STRUCTURE: 000 000 47X35 3BR SFD
FLOOD ZONE : FLOOD ZONE X

PERMIT: CPSF 01 CP * SFD

TYP/SQ	REQUESTED COMPLETED	INSP RESULT	DESCRIPTION RESULTS/COMMENTS
B101 01	7/12/06 <u>7-12-06</u>	TI <u>APBS</u>	R*BLDG FOOTING / TEMP SVC POLE VRU #: 001232954

COMMENTS AND NOTES

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A814 01	7/24/06 7/19/06	TI AP	ADDRESS CONFIRMATION VRU #: 001238431 74 ROBERT BRANCH CIR LOT 23
B103 01	7/27/06 <u>7-27-06</u>	TI <u>ADBS</u>	R*BLDG FOUND & TEMP SVC POLE VRU #: 001242854

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B103 01	7/27/06	BS	R*BLDG FOUND & TEMP SVC POLE VRU #: 001242854
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A814 02	8/01/06	TI	ADDRESS CONFIRMATION VRU #: 001242694
	7/26/06	CA	
B113 01	8/02/06	TI	R*BLDG WATER/DAMP PROOFING VRU #: 001246681

8-2-06 APBS

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B113 01	8/02/06	BS	R*BLDG WATER/DAMP PROOFING VRU #: 001246681
	8/02/06	AP	
B105 01	8/17/06	TI	R*OPEN FLOOR VRU #: 001257240
	<u>8-17-06</u>	<u>DABS</u>	

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B105 01	8/17/06	BS	R*OPEN FLOOR VRU #: 001257240
	8/17/06	DA	Need engineers letter or engineered plan on 3'6" cantilever at bathroom. Crawlspace access must be moved from underneath cantilever. Call for reinspection BEFORE ANY ROOF LOAD IS APPLIED. ok to cover floor and frame walls
B105 02	8/23/06	TI	R*OPEN FLOOR VRU #: 001260851
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B105 02	8/23/06	BS	R*OPEN FLOOR VRU #: 001260851
	8/23/06	AP	
R427 01	10/06/06	TI	FOUR TRADE ROUGH IN >2500 TIME: 17:00 VRU #: 001288257
	10/06/06	CA	
R327 01	10/09/06	TI	THREE TRADE ROUGH IN >2500 VRU #: 001288216
	10/06/06	CA	
R427 02	10/09/06	TI	FOUR TRADE ROUGH IN >2500 TIME: 17:00 VRU #: 001288265

109-06 DPBS

COMMENTS AND NOTES

This was called in wrong.

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	10/09/06	DP	1. Insulate water lines and trap in garage ceiling and rodent proof shower/tub trap. 2. 3" drain drilled through center of floor joist. Not allowed by code. Provide engineering. 3. Garage floor is hanging off foundation, and is carrying a large point load (steel beam for floor above). Provide an engineers repair. Plumbing not finished or tested...INSPECTION STOPPED. DO NOT SIDE OR INSULATE. \$50.00 reinspection fee
R427 03	10/19/06	TI	FOUR TRADE ROUGH IN >2500 VRU #: 001294619
	<u>10-19-06</u>	<u>DABS</u>	

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R427 03	10/19/06	BS	FOUR TRADE ROUGH IN >2500 VRU #: 001294619
	10/19/06	DA	1. Missing valley support over rec room, missing hip rafter support above wall to attic space. (circled on plan) 2. Nail joints in osb to blocking on all corners. 3. Install midstory guides on plumbing vents. ok to side/ insulate. Have engineering available at insulation inspection
R427 04	10/23/06	TI	FOUR TRADE ROUGH IN >2500 VRU #: 001296485

10-23-06 AEBS

COMMENTS AND NOTES

Engineering Attached

Mr. Jeff Bateman

Bateman Civil Survey Company, PC
330 Raleigh Street, Suite 200
Holly Springs, NC 27540
(o) (919) 577-1080
bcsc@earthlink.net

Subject: Lot 23, Mill Branch Subdivision
2300-sf± residence
Lot 23, Mill Branch Subdivision, Kipling, Harnett County, NC 27526
VSi # 06431

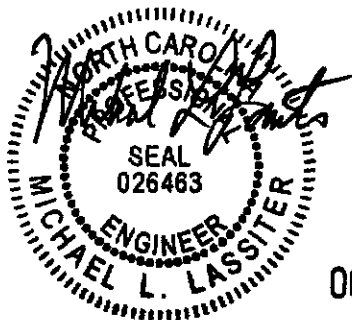
Dear Mr. Bateman,

To your request, we present our structural inspection report.

This report provides our observations and recommendations with respect to the structural framing observed at the residence during our limited visual inspection on October 13, 2006.

We trust you find our report satisfactory. Please do not hesitate to call should you have any questions.

Sincerely,



OCT 20 2006

Vertical Solutions, Inc.

Michael L. Lassiter, S.E., P.E., C.W.I.
Structural Engineer, Civil Engineer, and Certified Weld Inspector

STRUCTURAL INSPECTION REPORT

**LOT 23 MILL BRANCH SUBDIVISON
2300-sf± RESIDENCE**

KIPLING, HARNETT COUNTY, NORTH CAROLINA

VSi # 06431



Prepared For:

BATEMAN CIVIL SURVEY COMPANY

TABLE OF CONTENTS

Introduction.....	1
Project Description.....	1
Limited Structure Description.....	2
Inspection Description.....	2
Observations and Recommendations.....	2
Appendix A.....	Repair Drawings

INTRODUCTION

At the request of Mr. Jeff Bateman, of Bateman Civil Survey Company (Bateman), Vertical Solutions, Inc. (VSi) performed a limited condition inspection at the residence. We present our observations and recommendations in this report.

PROJECT DESCRIPTION

Bateman requested a limited structural inspection of the residence. VSi was referred to the contractor for further description. Mr. Michael Lassiter, S.E., P.E., C.W.I. of VSi contacted Mr. David Austin to discuss extents of the inspection. Mr. Austin requested we inspect (2) areas of framing, including:

- 1) Wall framing in proximity of garage
- 2) Floor framing in proximity of master bathroom.

Mr. Austin requested any corrective action required to the framing.

LIMITED STRUCTURE DESCRIPTION

The residence is located at Lot 23, Mill Branch Subdivision south of Kipling, Harnett County, North Carolina. It is a 2300-sf \pm two-story, wood-framed structure with siding. The plan dimensions are about 54'-4" x 45'-6" outside to outside.


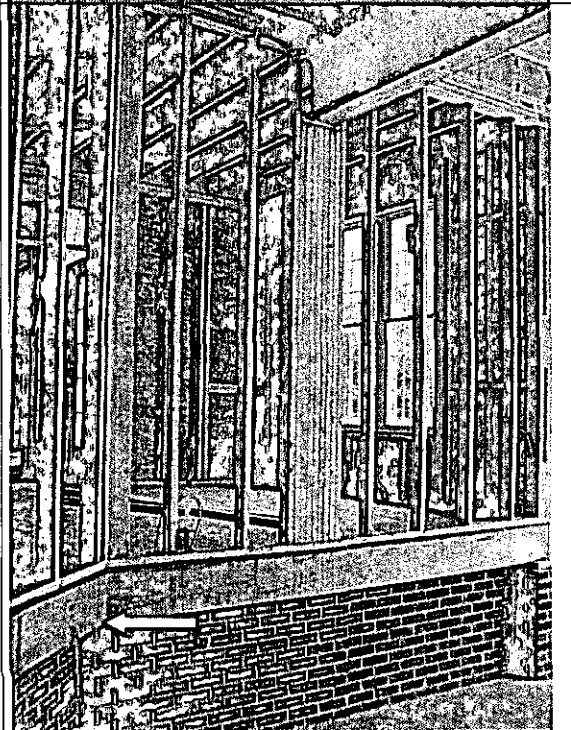
The wall framing in the proximity of the garage includes load-bearing elements. A built-up column supporting roof and floor loads is located in the back-right and right side walls. Both of these columns terminate at the first floor framing level. The floor framing overhangs the foundation wall at each column.

The floor framing at the master bathroom includes 2x10 joists at 16 inches on center spanning 14'-0" and cantilevering 3'-6" over the foundation wall at the right side of the house.

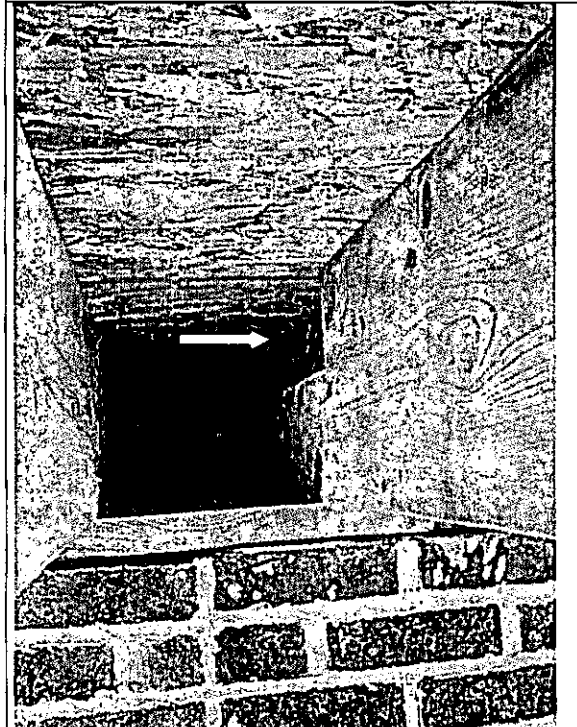
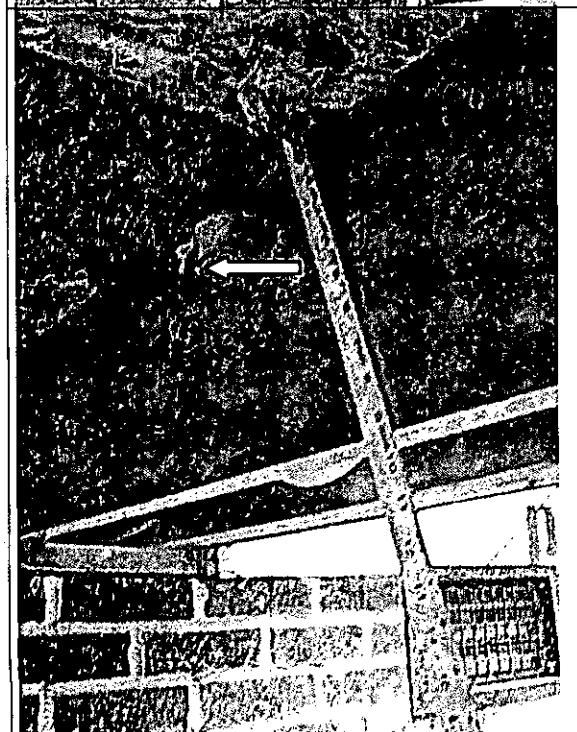
INSPECTION DESCRIPTION

A site visit by Mr. Lassiter and Mr. Cliff Stickney of VSi was performed on October 13, 2006. Our work included visual inspection of the wall framing in the proximity of the garage and the floor framing at the cantilever floor framing at the master bathroom. For more information, refer to the photos recorded.

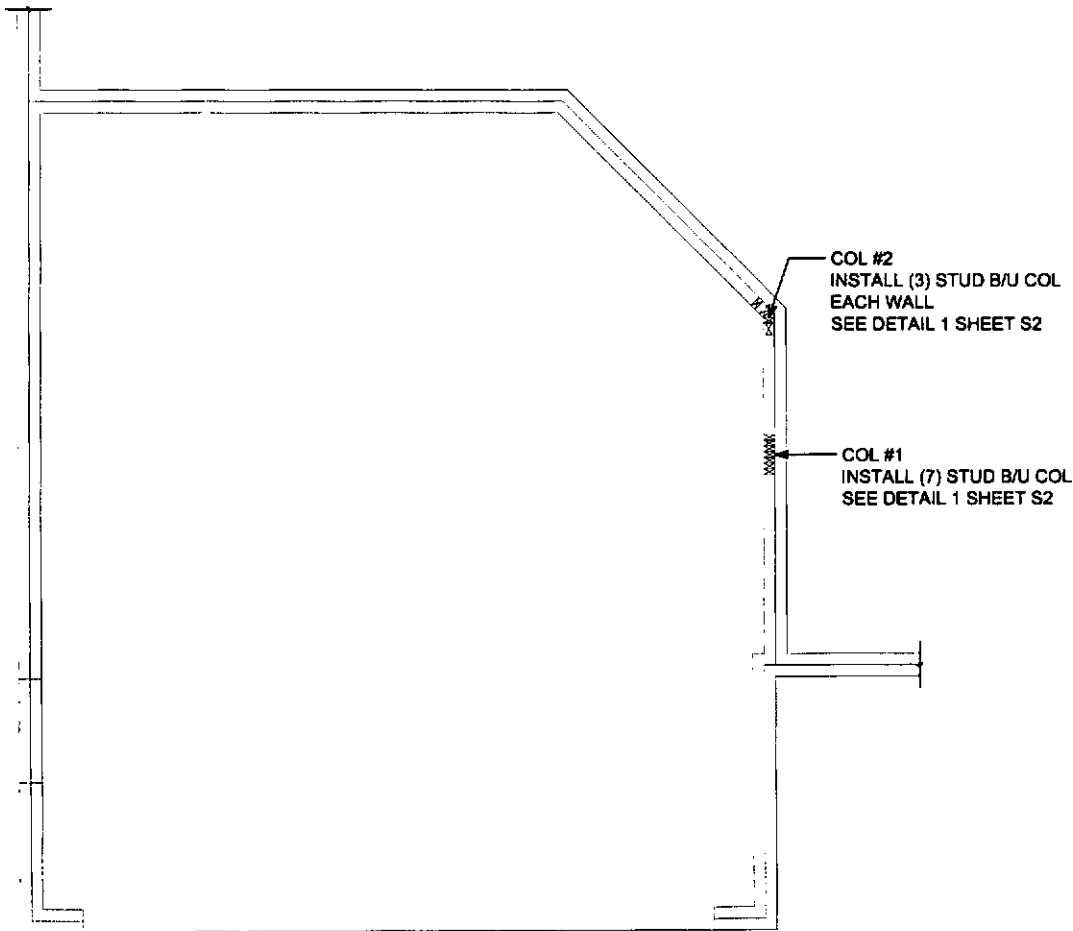
OBSERVATIONS AND RECOMMENDATIONS

Photograph	Observations and Notes
	<p><u>Item 1</u></p> <p>Observation: The floor framing beneath the 7-stud built-up column at the right-side wall in the garage overhangs the foundation wall by 5 inches.</p> <p>Recommendation: Install a built-up column beneath floor framing at column.</p> <p>Refer to drawings in appendix for more details.</p>
	<p><u>Item 2</u></p> <p>Observation: The floor framing beneath the built-up column at the right-rear corner of the garage overhangs the foundation wall by 6 inches.</p> <p>Recommendation: Install built-up column beneath the floor framing at column.</p> <p>Refer to drawings in appendix for more details.</p>

OBSERVATIONS AND RECOMMENDATIONS

Photograph	Observations and Notes
	<p><u>Item 3</u></p> <p>Observation: A joist repair was observed beneath the cantilevered portion of the floor framing at the master bathroom, 2'-6" from the front wall. This repair conceals damage to original joist.</p> <p>Recommendation: Install a 2x10 joist beside repair.</p> <p>Refer to drawings in appendix for more details.</p>
	<p><u>Item 4</u></p> <p>Observation: A damaged joist was observed beneath the cantilevered portion of the floor framing at the master bathroom, 1'-0" from the rear wall.</p> <p>Recommendation: Install a 2x10 joist beside damaged joist.</p> <p>Refer to drawings in appendix for more details.</p>

SHEET	DESCRIPTION	REV
5-1	PLAN AT GARAGE	0
5-2	DETAIL 1 - WALL REPAIR	0
5-3	PLAN AT MASTER BATHROOM	0
5-4	DETAIL 2 - JOIST REPAIR	0
INDEX OF SHEETS		

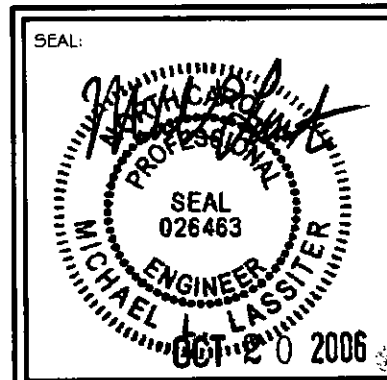


PLAN AT GARAGE

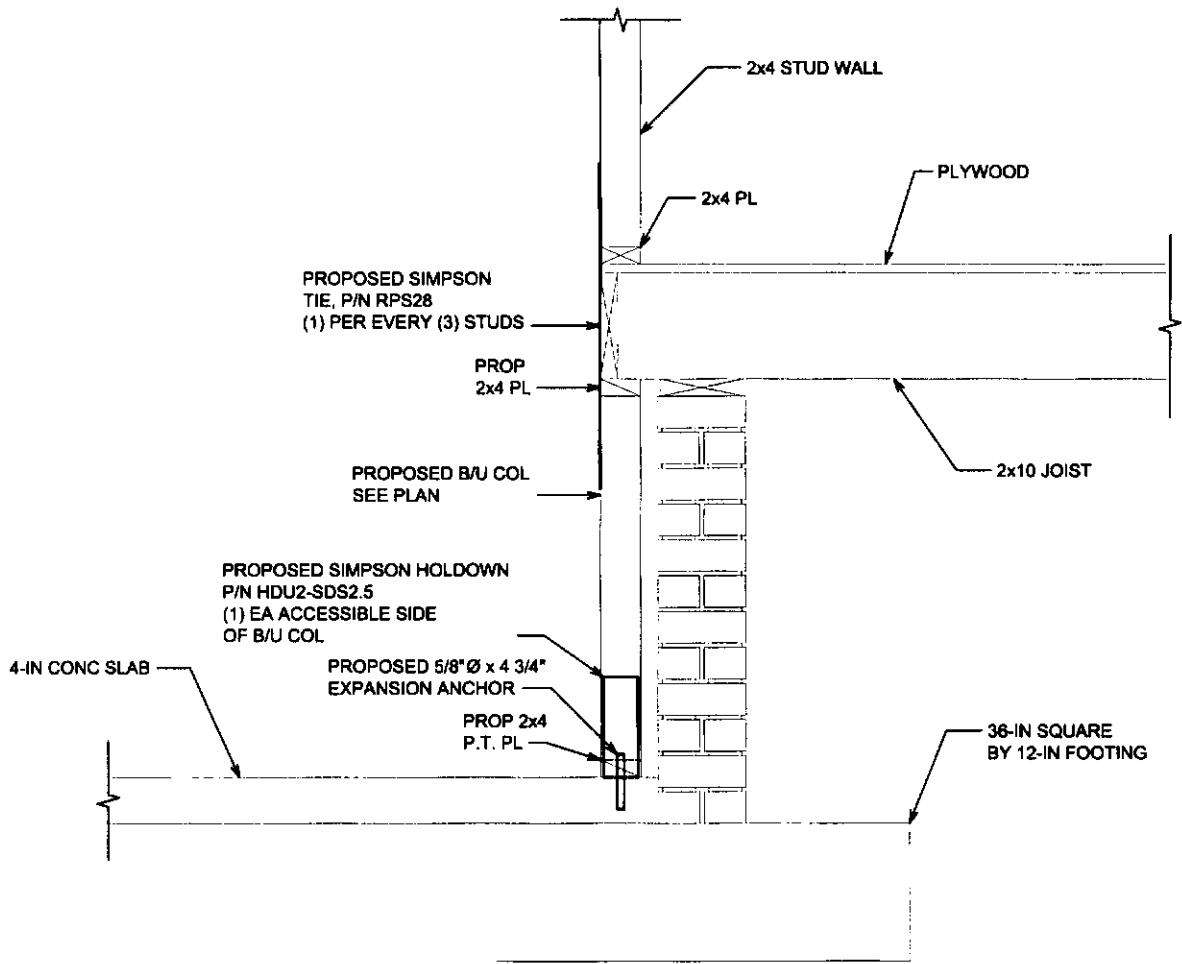
SCALE: 3/16" = 1'-0"

NOTES:

1. ALL WOOD SHALL BE NUMBER 2 SOUTHERN YELLOW PINE.
2. ALL WORK SHALL BE IN ACCORDANCE WITH 2002 EDITION OF NORTH CAROLINA BUILDING CODE



DRAWN BY: MILL	CHECKED BY: MILL	REVISION: 0	VSI #: 06431
S-1			
		10-20-06	DATE
0	REV		
PREPARED FOR: BATEMAN CIVIL SURVEY COMPANY <small>330 Raleigh Street, Suite 200 Holly Springs, NC 27540 Office: (919) 577-1090</small>			
PROJECT: LOT 23, MILL BRANCH SUB. KIPLING, NC 27526 (HARNETT COUNTY)			
PREPARED BY: <small>354-B Raleigh Street Holly Springs, NC 27540-0579 Office: (919) 321-6187 Fax: (919) 321-1708</small> 			



DETAIL 1 - WALL REPAIR

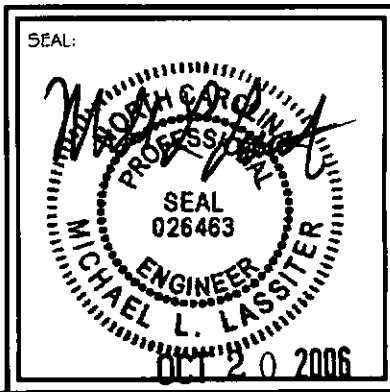
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DRAWN BY: MILL	CHECKED BY: MILL
SHEET NUMBER: S-2	REVISION: 0
VSI #: 06431	

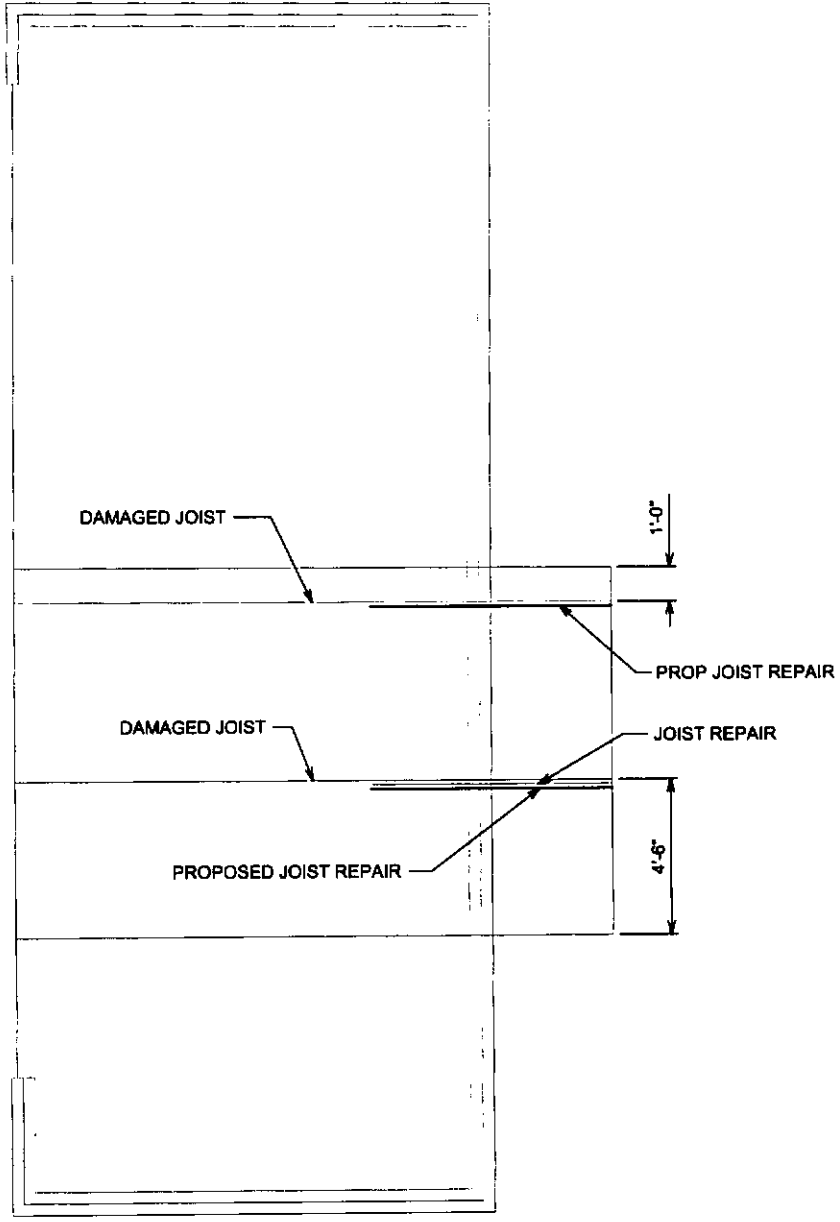
REV	DATE
0	10-20-06

PREPARED FOR:
BATEMAN CIVIL SURVEY COMPANY
 330 Raleigh Street, Suite 200
 Holly Springs, NC 27540
 Office: (919) 577-1090

PROJECT:
**LOT 23, MILL BRANCH SUB.
 KIPLING, NC 27526
 (HARNETT COUNTY)**



PREPARED BY:
vertical solutions
 354-B Raleigh Street
 Holly Springs, NC 27540-0579
 Office: (919) 321-1167
 Fax: (919) 321-1768

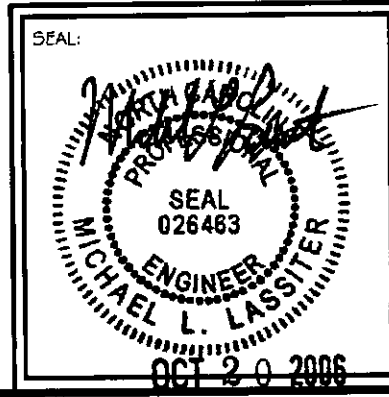


PLAN AT MASTER BATHROOM

SCALE: 3/16" = 1'-0"

NOTES:

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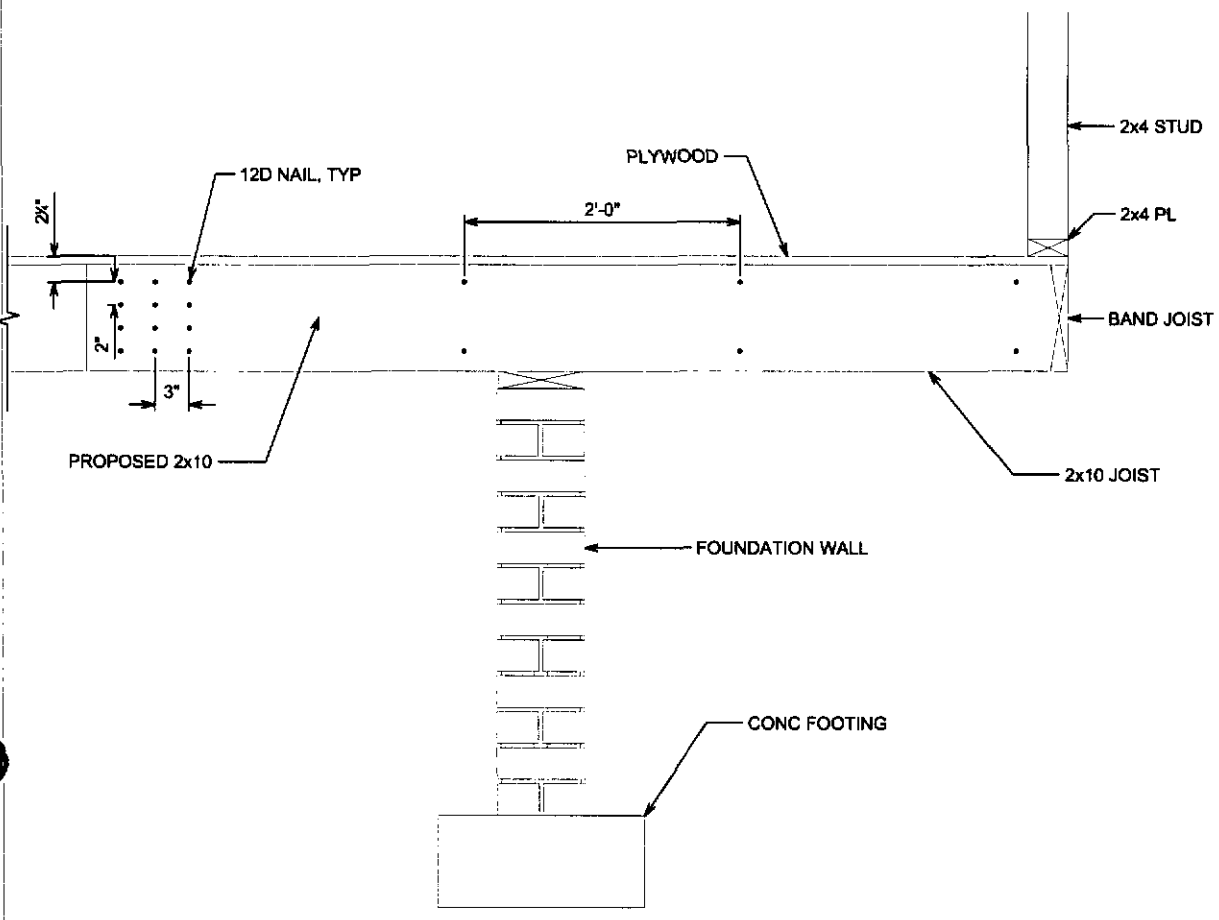
DRAWN BY: MILL	CHECKED BY: MILL
SHEET NUMBER: S-3	REVISION: 0
V/SI #: 06431	

REV	DATE
0	10-20-06

PREPARED FOR:
BATEMAN CIVIL SURVEY COMPANY
 330 Raleigh Street, Suite 200
 Holly Springs, NC 27540
 Office: (919) 371-1000

PROJECT:
LOT 23, MILL BRANCH SUB.
KIPLING, NC 27526
(HARNETT COUNTY)

PREPARED BY:
 vertical SOLUTIONS
 364-B Raleigh Street
 Holly Springs, NC 27540-0579
 Office: (919) 321-15167
 Fax: (919) 321-1768



DETAIL 2 - JOIST REPAIR

SCALE: 3/4" = 1'-0"

DRAWN BY: MILL	CHECKED BY: MILL	SHEET NUMBER: S-4	REVISION: 0	V51 #: 06431
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REV	DATE
0	10-20-06

PREPARED FOR:
BATEMAN CIVIL SURVEY COMPANY
 330 Raleigh Street, Suite 200
 Holly Springs, NC 27540
 Office: (919) 577-1680

PROJECT:
**LOT 23, MILL BRANCH SUB.
 KIPLING, NC 27526
 (HARNETT COUNTY)**

PREPARED BY:
vertical solutions
 354-B Raleigh Street
 Holly Springs, NC 27540-6578
 Office: (919) 321-6167
 Fax: (919) 321-1786



HDU Holdown



✓ This product is preferable to similar connectors because of a) easier installation, b) higher loads, c) lower installed cost, or a combination of these features.

NEW! The HDU series of holdowns are the latest in a long series of innovations from Simpson. These holdowns combine the advantages of low deflection and high capacity from the pre-deflected geometry with the ease of installation of Simpson's patented SDS screws.

HDU SPECIAL FEATURES:

- Pre-deflected body virtually eliminates deflection due to material stretch.
- Uses SDS screws which install easily, reduces fastener slip, and provides a greater net section area of the post compared to bolts.
- SDS 1/4x2 1/2 screws are supplied with the holdowns. (Lag screws will not achieve the same load.) This ensures the proper fasteners are used and is convenient for the installer.
- No stud bolts to countersink at openings.

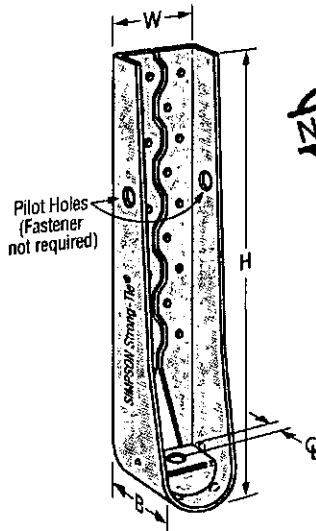
MATERIAL: See table.

FINISH: Galvanized

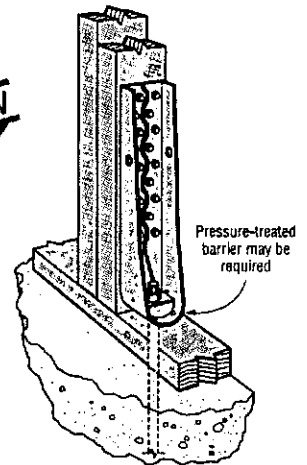
INSTALLATION:

- Use all specified fasteners. See General Notes.
- Place the HDU over the anchor bolt.
- No additional washer required.
- To tie double 2x members together, the Designer must determine the fasteners required to bind the members to act as one unit without splitting the wood.
- See SSTB Anchor Bolts on page 33-34 for anchorage options.
- See Simpson Anchor Systems catalog for tested, load-rated retrofit anchors or request T-ANCHORSPEC for more information.

CODES: See page 12 for Code Listing Key Chart.



HDU
U.S. Patent 5,979,130



Vertical HDU Installation
HDU may be installed raised off the sill plate with no increase in deflection values.

For holdowns, per ASTM test standards, anchor bolt nut should be finger-tight plus 1/4 to 1/2 turn with a hand wrench, with consideration given to possible future wood shrinkage. Care should be taken to not over-torque the nut. Impact wrenches should not be used.

Model No.	Ga.	Dimensions				Fasteners		Allowable Tension Loads		Holdown Deflection at Highest Allowable Design Load	Code Ref.
		W	H	B	C	Anchor Bolt	Number of SDS 1/4x2 1/2	DF/SP (133/160)	SPF/HF (133/160)		
HDU2-SDS2.5	14	3	8 11/16	3 1/4	1 1/4	5/8	6	2625	2260	.017	160
HDU4-SDS2.5	14	3	10 9/16	3 1/4	1 1/4	5/8	10	4190	3600	.049	
HDU5-SDS2.5	14	3	13 9/16	3 1/4	1 1/4	5/8	14	5430	4670	.061	
HDU8-SDS2.5	10	3	16 5/8	3 1/2	1 1/4	7/8	20	8350	7180	.037	
HDU11-SDS2.5	10	3	22 1/4	3 1/2	1 1/4	1	30	11275	9695	.040	

1. Allowable loads have been increased for earthquake or wind load durations with no further increase allowed; reduce where other load durations govern.
2. Loads are based on static tests on wood posts, limited by the lowest of 0.125" deflection, lowest test ultimate divided by 3 or the calculated values of the SDS 1/4x2 1/2 screws.
3. The Designer must specify anchor bolt type, length and embedment.
4. When using structural composite lumber columns screws must be applied to the wide face of the column.
5. Post design shall be by Designer.
6. SDS screws install best with a low speed 1/2" right angle drill with a 3/8" hex head driver.
7. Deflection values are valid for holdowns flush with and raised off of sill plate.
8. When using structural composite lumber columns, screws must be applied to the wide face of the column.

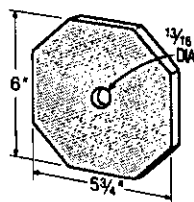
RP6 Retro Plate

The RP6 heavy steel plate fits on the outside of masonry buildings, helps tie the walls to the roof or floor structure with a 3/4" diameter rod.

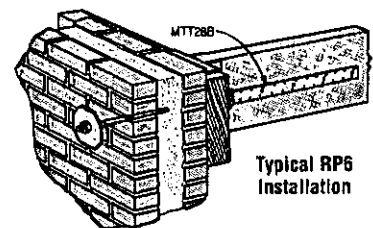
FINISH: Simpson gray paint. Optional hot-dip galvanized finish; see Corrosion-Resistance, page 6-7, and specify HDG.

MATERIAL: 3/8" steel. Available with additional corrosion protection. Check with factory.

INSTALLATION: Use a 3/4" diameter rod.



RP6



Typical RP6 Installation



HSS/SS Stud Shoes

Stud Shoes reinforce studs notched in construction. They are NOT a total replacement of removed material. Installs over pipe up to 2 3/4" outside diameter. HSS2-3 is designed for triple 2x studs.

HSS Stud Shoes provide tension load capacity as well as increased compression loads. Flared flange provides greater strength.

MATERIAL: 16 gauge. **FINISH:** Galvanized.

INSTALLATION: Use all specified fasteners. See General Notes.

- HSS: Bend flanges at 90° angle during installation, then bend back and screw into position (*screws supplied*).
- Bend flanges one cycle only.

CODES: See page 12 for Code Listing Key Chart.

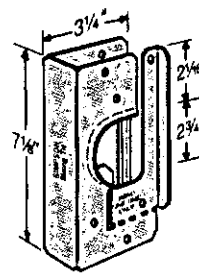
HSS2-SDS1.5 (16 gauge) Heavy stud shoes to reinforce and protect single 2x studs where pipe is located. Uses 12 SDS 1/4 x 1 1/2 screws (*included*).

International Residential Code® - 2000/2003 R602.6 and P2603.2.1
International Building Code® - 2000/2003 2308.9.10 & 2308.9.11
I.C.B.O. - Uniform Building Code - 1997 2320.11.9 & 2320.11.10
International Plumbing Code - 2000/2003 305.8

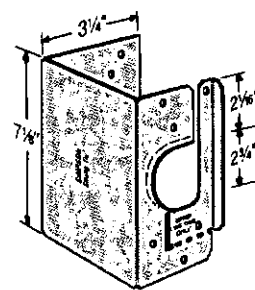
HSS2-3-SDS3 (16 gauge) Heavy stud shoe for triple 2x stud. Uses 12 SDS 1/4 x 2 screws (*included*).

International Residential Code® - 2000/2003 R602.6 and P2603.2.1
International Building Code® - 2000/2003 2308.9.10 & 2308.9.11
International Plumbing Code - 2000/2003 305.8
I.C.B.O. - Uniform Building Code - 1997 2320.11.9 & 2320.11.10

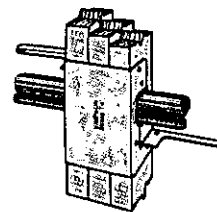
SS1.5 (16 gauge) stud shoes reinforce and protect plumbing in 2x. **International Residential Code® - 2000/2003 R602.6 and P2603.2.1**
International Building Code® - 2000/2003 2308.9.10 & 2308.9.11
International Plumbing Code - 2000/2003 305.8
I.C.B.O. - Uniform Building Code - 1997 2320.11.9 & 2320.11.10



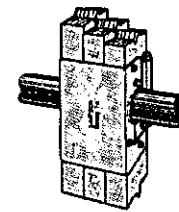
HSS
US Patent 6,176,057



HSS2-3



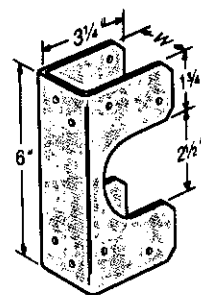
STEP 1
Install HSS (*HSS2-3 shown*) over stud with flanges bent at a 90° angle.



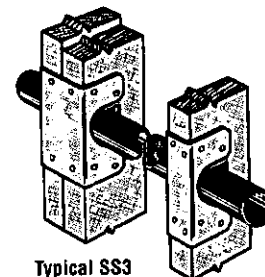
STEP 2
Bend HSS (*HSS2-3 shown*) flanges one time only. Screw into position.

Model No.	Stud Size	Fasteners	Allowable Loads ¹			Code Ref.
			DF/SP		Tension	
			Compression			
			Floor (100)	Roof (125)		
SS1.5	2x	12-10d x 1 1/2	500	500	—	6, 121
SS2.5	3x	12-10d x 1 1/2	500	500	—	
SS3	2-2x	12-10d	665	785	—	
SS4.5	3-2x	14-10d	665	785	—	
HSS2-SDS1.5	2x	12-SDS 1/4 x 1 1/2	1200	1200	1000	6
HSS2-2-SDS3	2-2x	12-SDS 1/4 x 3	1200	1200	1000	
HSS2-3-SDS3	3-2x	12-SDS 1/4 x 3	1000	1000	970	
HSS4-SDS3	4x	12-SDS 1/4 x 3	1200	1200	1000	6, 121

1. Roof loads are 125% of floor loads unless limited by other criteria. Floor loads may be adjusted for other load durations according to the code, provided they do not exceed roof loads.
2. NAILS: 10d = 0.148" dia. x 3" long, 10d x 1 1/2 = 0.148" dia. x 1 1/2" long. See page 16-17 for other nail sizes and information.



SS



Typical SS3 Installation

Typical SS1 Installation

RPS Strap Ties

The RPS meets IBC, IRC, UBC and City of Los Angeles code requirements for HVAC and pipes in walls.

FINISH: Galvanized, some products available in ZMAX.

See Corrosion-Resistance, page 6-7.

INSTALLATION: Use all specified fasteners. See General Notes.

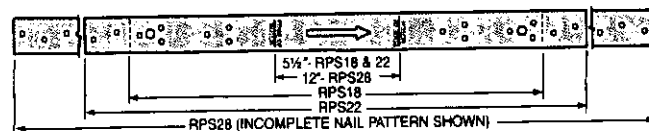
CODES: See page 12 for Code Listing Key Chart.

RPS28 (16 gauge) to reinforce top plate, and RPS28Z (16 gauge ZMAX™) to reinforce sill plate. **International Residential Code® - 2000/2003 R602.6.1**
International Building Code® - 2000/2003 2308.9.8
I.C.B.O. - Uniform Building Code - 1997 2320.11.7

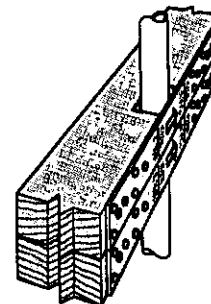
Available with additional corrosion protection. Check with factory.

Model No.	Ga	Dimensions		Notch Width	Fasteners (Total)	Allowable Tension Loads (DF/SP)		Allowable Tension Loads (SPF/HF)		Code Ref.
		W	L			(133)	(180)	(133)	(160)	
RPS18	16	1 1/2	18 3/16	≤ 5 1/2"	12-16d	1150	1380	990	1190	33, 96, 122, 128
		1 1/2	22 3/16	≤ 5 1/2"	12-16d	1150	1380	990	1190	
RPS22	16	1 1/2	22 3/16	≤ 5 1/2"	16-16d	1535	1805	1325	1585	
		1 1/2	28 3/16	≤ 12"	12-16d	1150	1380	990	1190	
RPS28	16	1 1/2	28 3/16	≤ 12"	16-16d	1535	1805	1325	1585	
		1 1/2	28 3/16	≤ 12"	16-16d	1535	1805	1325	1585	

1. Loads include a 33% or 60% load duration increase on the fasteners for earthquake or wind loading, but **DO NOT** include a 33% stress increase on the steel capacity. Refer to page 13 for further explanation.
2. To meet the prescriptive IRC requirement 16d box nails (0.135" dia x 3 1/2") may be used at 0.75 of the table load.
3. NAILS: 16d = 0.162" dia. x 3 1/2" long. See page 16-17 for other nail sizes and information.



RPS



Typical RPS Installation
(Only one strap may be necessary to meet IRC requirements)

ADDRESS : 74 ROBERT BRANCH CIR SUBDIV: MILL BRANCH
 CONTRACTOR : R & K ANDERSON BUILDERS INC PHONE : (919) 656-5212
 OWNER : AUSTIN CONSTRUCTION & DEV #23 PHONE : (919) 656-5212
 PARCEL : 08-0652- - -0097- -23-
 APPL NUMBER: 06-50015050 CP NEW RESIDENTIAL (SFD)
 DIRECTIONS : MILL BRANCH LOT 23. TAKE 401N TOWARD
 FUQUAY RIGHT ONTO MILL BRANCH CIRCLE
 LEFT ONTO ROBERT BRANCH CIRCLE LOT ON
 RIGHT. -A.DRIGGERS

STRUCTURE: 000 000 47X35 3BR SFD
 FLOOD ZONE : FLOOD ZONE X

PERMIT: CPSF 01 CP * SFD

TYP/SQ	REQUESTED COMPLETED	INSP RESULT	DESCRIPTION RESULTS/COMMENTS
B101 01	7/12/06 7/12/06	BS AP	R*BLDG FOOTING / TEMP SVC POLE VRU #: 001232954
A814 01	7/24/06 7/19/06	TI AP	ADDRESS CONFIRMATION VRU #: 001238431 74 ROBERT BRANCH CIR LOT 23
B103 01	7/27/06 7/27/06	BS AP	R*BLDG FOUND & TEMP SVC POLE VRU #: 001242854
A814 02	8/01/06 7/26/06	TI CA	ADDRESS CONFIRMATION VRU #: 001242694
B113 01	8/02/06 8/02/06	BS AP	R*BLDG WATER/DAMP PROOFING VRU #: 001246681
B105 01	8/17/06 8/17/06	BS DA	R*OPEN FLOOR VRU #: 001257240 Need engineers letter or engineered plan on 3'6" cantilever at bathroom. Crawlspace access must be moved from underneath cantilever. Call for reinspection BEFORE ANY ROOF LOAD IS APPLIED. ok to cover floor and frame walls
B105 02	8/23/06 8/23/06	BS AP	R*OPEN FLOOR VRU #: 001260851
R427 01	10/06/06 10/06/06	TI CA	FOUR TRADE ROUGH IN >2500 TIME: 17:00 VRU #: 001288257
R327 01	10/09/06 10/06/06	TI CA	THREE TRADE ROUGH IN >2500 VRU #: 001288216
R427 02	10/09/06 10/09/06	BS DP	FOUR TRADE ROUGH IN >2500 TIME: 17:00 VRU #: 001288265 1. Insulate water lines and trap in garage ceiling and rodent proof shower/tub trap. 2. 3" drain drilled through center of floor joist. Not allowed by code. Provide engineering. 3. Garage floor is hanging off foundation, and is carrying a large point load (steel beam for floor above). Provide an engineers repair. Plumbing not finished or tested...INSPECTION STOPPED. DO NOT SIDE OR INSULATE. \$50.00 reinspection fee
R427 03	10/19/06 10/19/06	BS DA	FOUR TRADE ROUGH IN >2500 VRU #: 001294619 1. Missing valley support over rec room, missing hip rafter support above wall to attic space. (circled on plan) 2. Nail joints in osb to blocking on all corners. 3. Install midstory guides on plumbing vents. ok to side/ insulate. Have engineering available at insulation inspection
R427 04	10/23/06 10/23/06	BS AE	FOUR TRADE ROUGH IN >2500 VRU #: 001296485 connect bath fans to their vents. ok to side, ok to insulate
I129 01	10/25/06 <u>10/25/06</u>	TI <u>APBS</u>	R*INSULATION INSPECTION VRU #: 001298214

ADDRESS : 74 ROBERT BRANCH CIR SUBDIV: MILL BRANCH
 CONTRACTOR R & K ANDERSON BUILDERS INC PHONE : (919) 656-5212
 OWNER AUSTIN CONSTRUCTION & DEV #23 PHONE : (919) 656-5212
 PARCEL : 08-0652- - -0097- -23-
 APPL NUMBER: 06-50015050 CP NEW RESIDENTIAL (SFD)
 DIRECTIONS : MILL BRANCH LOT 23. TAKE 401N TOWARD
 FUQUAY RIGHT ONTO MILL BRANCH CIRCLE
 LEFT ONTO ROBERT BRANCH CIRCLE LOT ON
 RIGHT. -A.DRIGGERS

STRUCTURE: 000 000 47X35 3BR SFD
 FLOOD ZONE : FLOOD ZONE X

PERMIT: CPSF 01 CP * SFD

TYP/SQ	REQUESTED COMPLETED	INSP RESULT	DESCRIPTION RESULTS/COMMENTS
B101 01	7/12/06	BS	R*BLDG FOOTING / TEMP SVC POLE VRU #: 001232954
	7/12/06	AP	
A814 01	7/24/06	TI	ADDRESS CONFIRMATION VRU #: 001238431
	7/19/06	AP	✓74 ROBERT BRANCH CIR LOT 23
B103 01	7/27/06	BS	R*BLDG FOUND & TEMP SVC POLE VRU #: 001242854
	7/27/06	AP	
A814 02	8/01/06	TI	ADDRESS CONFIRMATION VRU #: 001242694
	7/26/06	AP	
B113 01	8/02/06	BS	R*BLDG WATER/DAMP PROOFING VRU #: 001246681
	8/02/06	AP	
B105 01	8/17/06	BS	R*OPEN FLOOR VRU #: 001257240
	8/17/06	DA	Need engineers letter or engineered plan on 3'6" cantilever at bathroom. Crawlspace access must be moved from underneath cantilever. Call for reinspection BEFORE ANY ROOF LOAD IS APPLIED. ok to cover floor and frame walls
B105 02	8/23/06	BS	R*OPEN FLOOR VRU #: 001260851
	8/23/06	AP	
R427 01	10/06/06	TI	FOUR TRADE ROUGH IN >2500 TIME: 17:00 VRU #: 001288257
	10/06/06	CA	
R327 01	10/09/06	TI	THREE TRADE ROUGH IN >2500 VRU #: 001288216
	10/06/06	CA	
R427 02	10/09/06	BS	FOUR TRADE ROUGH IN >2500 TIME: 17:00 VRU #: 001288265
	10/09/06	DP	1. Insulate water lines and trap in garage ceiling and rodent proof shower/tub trap. 2. 3" drain drilled through center of floor joist. Not allowed by code. Provide engineering. 3. Garage floor is hanging off foundation, and is carrying a large point load (steel beam for floor above). Provide an engineers repair. Plumbing not finished or tested...INSPECTION STOPPED. DO NOT SIDE OR INSULATE. \$50.00 reinspection fee
R427 03	10/19/06	BS	FOUR TRADE ROUGH IN >2500 VRU #: 001294619
	10/19/06	DA	1. Missing valley support over rec room, missing hip rafter support above wall to attic space. (circled on plan) 2. Nail joints in osb to blocking on all corners. 3. Install midstory guides on plumbing vents. ok to side/ insulate. Have engineering available at insulation inspection
R427 04	10/23/06	BS	FOUR TRADE ROUGH IN >2500 VRU #: 001296485
	10/23/06	AE	connect bath fans to their vents. ok to side, ok to insulate
I129 01	10/25/06	BS	R*INSULATION INSPECTION VRU #: 001298214
	10/25/06	AP	
H824 01	12/04/06	JM	✓ ENVIR. OPERATIONS PERMIT TIME: 17:00 VRU #: 001318849

PREPARED 7/30/07, 14:00:07
Harnett County

INSPECTION TICKET
INSPECTOR: IVR

PAGE 5
DATE 7/31/07

ADDRESS : 74 ROBERT BRANCH CIR
CONTRACTOR : R & K ANDERSON BUILDERS INC
OWNER : AUSTIN CONSTRUCTION & DEV #23
PARCEL : 08-0652- - -0097- -23-
APPL NUMBER: 06-50015050 CP NEW RESIDENTIAL (SFD)

SUBDIV: MILL BRANCH
PHONE : (919) 656-5212
PHONE : (919) 656-5212

TYP/SQ	REQUESTED COMPLETED	INSP RESULT	DESCRIPTION RESULTS/COMMENTS
R431: 01	12/04/06 7/31/07 <u>2-31</u>	AP TI <u>DP</u>	FOUR TRADE FINAL >2500 VRU #: 001456557 <u>KS</u>

COMMENTS AND NOTES

**Violation Notice
Do Not Remove**

**Harnett County Inspection Department
102 East Front St P.O. Box 65
Lillington, NC 27546
Phone (910) 893-4876 Fax (910) 893-2793**

App #06-50015015

1. Front stairs shall have hand rail. More than 3 risers.
2. Garage door missing design pressure rating for 100 mph wind zone.
3. Handrail in garage does not meet 200 # load in any direction
4. Bottom step exceeds 8 ¼ inches.
5. Trim attic access stairs and install insulation.

\$50 re-inspection fee.

Code Enforcement Official

Signature Ken Slattum

ADDRESS : 74 ROBERT BRANCH CIR SUBDIV: MILL BRANCH
CONTRACTOR : R & K ANDERSON BUILDERS INC PHONE : (919) 656-5212
OWNER : AUSTIN CONSTRUCTION & DEV #23 PHONE : (919) 656-5212
PARCEL : 08-0652- - -0097- -23-
APPL NUMBER: 06-50015050 CP NEW RESIDENTIAL (SFD)

TYP/SQ	REQUESTED COMPLETED	INSP RESULT	DESCRIPTION RESULTS/COMMENTS
R431 01	12/04/06 7/31/07 7/31/07	AP KS DP	FOUR TRADE FINAL >2500 VRU #: 001456557 1. Front stairs shall have handrails. 2. Garage door missing DP rating for 100mph wind zone 3. Handrail in garage will not support a 200#load in all directions 4. Bottom step exceeds 8 1/4 inches 5. Trim attic ladder and install insulation.
R431 02	8/03/07 8/02/07	TI CA	FOUR TRADE FINAL >2500 VRU #: 001459478
R431 03	8/06/07 <u>8-6-07</u>	TI APBS	FOUR TRADE FINAL >2500 VRU #: 001460096

COMMENTS AND NOTES

* platform added @ Bottom
of stairs

ADDRESS : 74 ROBERT BRANCH CIR SUBDIV: MILL BRANCH
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 OWNER : AUSTIN CONSTRUCTION & DEV #23 PHONE : (919) 656-5212
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 FLOOD ZONE : FLOOD ZONE X

PERMIT: CPSF 01 CP * SFD

TYP/SQ	REQUESTED COMPLETED	INSP RESULT	DESCRIPTION RESULTS/COMMENTS
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	7/27/06	AP	
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	7/26/06	AP	
B113 01	8/02/06	BS	R*BLDG WATER/DAMP PROOFING VRU #: 001246681
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I129 01	10/25/06	BS	R*INSULATION INSPECTION VRU #: 001298214
	10/25/06	AP	
H824 01	12/04/06	JM	✓ ENVIR. OPERATIONS PERMIT TIME: 17:00 VRU #: 001318849

**COUNTY OF HARNETT
DEPARTMENT OF BUILDING INSPECTION
AND PLANNING/DEVELOPMENT
CERTIFICATE OF OCCUPANCY**

This certificate issued pursuant to the requirements of Section 105 of the North Carolina State Building Code and the Harnett County Zoning Ordinance certifies at the time of issuance this structure was in compliance with the various ordinances of the County of Harnett regulating development and building construction or use. For the following:

Use Classification: SFD

Type of Construction: IV

Owner of Building: Austin Const.

Building Address: 74 Robert Brown

Zoning District: _____

Zoning Permit No.: N/A

Date: 8-16-07

Brad Sitter

Building Official

Conditional Use Permit No.: _____

Building Permit No.: _____

Electrical Permit No.: _____

Insulation Permit No.: _____

Plumbing Permit No.: _____

Mech. Permit No.: de 5-15050

Envir. C.O. No.: _____

Zoning Official