

ATTN Ken S.

John Alexander McRae, P. E., Inc.
8517 Wanstraw Way
Apex, North Carolina 27502
(919) 662-5531 Fax: (919) 662-8599

11 January 2007

To: **Mike Gannon**
Fax:

Re: **1020 Montague Rd.**
Jampe Job Number 0701-51

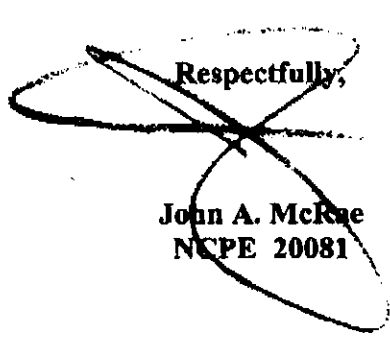
The following design and recommendation is based on the latest edition of the North Carolina State Building Code and any local codes which may be in effect at the time of this letter.

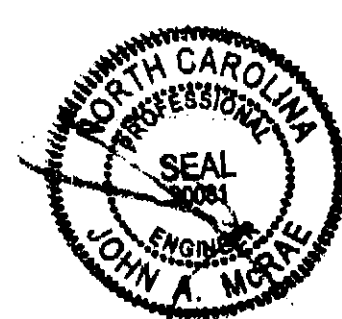
Live Loads: Roof/Limited Storage - 20psf Upper Floors - 30psf Main Floors - 40psf
Dead Loads as applicable. Allowable Soil Pressure - 2000psf Wind Load - 18psf.
Allowable Stress: #2 SPF - 875 psi #2 SYP - 1050psi LVL - 2900 psi

Builder has requested verification of the following issues:

Verify footing.

Saturated sandy soils with minor groundwater penetration at left and rear areas.
Footings excavated to stable native sandy soils with less than 5 percent expansive soils
Soil bearing capacity exceeds 2000 psf and is adequate to support expected loads.
(2) 4" perforated drains installed at foundation to displace sub-surface water intrusion.
All footings free of loose, organic and cave-in material.
Install (3) # 4 rebar at all exterior and garage footings to be supported with chairs and tied.
All rebar to be lapped minimum 10".
Remove all standing water prior to concrete placement.

Respectfully,

John A. McRae
NCPE 20081



2007
11 JAN 20 7

ADDRESS . : 1020 MONTAGUE RD SUBDIV:
CONTRACTOR : M J G CONSTRUCTION PHONE : (910) 893-5677
OWNER . . : DUNCAN FRANCES MONTAGUE #2 PHONE : (919) 639-2209
PARCEL . . : 04-0672- - -0039- -01-
APPL NUMBER: 06-50015431 CP NEW RESIDENTIAL (SFD)
DIRECTIONS : TAKE 210 TO ANIGER RIGHT ONTO HWY 55
SOUTH ONE MILE AND BEAR RIGHT ONTO OLD
BUIES CREEK RD GO 1/2 MILE AND TURN
LEFT ONTO ENNIS RD GO 1/2 MILE AND TURN
RIGHT ONTO MONTAGUE RD PROPERTY IS
LOCATED ABOUT 4/10 MILE ON LEFT.
-A.DRIGGERS

STRUCTURE: 000 000 65X76 3BR SFD
FLOOD ZONE : FLOOD ZONE X

PERMIT: CPSF 00 CP * SFD

TYP/SQ	REQUESTED COMPLETED	INSP RESULT	DESCRIPTION RESULTS/COMMENTS
B101 01	1/10/07 1/11/07	KS AP	R*BLDG FOOTING / TEMP SVC POLE VRU #: 001334853
B103 01	2/06/07	TI	R*BLDG FOUND & TEMP SVC POLE VRU #: 001348964

2-6 AP KS

----- COMMENTS AND NOTES -----

ADDRESS . : 1020 MONTAGUE RD SUBDIV:
CONTRACTOR : M J G CONSTRUCTION PHONE : (910) 893-5677
OWNER . . : DUNCAN FRANCES MONTAGUE #2 PHONE : (919) 639-2209
PARCEL . . : 04-0672- - -0039- -01-
APPL NUMBER: 06-50015431 CP NEW RESIDENTIAL (SFD)
DIRECTIONS : TAKE 210 TO ANIGER RIGHT ONTO HWY 55
SOUTH ONE MILE AND BEAR RIGHT ONTO OLD
BUIES CREEK RD GO 1/2 MILE AND TURN
LEFT ONTO ENNIS RD GO 1/2 MILE AND TURN
RIGHT ONTO MONTAGUE RD PROPERTY IS
LOCATED ABOUT 4/10 MILE ON LEFT.
-A.DRIGGERS

STRUCTURE: 000 000 65X76 3BR SFD
FLOOD ZONE . . . : FLOOD ZONE X

PERMIT: CPSF 00 CP * SFD

TYP/SQ	REQUESTED COMPLETED	INSP RESULT	DESCRIPTION RESULTS/COMMENTS
B101 01	1/10/07 1/11/07	KS AP	R*BLDG FOOTING / TEMP SVC POLE VRU #: 001334853
B103 01	2/06/07 2/06/07	KS AP	R*BLDG FOUND & TEMP SVC POLE VRU #: 001348964
B105 01	2/08/07	TI	R*OPEN FLOOR VRU #: 001350246

2-8 AP KS

----- COMMENTS AND NOTES -----

ADDRESS . : 1020 MONTAGUE RD SUBDIV:
CONTRACTOR : M J G CONSTRUCTION PHONE : (910) 893-5677
OWNER . . : DUNCAN FRANCES MONTAGUE #2 PHONE : (919) 639-2209
PARCEL . . : 04-0672- - -0039- -01-
APPL NUMBER: 06-50015431 CP NEW RESIDENTIAL (SFD)
DIRECTIONS : TAKE 210 TO ANIGER RIGHT ONTO HWY 55
SOUTH ONE MILE AND BEAR RIGHT ONTO OLD
BUIES CREEK RD GO 1/2 MILE AND TURN
LEFT ONTO ENNIS RD GO 1/2 MILE AND TURN
RIGHT ONTO MONTAGUE RD PROPERTY IS
LOCATED ABOUT 4/10 MILE ON LEFT.
-A.DRIGGERS

STRUCTURE: 000 000 65X76 3BR SFD
FLOOD ZONE : FLOOD ZONE X

PERMIT: CPSF 00 CP * SFD

TYP/SQ	REQUESTED COMPLETED	INSP RESULT	DESCRIPTION RESULTS/COMMENTS
B101 01	1/10/07 1/11/07	KS AP	R*BLDG FOOTING / TEMP SVC POLE VRU #: 001334853
B103 01	2/06/07 2/06/07	KS AP	R*BLDG FOUND & TEMP SVC POLE VRU #: 001348964
B105 01	2/08/07 2/08/07	KS AP	R*OPEN FLOOR VRU #: 001350246
A814 01	3/28/07	TI	ADDRESS CONFIRMATION VRU #: 001379049
R425 01	<u>3/28/07</u> <u>3-28</u>	<u>TI</u> <u>DA</u>	FOUR TRADE ROUGH IN VRU #: 001379056

KS

COMMENTS AND NOTES

ADDRESS : 1020 MONTAGUE RD SUBDIV:
 CONTRACTOR : M J G CONSTRUCTION PHONE : (910) 893-5677
 OWNER : DUNCAN FRANCES MONTAGUE #2 PHONE : (919) 639-2209
 PARCEL : 04-0672- - -0039- -01-
 APPL NUMBER: 06-50015431 CP NEW RESIDENTIAL (SFD)
 DIRECTIONS : TAKE 210 TO ANIGER RIGHT ONTO HWY 55
 SOUTH ONE MILE AND BEAR RIGHT ONTO OLD
 BUIES CREEK RD GO 1/2 MILE AND TURN
 LEFT ONTO ENNIS RD GO 1/2 MILE AND TURN
 RIGHT ONTO MONTAGUE RD PROPERTY IS
 LOCATED ABOUT 4/10 MILE ON LEFT.
 -A.DRIGGERS

STRUCTURE: 000 000 65X76 3BR SFD
 FLOOD ZONE . . . : FLOOD ZONE X

PERMIT: CPSF 00 CP * SFD

TYP/SQ	REQUESTED COMPLETED	INSP RESULT	DESCRIPTION RESULTS/COMMENTS
B101 01	1/10/07 1/11/07	KS AP	R*BLDG FOOTING / TEMP SVC POLE VRU #: 001334853
B103 01	2/06/07 2/06/07	KS AP	R*BLDG FOUND & TEMP SVC POLE VRU #: 001348964
B105 01	2/08/07 2/08/07	KS AP	R*OPEN FLOOR VRU #: 001350246
R425 01	3/28/07 3/28/07	KS DA	FOUR TRADE ROUGH IN VRU #: 001379056 T/S: 03/28/2007 03:50 PM KSLATTUM ----- 1. Nee d 2 2x8 rafters opposing valleys as highlighted on plan. 2. Add U210 hangars on lvl over dormer of garage. 3. Water distribution at 75 psi. Did not see any apparent leak. 4. Add flashing for brick where missing. OK to insulate
A814 01	3/28/07 3/30/07	TI AP	ADDRESS CONFIRMATION TIME: 17:00 VRU #: 001379049 1020 Montague Rd
I129 01	3/30/07 3/29/07	TI CA	R*INSULATION INSPECTION VRU #: 001381003
I129 02	4/03/07 4-3	TI DP	R*INSULATION INSPECTION VRU #: 001381011
R425 02	4/03/07 43	TI DA	FOUR TRADE ROUGH IN VRU #: 001381029 KS

COMMENTS AND NOTES

ADDRESS : 1020 MONTAGUE RD SUBDIV:
 CONTRACTOR : M J G CONSTRUCTION PHONE : (910) 893-5677
 OWNER : DUNCAN FRANCES MONTAGUE #2 PHONE : (919) 639-2209
 PARCEL : 04-0672- - -0039- -01-
 APPL NUMBER: 06-50015431 CP NEW RESIDENTIAL (SFD)
 DIRECTIONS : TAKE 210 TO ANIGER RIGHT ONTO HWY 55
 SOUTH ONE MILE AND BEAR RIGHT ONTO OLD
 BUIES CREEK RD GO 1/2 MILE AND TURN
 LEFT ONTO ENNIS RD GO 1/2 MILE AND TURN
 RIGHT ONTO MONTAGUE RD PROPERTY IS
 LOCATED ABOUT 4/10 MILE ON LEFT.
 -A.DRIGGERS

STRUCTURE: 000 000 65X76 3BR SFD
 FLOOD ZONE : FLOOD ZONE X
 # BEDROOMS : 3.00 PROPOSED USE : SFD
 SEPTIC - EXISTING? : NEW

PERMIT: CPSF 00 CP * SFD

TYP/SQ	REQUESTED COMPLETED	INSP RESULT	DESCRIPTION RESULTS/COMMENTS
B101 01	1/10/07 1/11/07	KS AP	R*BLDG FOOTING / TEMP SVC POLE VRU #: 001334853
B103 01	2/06/07 2/06/07	KS AP	R*BLDG FOUND & TEMP SVC POLE VRU #: 001348964
B105 01	2/08/07 2/08/07	KS AP	R*OPEN FLOOR VRU #: 001350246
R425 01	3/28/07 3/28/07	KS DA	FOUR TRADE ROUGH IN VRU #: 001379056 T/S: 03/28/2007 03:50 PM KSLATTUM ----- 1. Nee d 2 2x8 rafters opposing valleys as highlighted on plan. 2. Add U210 hangars on lvl over dormer of garage. 3. Water distribution at 75 psi. Did not see any apparent leak. 4. Add flashing for brick where missing. OK to insulate
A814 01	3/28/07 3/30/07	TI AP	ADDRESS CONFIRMATION TIME: 17:00 VRU #: 001379049 1020 Montague Rd
I129 01	3/30/07 3/29/07	TI CA	R*INSULATION INSPECTION VRU #: 001381003
I129 02	4/03/07 4/03/07	KS DP	R*INSULATION INSPECTION VRU #: 001381011 Insulation not completed above windows nor were all the window jambs insulated. 50 reinspection fee
R425 02	4/03/07 4/03/07	KS DA	FOUR TRADE ROUGH IN VRU #: 001381029 Insulation not completed above windows nor were all the window jambs insulated. 50 reinspection fee
I129 03	4/09/07 <u>4-9</u>	TI <u>DA</u>	R*INSULATION INSPECTION VRU #: 001385350
R127 01	4/09/07 <u>4-9</u>	TI <u>AP</u>	ONE TRADE ROUGH IN > 2500 VRU #: 001385343

COMMENTS AND NOTES

ADDRESS : 1020 MONTAGUE RD SUBDIV:
CONTRACTOR : M J G CONSTRUCTION PHONE : (910) 893-5677
OWNER : DUNCAN FRANCES MONTAGUE #2 PHONE : (919) 639-2209
PARCEL : 04-0672- - -0039- -01-
APPL NUMBER: 06-50015431 CP NEW RESIDENTIAL (SFD)
DIRECTIONS : TAKE 210 TO ANIGER RIGHT ONTO HWY 55
SOUTH ONE MILE AND BEAR RIGHT ONTO OLD
BUIES CREEK RD GO 1/2 MILE AND TURN
LEFT ONTO ENNIS RD GO 1/2 MILE AND TURN
RIGHT ONTO MONTAGUE RD PROPERTY IS
LOCATED ABOUT 4/10 MILE ON LEFT.
-A.DRIGGERS

STRUCTURE: 000 000 65X76 3BR SFD
FLOOD ZONE : FLOOD ZONE X
BEDROOMS : 3.00 PROPOSED USE : SFD
SEPTIC - EXISTING? : NEW

PERMIT: CPSF 00 CP * SFD

TYP/SQ	REQUESTED COMPLETED	INSP RESULT	DESCRIPTION RESULTS/COMMENTS
B101 01	1/10/07 1/11/07	KS AP	R*BLDG FOOTING / TEMP SVC POLE VRU #: 001334853
B103 01	2/06/07 2/06/07	KS AP	R*BLDG FOUND & TEMP SVC POLE VRU #: 001348964
B105 01	2/08/07 2/08/07	KS AP	R*OPEN FLOOR VRU #: 001350246
R425 01	3/28/07 3/28/07	KS DA	FOUR TRADE ROUGH IN VRU #: 001379056 T/S: 03/28/2007 03:50 PM KSLATTUM ----- 1. Nee d 2 2x8 rafters opposing valleys as highlighted on plan. 2. Add U210 hangars on lvl over dormer of garage. 3. Water distribution at 75 psi. Did not see any apparent leak. 4. Add flashing for brick where missing. OK to insulate
A814 01	3/28/07 3/30/07	TI AP	ADDRESS CONFIRMATION TIME: 17:00 VRU #: 001379049 1020 Montague Rd
I129 01	3/30/07 3/29/07	TI CA	R*INSULATION INSPECTION VRU #: 001381003
I129 02	4/03/07 4/03/07	KS DP	R*INSULATION INSPECTION VRU #: 001381011 Insulation not completed above windows nor were all the window jambs insulated. 50 reinspection fee
R425 02	4/03/07 4/03/07	KS DA	FOUR TRADE ROUGH IN VRU #: 001381029 Insulation not completed above windows nor were all the window jambs insulated. 50 reinspection fee
I129 03	4/09/07 4/09/07	KS DA	R*INSULATION INSPECTION VRU #: 001385350 Walls behind garden tub not insulated Do not sheet rock
R127 01	4/09/07 4/09/07	KS AP	ONE TRADE ROUGH IN > 2500 VRU #: 001385343
H824 01	5/07/07 5/07/07	JM AP	ENVIR. OPERATIONS PERMIT TIME: 17:00 VRU #: 001405877
R431 01	7/09/07	TI	FOUR TRADE FINAL >2500 VRU #: 001442235

7907 ~~DRIGGERS~~

ADDRESS : 1020 MONTAGUE RD SUBDIV:
 CONTRACTOR : M J G CONSTRUCTION PHONE : (910) 893-5677
 OWNER : DUNCAN FRANCES MONTAGUE #2 PHONE : (919) 639-2209
 PARCEL : 04-0672- - -0039- -01-
 APPL NUMBER: 06-50015431 CP NEW RESIDENTIAL (SFD)
 DIRECTIONS : TAKE 210 TO ANIGER RIGHT ONTO HWY 55
 SOUTH ONE MILE AND BEAR RIGHT ONTO OLD
 BUIES CREEK RD GO 1/2 MILE AND TURN
 LEFT ONTO ENNIS RD GO 1/2 MILE AND TURN
 RIGHT ONTO MONTAGUE RD PROPERTY IS
 LOCATED ABOUT 4/10 MILE ON LEFT.
 -A.DRIGGERS

STRUCTURE: 000 000 65X76 3BR SFD
 FLOOD ZONE . . . : FLOOD ZONE X

PERMIT: CPSF 00 CP * SFD

TYP/SQ	REQUESTED COMPLETED	INSP RESULT	DESCRIPTION RESULTS/COMMENTS
B101 01	1/10/07 1/11/07	KS AP	R*BLDG FOOTING / TEMP SVC POLE VRU #: 001334853
B103 01	2/06/07 2/06/07	KS AP	R*BLDG FOUND & TEMP SVC POLE VRU #: 001348964
B105 01	2/08/07 2/08/07	KS AP	R*OPEN FLOOR VRU #: 001350246
R425 01	3/28/07 3/28/07	KS DA	FOUR TRADE ROUGH IN VRU #: 001379056 T/S: 03/28/2007 03:50 PM KSLATTUM ----- 1. Need 2 2x8 rafters opposing valleys as highlighted on plan. 2. Add U210 hangars on lvl over dormer of garage. 3. Water distribution at 75 psi. Did not see any apparent leak. 4. Add flashing for brick where missing. OK to insulate
A814 01	3/28/07 3/30/07	TI AP	ADDRESS CONFIRMATION TIME: 17:00 VRU #: 001379049 ✓1020 Montague Rd
I129 01	3/30/07 3/29/07	TI CA	R*INSULATION INSPECTION VRU #: 001381003
I129 02	4/03/07 4/03/07	KS DP	R*INSULATION INSPECTION VRU #: 001381011 Insulation not completed above windows nor were all the window jambs insulated. 50 reinspection fee
R425 02	4/03/07 4/03/07	KS DA	FOUR TRADE ROUGH IN VRU #: 001381029 Insulation not completed above windows nor were all the window jambs insulated. 50 reinspection fee
I129 03	4/09/07 4/09/07	KS DA	R*INSULATION INSPECTION VRU #: 001385350 Walls behind garden tub not insulated Do not sheet rock
R127 01	4/09/07 4/09/07	KS AP	ONE TRADE ROUGH IN > 2500 VRU #: 001385343
H824 01	5/07/07 5/07/07	JM AP	✓ENVIR. OPERATIONS PERMIT TIME: 17:00 VRU #: 001405877
R431 01	7/09/07 7/09/07	SS DA	FOUR TRADE FINAL >2500 VRU #: 001442235 1. Insulate trap on garage sink. 2 Caulk all windows in. Need a handrail on front steps (4 risers) 4. Max A/C braker for unit at rear is 15 amp.
R331 01	7/10/07 <u>7.10.07</u>	TI <u>APB</u>	THREE TRADE FINAL >2500 VRU #: 001443365

**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: II
Owner of Building: Francis Montague Duncan
Building Address: 1020 Montague Rd
Zoning District: NA
Zoning Permit No.: _____
Date: 7-10-07
Brad Sutton
Building Official

Conditional Use Permit No.: _____
Building Permit No.: _____
Electrical Permit No.: _____
Insulation Permit No.: _____
Plumbing Permit No.: _____
Mech. Permit No.: _____
Envir. C.O. No.: 06-5-15431

Zoning Official