

ADDRESS : 101 ATKINS VILLAGE CT
 CONTRACTOR : ROYAL OAKS BUILDING GROUP LLC
 OWNER : ROYAL OAKS BUILDING LLC
 PARCEL : 04-0672- - -0118- -05-
 APPL NUMBER: 16-50038027 CP NEW RESIDENTIAL (SFD)
 DIRECTIONS : T/S: 02/17/2016 01:18 PM JBROCK ----
 ATKINS VILLAGE LOT 5
 premise # 53106724

SUBDIV: ATKINS VILLAGE PH1 20LTS
 PHONE : (919) 233-3886
 PHONE :

STRUCTURE: 000 000 54X55 4BDR CRAWL W/ GARAGE

FLOOD ZONE : FLOOD ZONE X
 # BEDROOMS : 4000000.00
 SEPTIC - EXISTING? : NEW TANK
 PROPOSED USE : SFD
 WATER SUPPLY : COUNTY

PERMIT: CPSF 00 CP * SFD

TYP/SQ	REQUESTED COMPLETED	INSP RESULT	DESCRIPTION RESULTS/COMMENTS
B101 01	3/28/16 3/28/16	BS DA	R*BLDG FOOTING / TEMP SVC POLE TIME: 17:00 VRU #: 002794691 T/S: March 28, 2016 09:38 AM BSUTTON When calling for footing inspection that was inspected third party, the sealed engineers letter must be on site and state that the engineer observed the footings, and they meet NC Residential Code. Also, please write the premise number for each lot ON THE PERMIT CARD, so that we may call in for power at the tpole, and for the temp power certificate.
B101 02	4/01/16 4/01/16	BS AP	R*BLDG FOOTING / TEMP SVC POLE VRU #: 002797629 Brad/Dean, This is a projection footing inspection. And a T pole inspection. The premise number is 72898612. And I will have a third-party engineer stamp letter in the box. I have already emailed a copy to Jennifer also. Thanks, Rick, 919 6 25 8325.
B103 01	4/01/16 4/01/16	BS AP	T/S: April 01, 2016 01:00 PM BSUTTON R*BLDG FOUND & TEMP SVC POLE TIME: 17:00 VRU #: 002798114 T/S: April 01, 2016 01:01 PM BSUTTON T/S: April 01, 2016 01:03 PM BSUTTON
A814 01	4/07/16 4/07/16	SB AP	ADDRESS CONFIRMATION TIME: 17:00 VRU #: 002799617 101 ATKINS VILLAGE CT FUQUAY VARINA 27526 T/S: 04/07/2016 10:07 AM SBENNETT
B105 01	4/07/16 4/07/16	BS DA	R*OPEN FLOOR TIME: 17:00 VRU #: 002799625 T/S: April 07, 2016 11:18 AM BSUTTON Missing some load points at front and rear. 2. girder is wrong. 3. Need hangers over access door.
B105 02	4/08/16 4/08/16	BS AP	R*OPEN FLOOR TIME: 17:00 VRU #: 002800837 T/S: April 08, 2016 03:14 PM BSUTTON
B104 01	5/05/16 5/05/16	JB AP	R*FOUND & SETBACK VERIF SURVEY TIME: 17:00 VRU #: 002812998 T/S: 05/05/2016 02:12 PM JBROCK
R425 01	5/06/16 5/06/16	BS DA	FOUR TRADE ROUGH IN TIME: 17:00 VRU #: 002813004 T/S: 05/05/2016 02:12 PM JBROCK T/S: May 06, 2016 11:30 AM BSUTTON 1.Once garage slab is poured, extend LVL support to slab

PREPARED: 5/12/16, 14:34:26
Harnett County

INSPECTION TICKET
INSPECTOR: IVR

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DATE 5/13/16

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TYP/SQ	REQUESTED COMPLETED	INSP RESULT	DESCRIPTION RESULTS/COMMENTS
R425 02	5/13/16 <i>5-13-16</i>	TI <i>ARB</i>	floor. 2. Missing all exterior doors. 3. Repair air barriers at trusses over 1 car and at third floor. 4. No fireplace. 5. Hole in floor at return duct. 6. Insulation and air barrier behind laundry room. 7. Close chase behind master vanity at stairs. 8. Improper headroom at third floor shower. 9. I joist cut for 1/2 bath plumbing drop. Need engineering. DO not side/insulate FOUR TRADE ROUGH IN TIME: 17:00 VRU #: 002814887 T/S: 05/11/2016 08:26 AM JBROCK eng. letter emailed to brad

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

Date: May 11, 2016

To: Rick Sargent
Royal Oaks Building Group, LLC
1210 Trinity Road, Suite 102
Raleigh, NC 27607
E-Mail: rsargent@royaloakshomes.com

Re: Damaged Crawl Space I-joint Repair
Lot 5 Atkin's Village – Camellia Plan (Ref 9666)
Summit Job No.: 1852-10R (10193)

To Whom It May Concern:

SUMMIT Engineering, Laboratory & Testing, Inc. (SUMMIT) was contacted on May 11, 2016 by Rick Sargent on behalf of Royal Oaks Building Group, LLC to evaluate the notched crawl space i-joint located under the first floor powder room. Below is a summary of our findings:

Structure Description

This evaluation was performed for the structure during the construction process. The structure is the Camellia plan, under construction on Lot 5 of the Atkin's Village Community. The plan that was analyzed was sealed by Dennis C. Pilarczyk, Jr., P.E. on behalf of SUMMIT, dated January 26, 2016.

Observations and Conclusions

Based on our evaluation, the crawl space i-joint, which has been notched at the top flange in the area located under the first floor half bath shall be repaired as follows (repair may be made to either side of the damaged i-joint):

- 1) The full web area of the damaged i-joint shall be packed solid with minimum 3/4" thick OSB/plywood. A continuous piece of 2x4 lumber shall be added to the top and bottom flanges, flush with the top/bottom of the joist. The interior web backer shall be in contact with the i-joint web and the exterior piece of 2x4 lumber.
- 2) The repair shall extend a minimum of 2 feet on each side of the damaged flange area.
- 3) The repair assembly shall be fastened with four rows of 8d nails, spaced at 4 inches on center.

Based on photographs provided by Rick Sargent, on behalf of Royal Oaks Building Group, it appears that the damaged i-joint has been adequately repaired to meet or exceed the requirements stated above.

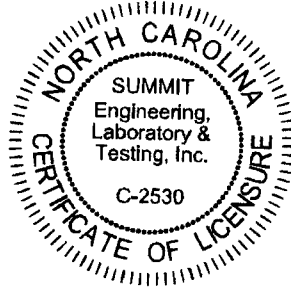
No other framing members have been evaluated at this time, and shall be framed in accordance with the sealed set of structural plans permitted for this site.

Closing

Opinions, conclusions, and recommendations made in this report are based solely on the performance observations made during the structural analysis pertaining to the scope of work as stated in the opening paragraph of this report. Performance standards are based on minimum building code requirements and the knowledge of our staff as gain through experience and professional training.

We appreciate the opportunity to assist you in this phase of your project and look forward to assisting you on future projects if possible. If you have any questions, please do not hesitate to contact us.

Sincerely,
SUMMIT



Dennis C. Pilarczyk, Jr., P.E.
Structural Department Manager

Alteration of this seal without the express written consent of the sealing engineer is a violation of the provisions set forth in the North Carolina Engineering and Land Survey Act (G.S. 89C) and may result in legal action by the North Carolina Board for Engineers and Land Surveyors.