
ADDRESS : 39 ATKINS VILLAGE CT SUBDIV: ATKINS VILLAGE PH1 20LTS
CONTRACTOR : ROYAL OAKS BUILDING GROUP LLC PHONE : (919) 233-3886
OWNER : ATKINS VILLAGE LLC PHONE :
PARCEL : 04-0672- - -0118- -02-
APPL NUMBER: 16-50038588 CP NEW RESIDENTIAL (SFD)
DIRECTIONS : T/S: 04/28/2016 11:07 AM JBROCK ----
ATKINS VILLAGE #2
premise #47824504

STRUCTURE: 000 000 40X56 4BDR CRAWL W/ GARAGE & DECK

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

PERMIT: CPSF 00 CP * SFD

TYP/SQ	REQUESTED COMPLETED	INSP RESULT	DESCRIPTION RESULTS/COMMENTS
B101 01	6/07/16 6/07/16	KS AP	R*BLDG FOOTING / TEMP SVC POLE TIME: 17:00 VRU #: 002826667 T/S: 06/06/2016 01:28 PM JBROCK ----- T/S: 06/07/2016 02:34 PM KSLATTUM -----
A814 01	6/10/16 6/10/16	SB AP	ADDRESS CONFIRMATION TIME: 17:00 VRU #: 002828580 39 ATKINS VILLAGE CT FUQUAY VARINA 27526 T/S: 06/10/2016 11:08 AM SBENNETT -----
B103 01	6/10/16 6/10/16	KS AP	R*BLDG FOUND & TEMP SVC POLE TIME: 17:00 VRU #: 002828572 T/S: 06/09/2016 09:07 AM JBROCK ----- ENG LETTER HAS ALREADY BEEN PICKED UP AT FOOTING INSPECTION FOR THIS T/S: 06/10/2016 03:34 PM KSLATTUM -----
B105 01	6/10/16 6/10/16	KS DA	R*OPEN FLOOR TIME: 17:00 VRU #: 002828598 T/S: 06/09/2016 09:08 AM JBROCK ----- T/S: 06/10/2016 03:37 PM KSLATTUM ----- I joists not installed per plan, 2. Squash plates shall be 1 1/16th above I joists
B105 02	6/13/16 6/13/16	BS AP	R*OPEN FLOOR TIME: 17:00 VRU #: 002829679 T/S: 06/10/2016 04:45 PM LBENNETT ----- T/S: June 13, 2016 09:56 AM BSUTTON -----
B104 01	7/08/16 7/08/16	JB AP	R*FOUND & SETBACK VERIF SURVEY TIME: 17:00 VRU #: 002841369 T/S: 07/08/2016 09:36 AM JBROCK -----
R425 01	7/11/16 7/11/16	BS DA	FOUR TRADE ROUGH IN TIME: 17:00 VRU #: 002841377 T/S: 07/08/2016 09:36 AM JBROCK ----- T/S: July 11, 2016 11:56 AM BSUTTON ----- 1. Install roof boots. 2. Repair shower liner at seat. 3. More than two studs drilled for vanity drains in load bearing walls supporting trusses. Provide engineers repair. OK to side/do not insulate
R425 02	7/21/16	TI	FOUR TRADE ROUGH IN VRU #: 002846921 re insp thanks rick sargent 919-625-8325

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

Date: July 12, 2016

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

Re: Framing Issue
Lot 2 Atkin's Village – Juniper Plan (Ref No. 10398)
Summit Job No.: 1852-10R (11034)

To Whom It May Concern:

SUMMIT Engineering, Laboratory & Testing, Inc. (**SUMMIT**) was contacted on July 12, 2016 by Rick Sargent on behalf of Royal Oaks Building Group, LLC to evaluate the second floor loadbearing wall studs, located in the wall between the loft and front most bathroom, which have had a 2-inch diameter hole drilled in the middle of the 2x4 studs to allow passage of a 1.5-inch diameter plumbing pipe. An on-site inspection was performed by a **SUMMIT** representative on July 12, 2016. Below is a summary of our findings:

Structure Description

This evaluation was performed for the structure during the construction process. The structure is the Juniper "C" plan, with a garage located on the right side of the lot, on a crawl space foundation, under construction on Lot 2 of the Atkin's Village Community in Fuquay-Varina, NC. The structural plans used during this evaluation were sealed by Dennis C. Pilarczyk Jr., PE, on behalf of **SUMMIT**, dated April 22, 2016.

Observations and Conclusions

It was observed that three 2x4 wall studs in the loadbearing wall between the second floor loft and front most bathroom have had a 2-inch diameter hole drilled into the middle portion of each stud to allow passage of a 1.5-inch diameter plumbing pipeline. Based on our review of the roof truss layouts, and individual roof truss profiles, prepared by Universal Forest Products (UFP) dated March 31, 2016, the compressive loads being imparted by the 'R02B' attic roof trusses on the wall located between the second floor loft and bathroom is approximately 1150#. In order to support these anticipated loads, each of the three damaged studs shall have a Simpson Strong-Tie (SST) HSS2-SDS1.5 stud shoe added to enhance the stud's performance. The stud shoes shall be installed in accordance with manufacturer's specifications.

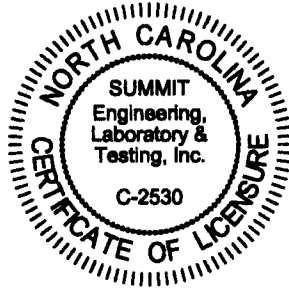
No other foundation or framing members have been evaluated at this time, and shall be framed in accordance with the sealed set of structural plans permitted for this site.

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 gained 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.