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ADDRESS : 793 ATKINS RD SUBDIV:  
 CONTRACTOR : ROYAL OAKS BUILDING GROUP LLC PHONE : (919) 233-3886  
 OWNER : ATKINS VILLAGE LLC PHONE :  
 PARCEL : 04-0664- - -0020- -02-  
 APPL NUMBER: 17-50040932 CP NEW RESIDENTIAL (SFD)  
 DIRECTIONS : T/S: 03/10/2017 04:16 PM BPETRICH --  
 ATKINS VILLAGE #1  
 NORTH ON 401 - RIGHT ONTO RAWLS CHURCH  
 - RIGHT ONTO ATKINS ROAD - LEFT ONTO  
 ATKINS VILLAGE COURT  
 \*\*\*\*PREMISE 58195478\*\*\*\*  
 T/S: 05/23/2017 08:56 AM JBROCK ----

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**STRUCTURE: 000 000 45X68 4BD W/GARAGE&DECK CRAWL W/BONUS**

FLOOD ZONE : FLOOD ZONE X  
 # BEDROOMS : 4.00 PROPOSED USE : SFD  
 SEPTIC - EXISTING? : NEW WATER SUPPLY : COUNTY

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**PERMIT: CPSF 00 CP \* SFD**

TYP/SQ	REQUESTED COMPLETED	INSP RESULT	DESCRIPTION RESULTS/COMMENTS
A814 01	4/20/17 4/20/17	SB AP	ADDRESS CONFIRMATION TIME: 17:00 VRU #: 002961399 793 ATKINS RD FUQUAY VARINA 27526 T/S: 04/20/2017 12:21 PM SBENNETT -----
B101 01	4/21/17 4/21/17	BS AP	R*BLDG FOOTING / TEMP SVC POLE TIME: 17:00 VRU #: 002961365 T/S: 04/19/2017 09:20 AM JBROCK ----- eng letter for footing T/S: 04/19/2017 03:44 PM BPETRICH ----- T/S: April 21, 2017 12:20 PM BSUTTON -----
B103 01	4/21/17 4/21/17	BS DA	R*BLDG FOUND & TEMP SVC POLE TIME: 17:00 VRU #: 002961381 T/S: 04/19/2017 09:20 AM JBROCK ----- T/S: 04/19/2017 03:44 PM BPETRICH ----- T/S: April 21, 2017 12:20 PM BSUTTON ----- not ready
B103 02	4/24/17 4/24/17	BS DA	R*BLDG FOUND & TEMP SVC POLE TIME: 17:00 VRU #: 002963106 T/S: 04/21/2017 01:39 PM JBROCK ----- T/S: April 24, 2017 01:14 PM BSUTTON ----- UNable to do foundation inspection. Foundation is washed in and full of water.
B103 03	4/26/17 4/26/17	BS AP	R*BLDG FOUND & TEMP SVC POLE TIME: 17:00 VRU #: 002963650 T/S: 04/24/2017 02:29 PM JBROCK ----- T/S: 04/25/2017 07:49 AM DJOHNSON ----- T/S: April 26, 2017 01:08 PM BSUTTON -----
B105 01	5/02/17 5/02/17	BS AP	R*OPEN FLOOR TIME: 17:00 VRU #: 002965648 T/S: 04/28/2017 10:05 AM BPETRICH ----- T/S: 05/01/2017 08:03 AM DJOHNSON ----- T/S: May 02, 2017 10:44 AM BSUTTON -----
R425 01	5/30/17 5/30/17	BS DA	FOUR TRADE ROUGH IN TIME: 17:00 VRU #: 002977676 T/S: 05/26/2017 10:33 AM JBROCK ----- T/S: May 30, 2017 10:32 AM BSUTTON ----- 1. Finish roofing. 2. Anchors missing at garage door. 3. Simpson strap missing at kitchen beam per plan. 4. Need engineers repair for Ijoist cut for plumbing under house. OK to side. Do not insulate

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 PHONE :

TYP/SQ	REQUESTED COMPLETED	INSP RESULT	DESCRIPTION RESULTS/COMMENTS
R425 02	6/06/17 <u>6-6-17</u>	TI <u>APBS</u>	FOUR TRADE ROUGH IN TIME: 17:00 VRU #: 002980662 T/S: 06/05/2017 01:04 PM BPETRICH

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

Date: May 31, 2017

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

Re: Framing Issue  
Lot 149 Atkin's Village, Fuquay-Varina, NC  
Belhaven Plan, Garage Left  
Summit Job No.: 1852-10R (14053)

To Whom It May Concern:

SUMMIT Engineering, Laboratory & Testing, Inc. (SUMMIT) was contacted on March 30, 2017 by Rick Sargent on behalf of Royal Oaks Building Group, LLC to evaluate two damaged crawl space I-joists for the home site listed above. Below is a summary of our findings:

**Structure Description**

This evaluation was performed for the structure during the construction process. The structure is the Belhaven plan, on a crawl space foundation, under construction on Lot 149 of the Atkin's Village Community in Fuquay-Varina, NC. The structural plans used during this evaluation were designed by D. Mark Minshew, PE, on behalf of Southern Engineers, PA, dated February 6, 2017.

**Observations and Conclusions**

It was observed that two of the 11-7/8" TJI I-joists located in the crawl space floor system have had the top flange damaged during the installation of either an electrical wire or plumbing pipe system. The joist damaged by the electrical wire is the 'J17' extra joist located to the rear of the garage. The joist damaged by the plumbing pipeline is the 'J13' extra joist located under the owner's bathroom. Each joist shall be repaired as follows:

- 1) The full web area of the damaged I-joists shall be packed solid with minimum 5/8" thick OSB/plywood, adhered with a liberal amount of wood glue adhesive. The full joist depth shall be covered with a single piece of 3/4" OSB/plywood. The interior web backer shall be in contact with the I-joist web and the exterior piece of 3/4" OSB/plywood.
- 2) The repair shall extend a minimum of two feet on each side of the repaired area, centered over the damaged portion of the joist. Due to the proximity of the plumbing pipe to the end of the I-joist, the repair shall begin at the end of the joist and extend a minimum of two feet into the joist span away from the dropped girder bearing point.
- 3) The repair assembly shall be fastened with four rows of 8d nails or 3-inch long wood screws, spaced at 4 inches on center, maintaining a minimum 2-inch edge distance. Clinching shall be done as necessary.

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.



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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

A handwritten signature in black ink, followed by the date "5.31.17".

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.*

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**ENGINEERING • LABORATORY • TESTING**

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