ADDRESS . . : 25 ABACO CT
CONTRACTOR : ROYAL OAKS BUILDING GROUP LLC
OWNER . . : ROYAL OAKS BUILDING GROUP
PARCEL . . : 04-0664- - -0020- -43-
APPL NUMBER: 17-50040980 CP NEW RESIDENTIAL (SFD)
DIRECTIONS : T/S: 03/21/2017 08:39 AM JBROCK ----
ATKINS VILLAGE #41
premise #76040985

SUBDIV: ATKINS VILLAGE PH 3
PHONE : (919) 233-3886
PHONE :

STRUCTURE: 000 000 45X67 3BDR CRAWL W/ GARAGE & DECK
FLOOD ZONE . . . . : FLOOD ZONE X
BEDROOMS . . . . . : 3000000.00
SEPTIC - EXISTING? . . . . : NEW TANK

PROPOSED USE . . . . . : SFD
WATER SUPPLY . . . . . : COUNTY

PERMIT: CPSF 00 CP * SFD

TYP/SQ	REQUESTED COMPLETED	INSP RESULT	DESCRIPTION RESULTS/COMMENTS
A814 01	5/02/17 5/02/17	SB AP	ADDRESS CONFIRMATION TIME: 17:00 VRU #: 002966356 25 ABACO CT FUQUAY VARINA 28326 T/S: 05/02/2017 09:22 AM SBENNETT ----------
E207 01	5/02/17 5/02/17	BS AP	R*ELEC TEMP SERVICE POLE TIME: 17:00 VRU #: 002966364 T/S: 05/01/2017 10:52 AM JBROCK ---------- t-pole only T/S: May 02, 2017 10:49 AM BSUTTON ----------
B101 01	5/19/17 5/19/17	BS AP	R*BLDG FOOTING / TEMP SVC POLE TIME: 17:00 VRU #: 002974475 T/S: 05/18/2017 08:39 AM DJOHNSON ---------- ENGINEER LETTER SHOULD BE ONSITE. T/S: May 19, 2017 01:05 PM BSUTTON ----------
B103 01	5/19/17 5/19/17	BS AP	R*BLDG FOUND & TEMP SVC POLE TIME: 17:00 VRU #: 002974483 T/S: 05/18/2017 08:39 AM DJOHNSON ---------- T/S: May 19, 2017 01:05 PM BSUTTON ----------
B113 01	5/19/17 5/19/17	BS AP	R*BLDG WATER/DAMP PROOFING TIME: 17:00 VRU #: 002974491 T/S: 05/18/2017 08:40 AM DJOHNSON ---------- T/S: May 19, 2017 01:05 PM BSUTTON ----------
B105 01	5/26/17 5/26/17	BS AP	R*OPEN FLOOR TIME: 17:00 VRU #: 002976926 T/S: 05/25/2017 09:35 AM BPETRICH ---------- T/S: May 26, 2017 12:34 PM BSUTTON ----------
B104 01	6/27/17 6/27/17	JB AP	R*FOUND & SETBACK VERIF SURVEY TIME: 17:00 VRU #: 002990646 T/S: 06/27/2017 02:23 PM JBROCK ----------
R425 01	6/28/17 6/28/17	JLP DA	FOUR TRADE ROUGH IN TIME: 17:00 VRU #: 002990638 T/S: 06/27/2017 02:02 PM JBROCK ---------- 1-Install front porch posts. 2-Fire block chase in garage and dryer duct. 3-Web bracing in bonus room and third floor . 4-Engineer repair for broken truss.
R425 02	7/06/17 7-6-17	TI DABS	FOUR TRADE ROUGH IN VRU #: 002992998

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

Eng. Att

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ENGINEERING • LABORATORY • TESTING

Date: June 28, 2017

To: Josh Duplex
Royal Oaks Building Group, LLC
1210 Trinity Road, Suite 102
Raleigh, NC 27607
E-Mail: jduplex@royaloakshomes.com

Re: Broken Roof Truss Repair
Lot 41 Atkins Village, Fuquay-Varina, NC
Sampson "B" Plan, Garage Right (Ref: 13380)
Summit Job No.: 1852-10R (14406)

To Whom It May Concern:

SUMMIT Engineering, Laboratory & Testing, P.C. (SUMMIT) was contacted on June 27, 2017 by Josh Duplex on behalf of Royal Oaks Building Group, LLC to evaluate a damaged attic roof truss at the home site listed above. An on-site structural evaluation was performed on June 28, 2017. Below is a summary of our findings:

Structure Description
This evaluation was performed for the structure during the construction process. The structure is the Sampson plan, on a crawl space foundation, under construction on Lot 41 of the Grays Creek Community in Fuquay-Varina, NC. The structural plans used during this evaluation were designed by Christopher G. Herndon, PE. on behalf of SUMMIT, dated March 31, 2017. The roof truss drawings used during this evaluation were prepared by Universal Forest Products, LLC (UFP) dated April 3, 2017.

Observations and Conclusions
Upon arrival on site, it was observed that the top chord of the 'R04' attic roof truss has been split. The damaged truss is the fourth truss from the right exterior wall. The damaged truss shall be repaired as follows:

1) A new, full length 2x6 scab member shall be placed on the both sides of the damaged top chord of the truss. The 2x6 scab members shall extend along the entire length of the damaged roof truss top chord and shall be secured to the existing top chord with (2) rows of 16d nails spaced at 6" on center along the full length of the repair.
2) A new, full length 2x4 scab member shall be placed on one side of the piggyback truss top chord (labelled as 'P81A' on the UFP layouts). The 2x4 scab members shall extend along the entire length of the piggyback roof truss and shall be secured with (1) row of 16d nails spaced at 12" on center, staggered.
3) The 2x4 member which connects the piggyback truss to the base truss shall be installed per the standard piggyback truss connection detail provided by UFP.

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

NORTH CAROLINA PROFESSIONAL SEAL 030706 ENGINEER DENNIS C. PILARCZYK, JR.

NORTH CAROLINA CERTIFICATE OF LICENSURE
SUMMIT Engineering, Laboratory & Testing, P.C.
C-4361

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.