

RJB, P.E., P.A.

C-0269

ROBERT J. BRACKEN

ENGINEER + SURVEYOR

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April 18, 2019 (Revised 4/19/19)

Harnett Co Building Inspections
P.O. Box 65
Lillington, NC 27546

REF: Residence @

20 Wood Stream
Carolina Lakes S/D
Harnett Co, NC
Michael Ryan Homes, Cont.

Dear Sir/Madam:

I made an onsite visit to the above referenced residential building on April 18, 2019. The purpose of the visit was to examine items that were on an Inspections Punch List. ITEM-1: "I" Joist @ garage. The "I" joist was split at the bearing end. I recommended that the contractor place a steel clip to reinforce the cracked area.

ITEM-2: The "I" joist location @ rear door at kitchen not shown on Joist layout. Existing location "OK".

ITEM-3: The Joist hangers used using short nails is acceptable.

ITEM-4: The "I" Joist @ first floor Hallway "OK" as is.

ITEM-5: The LVL shown on plans @ master bedroom not required with the double "I" Joist in place.

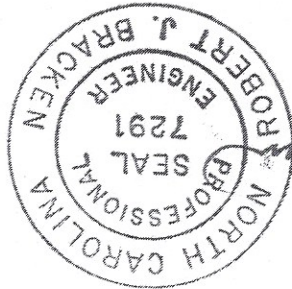
ITEM-6: The "I" Joist @ foyer adjacent to double LVL's not placed as per plan. 4" off line, "OK".

ITEM-7: The triple LVL's in garage area bearing 3" on top plate is acceptable. The materials and construction procedures used will meet or exceed the requirements set forth in the NC State Residential Building Code, 2018,ed.

If you have any questions please feel free to call me at 919-774-6074.

Sincerely,

Robert J. Bracken, PE



RJB, P.E., P.A.

C-0269

ROBERT J. BRACKEN
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January 28, 2019 (1/30/19, Additional Comments)

Harnett County Building Inspections
P.O. Box 65
Lillington, NC 27546

REF: Compaction Test
20 Woodstream Tr.
Carolina Lakes
Sanford, NC 27332
Michael Ryan Homes, Cont.

Dear Sir/Madam:

I made an onsite visit to the above referenced site on January 28, 2019. The purpose of the visit was to examine the material and compaction that was used at the site for a

building footings
The footings were undercut several feet and replaced with "processed fill". The

compaction in the fill areas and elsewhere was adequate and met the presumptive bearing pressure of 2000 pounds per square foot. I also ran hand held penetrometer test on several

areas and got consistant readings of 2000 pounds per square foot or better.
Based on the above information, the soil will support the live and dead loads

for the building footings, and meets or exceeds the requirements set forth in the N.C. Residential Building Code, 2012,ed.

I was told by the Contractor that the footing was turned down because of excessive

water in the footing trenches. I told the contractor to remove as much water from the footing

trenches as possible. I returned to the site on 1/29/19 and observed what the footing looked

like after being pumped out, and there was very little water standing in the trenches except for a

few separated pockets with water standing in them. The greater portion of the trenches was

"OK" and if the water standing in the pockets is no more than 2 inches deep they will be

acceptable also.

If you have any questions please feel free to call me at 919-774-6074.

Sincerely,

Robert J Bracken, PE

