



TYNDALL
ENGINEERING & DESIGN, P.A.

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August 23, 2024

Travis Focht
99 Curtis Dr.
Erwin, NC 28339
Email: travisfocht08@gmail.com

Reference: Engineering Services
Focht Residence
99 Curtis Dr.
Erwin, NC 28339
TE&D Project No.: DRB2201-0154_C

To Whom It May Concern;

As requested by the client, Tyndall Engineering & Design, PA (TE&D) is providing analysis for the following framing items were installed per our letter sealed 6/3/2024:

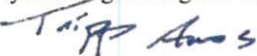
1. The pantry (2) 2 x 4 stud column was secured to the LVL header with a Simpson LSTA12 strap per the structural plan.
2. The improperly installed Simpson ML28Z hanger was removed and reinstalled per the manufacturer specifications.

The following conclusions and recommendations were noted:

1. The LSTA12 strap was installed to the plan specified (2) 2 x 4 stud column and the existing (2) 1-3/4" x 9-1/4" LVL header. No further modification is required.
2. The ML28Z was removed and re-installed tightly per the manufacturer's specifications to the beam. No further modifications are required.

The framing repairs listed above will provide the required support for the anticipated loading conditions. We appreciate being able to assist you during this phase of the project. If you need further assistance or require additional information, please do not hesitate to contact us.

Sincerely,
Tyndall Engineering & Design


Tripp Amos
BH | DRB2201-0154_C


Prentice Tyndall Jr., P.E.

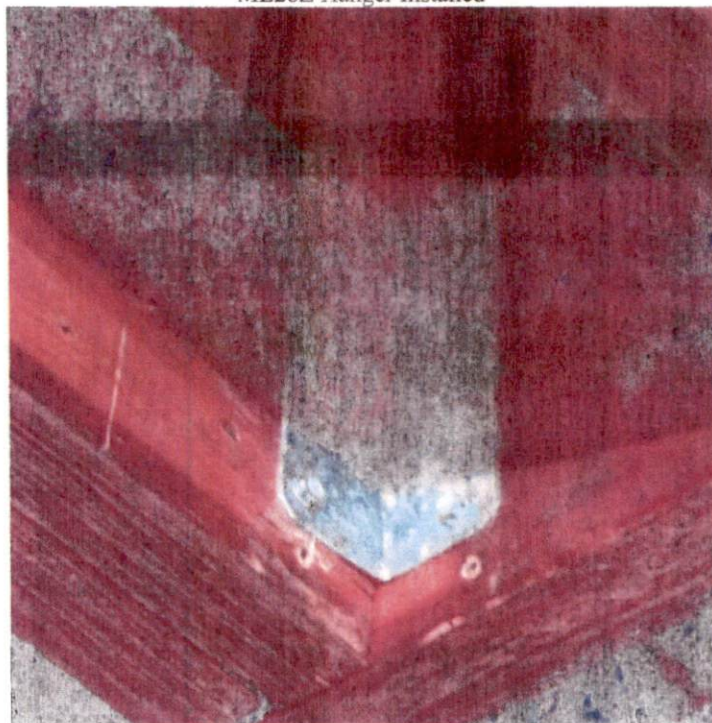




LSTA12 Strapping Installed

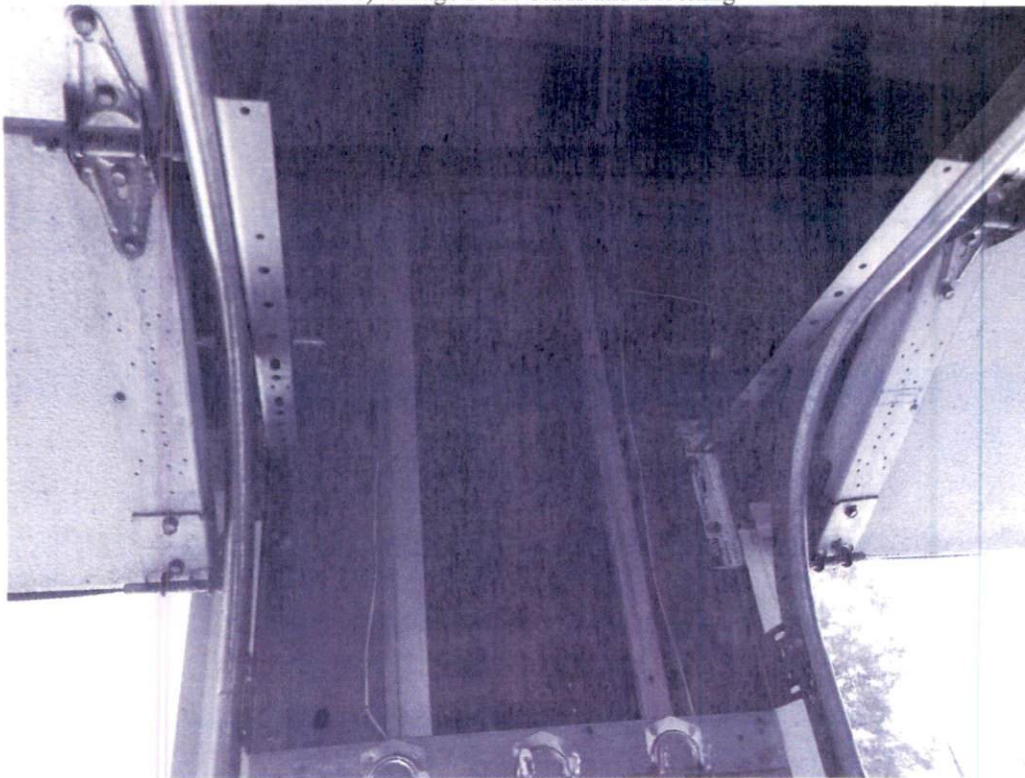


ML28Z Hanger Installed

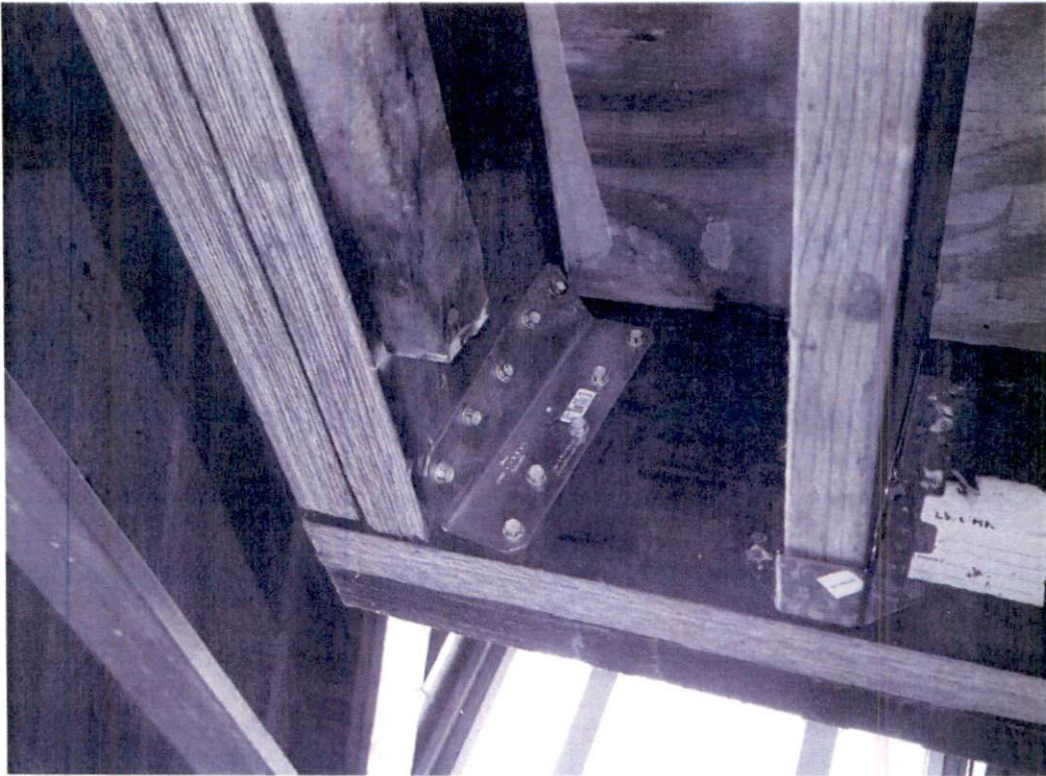




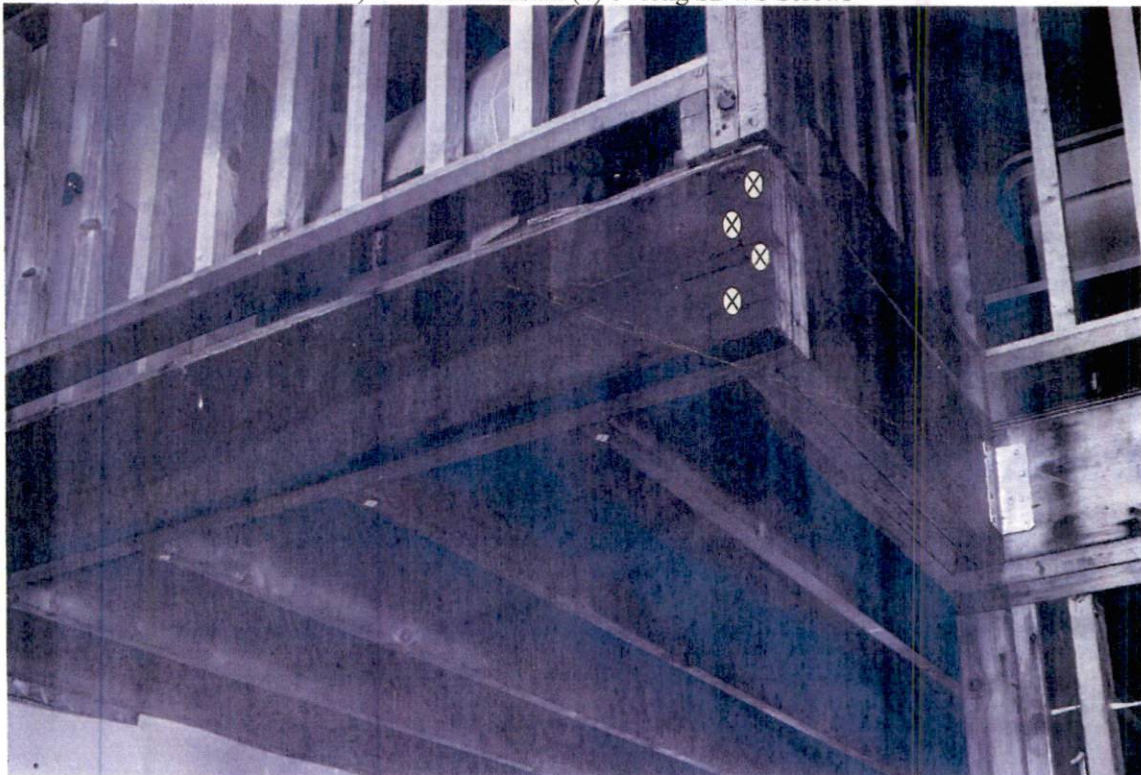
Item 6) Garage Door Studs and Blocking



Item 9) DTT2Z holdowns



Item 4) Continued: Install (4) 8" long SDWS Screws



Item: 5) Band Fastened To Wall and Trusses



May 30, 2023

Travis Focht
99 Curtis Dr.
Erwin, NC 28339
Email: travisfocht08@gmail.com

Reference: Engineering Services
Focht Residence
99 Curtis Dr.
Erwin, NC 28339
TE&D Project No.: DRB2201-0154_B

To Whom It May Concern;

As requested by the client, a representative of Tyndall Engineering & Design, PA (TE&D) was on-site to observe the following framing items were installed per our letter sealed 11/16/2023:

1. The existing (2) 2 x 10 beam be secured to the LVL valley rafters with Simpson LUS28-2 connectors **OR** (4) SDWS screws at each end.
2. The (2) 2 x 6 header was installed over the gable window per the original structural plan.
3. The pantry stud column was secured to the LVL header with a Simpson LSTA12 strap per the structural plan.
4. The interior corner of the LVL beams was secured together with a Simpson ML26Z connector per our previous letter sealed on 11/18/2022.
5. The 2 x 10 band in the garage was secured to the existing walls with a minimum of (4) SDS screws at each stud and the trusses were secured to the band with a minimum of (5) SDS screws per connection.
6. A minimum of (3) 2 x 4 king studs and (2) jack studs at each end of the existing garage door headers were installed with (2) 2 x 10 blocking and CS-16 strapping.
7. Simp. DTT2Z with Simpson 8" x 1/2" diameter Titen HD screw anchors were installed per the structural plan.

The following conclusions and recommendations were noted:

1. The (2) 2 x 10 beam was secured to the LVL valleys with (4) SDWS Screws at each end. No further modification is required.
2. The 2 x 6 header was installed with (1) 2 x 4 jack and (1) 2 x 4 king stud at each end in lieu of the plan specified (2) 2 x 4 jacks at each end. Based on our observations and analysis, this configuration is adequate to support the anticipated loading conditions. No further modification is required.
3. We observed the LSTA12 strap to have been installed to the door framing and 2 x 4 header, not to the plan specified (2) 2 x 4 stud column and the existing (2) 1-3/4" x 9-1/4" LVL header. The Simpson LSTA12 strapping is to be installed as specified in the plan.



4. We observed the interior corner of the LVL beams were fastened together with a Simpson ML28Z hanger, however, the ML28Z hanger was not installed per the manufacturer's specifications. To reinforce the connection, the LVL beams are to be further fastened together with (4) 8" long SDWS screws installed from the face of the front LVL into the end grain of the second LVL beam. In lieu of SDWS screws, the ML28Z may be removed and re-installed tightly to the beam.
5. The 2 x 10 band in the garage was secured to the wall framing and the trusses per our recommendations. No further modification is required.
6. The garage doors were framed with (2) 2 x 4 jacks and (3) 2 x 4 king studs at each end. Additionally, 2 x 10 blocking and CS-16 strapping were installed per our specification. No further modification is required.
7. We observed Simpson DTT2Z holdowns with 8" x 1/2" diameter Titen HD screw anchors were installed per the structural plan. No further modification is required.

Upon completion, the above-mentioned framing modifications will provide the required support for the anticipated loading conditions. We appreciate being able to assist you during this phase of the project. If you need further assistance or require additional information, please do not hesitate to contact us.

Sincerely,
Tyndall Engineering & Design

Tripp Amos
BH | DRB2201-0154_B

Prentice Tyndall Jr., P.E.





Item 1) Secured (2) 2 x 10 Header to Valley Rafters.



Item 2) Install (2) 2 x 6 Header Per Plan.



Item 3) Install Simpson LSTA12 Strap Per Plan



(2) 2 x 4 stud column with
Simpson LSTA12 strap

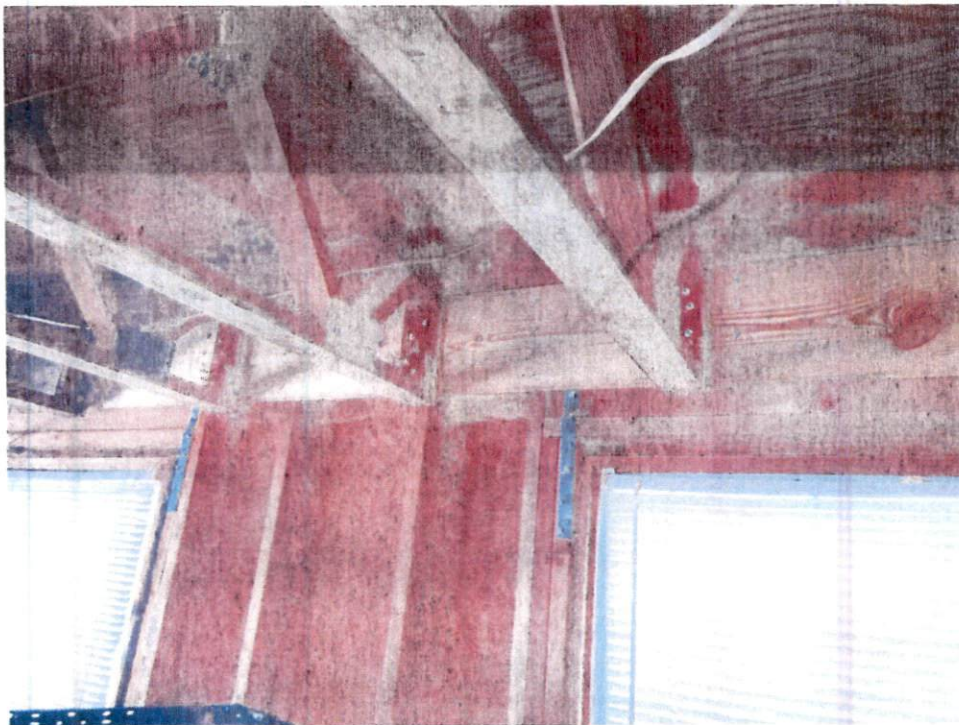
Item 4) Incorrectly installed Simpson ML28Z Connector



Item 4) Continued: Install (4) 8" long SDWS Screws



Item 5) Base Formwork Wall and Ties



Item 6, Garage Door Studs and Blocking



Item 9, 1 1/2\" 2x holdowns



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November 16, 2023

Travis Focht
99 Curtis Dr.
Erwin, NC 28339
Email: travisfocht08@gmail.com

Reference: Engineering Services
Focht Residence
99 Curtis Dr.
Erwin, NC 28339
TE&D Project No.: DRB2201-0154_A

To Whom It May Concern;

As requested by the client, a representative of Tyndall Engineering & Design, PA (TE&D) was on-site to observe the "as-built" framing for the project at the address referenced above. The following discrepancies were found:

1. We observed the valleys at the right gable were framed with (1) 1-3/4" x 11-7/8" LVL in lieu of the (2) 1-3/4" x 11-7/8" LVL valley rafter specified in the plan. Based on our observations and analysis, the existing configuration is adequate to support the anticipated loading conditions. No further modifications are required.
2. We observed the ridge beam at the top of the house was framed with (1) 1-3/4" x 14" LVL in lieu of the (2) 1-3/4" x 14" LVL ridge specified in the structural plan. Based on our analysis and observations, the existing configuration is adequate to support the anticipated loading conditions. No further modifications are required.
3. We observed the (2) 2 x 10 beam at the right gable was not secured to the valleys with Simpson LUS28-2 connectors per the structural plan. Based on our observations and analysis, the existing configuration is inadequate to support the anticipated loading conditions. TE&D recommends securing the existing (2) 2 x 10 beam to the LVL valley rafters with Simpson LUS28-2 connectors OR (4) SDWS screws at each end.
4. We observed the (2) 2 x 6 header was not installed over the window in the left gable. Based on our observations and analysis, the existing configuration is inadequate to support the anticipated loading conditions. TE&D recommends installing the (2) 2 x 6 header per the original structural plan.
5. We observed the stud column at the rear of the pantry door was not secured to the header with Simpson LSTA12 strap installed per the structural plan. Based on our observations and analysis, the existing configuration is inadequate to support the anticipated loading conditions. TE&D recommends securing the stud column to the header with a Simpson LSTA12 strap per the structural plan.
6. We observed the (2) 1-3/4" x 9-1/4" LVL end beam at the left of the addition was not secured to the overhanging (2) 1-3/4" x 9-1/4" LVL per the structural plan. Based on our observations and analysis, the existing configuration is inadequate to support the anticipated loading conditions. TE&D recommends securing the interior corner of the LVL beams together with a Simpson ML26Z connector per our previous letter sealed on 11/18/2022.

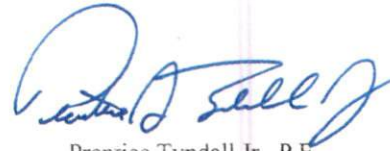


7. We observed the 2 x 10 band supporting the floor trusses in the garage was not adequately secured to the wall. Based on our observations and analysis, the existing configuration is inadequate to support the anticipated loading conditions. TE&D recommends securing the band to the existing walls with a minimum of (4) SDS screws at each stud. The trusses are to be secured to the band with a minimum of (5) SDS screws per connection.
8. We observed the portal framing at the garage doors was not framed per the structural plan. Based on our observations and analysis, the existing configuration is inadequate to support the anticipated loading conditions. TE&D recommends installing additional studs at each side of the existing headers so that there is a minimum of (3) 2 x 4 king studs and (2) jack studs at each end of the existing headers. (2) 2 x 10 blocking and CS-16 strapping is also to be installed. See detail on page (5) of this report.
9. We observed the portal framing at the garage doors was not secured to the foundation per plan. Based on our observations and analysis, the existing configuration is inadequate to support the anticipated loading conditions. TE&D recommends securing the portal framing to the foundation using Simp. DTT2Z with Simpson 8" x 1/2" diameter Titen HD screw anchors per the structural plan.

Upon completion, the above-mentioned framing modifications will provide the required support for the anticipated loading conditions. We appreciate being able to assist you during this phase of the project. If you need further assistance or require additional information, please do not hesitate to contact us.

Sincerely,
Tyndall Engineering & Design


Tripp Amos
JMW | DRB2201-0154_A


Prentice Tyndall Jr., P.E.

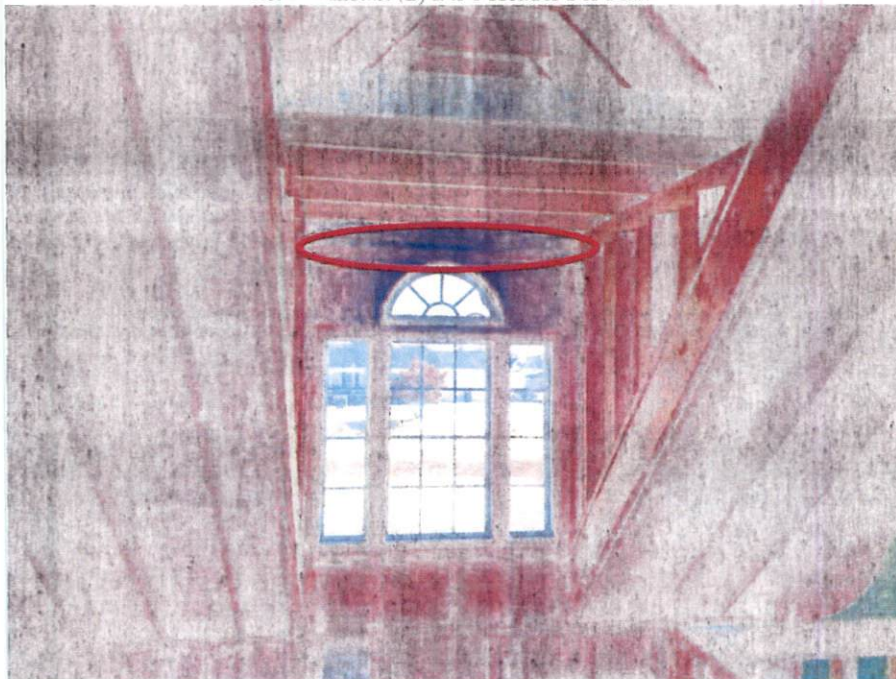




Item 3) Secure (2) 2 x 10 Header to Valley Rafters.

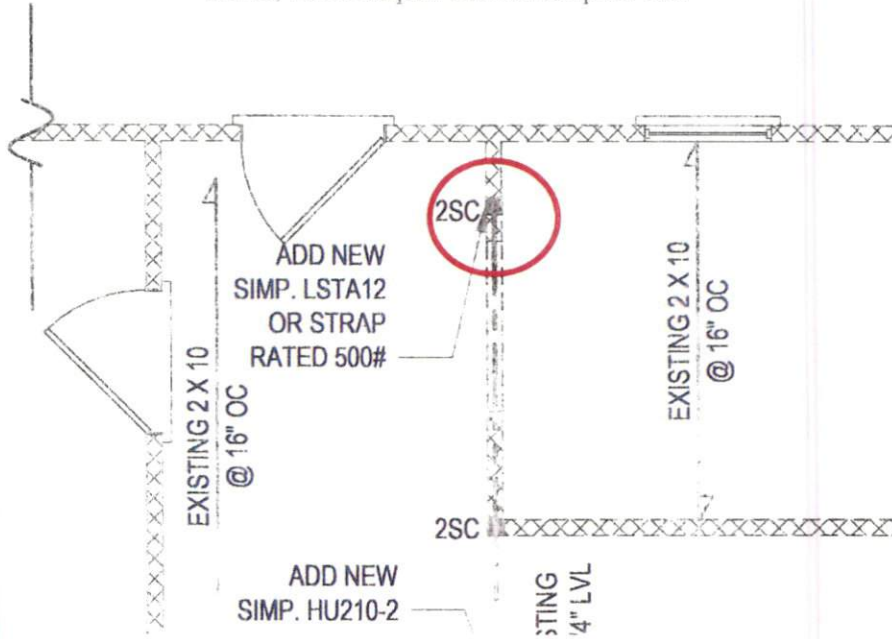


Item 4) Install (2) 2 x 6 Header Per Plan





Item 5) Install Simpson LSTA12 Strap Per Plan

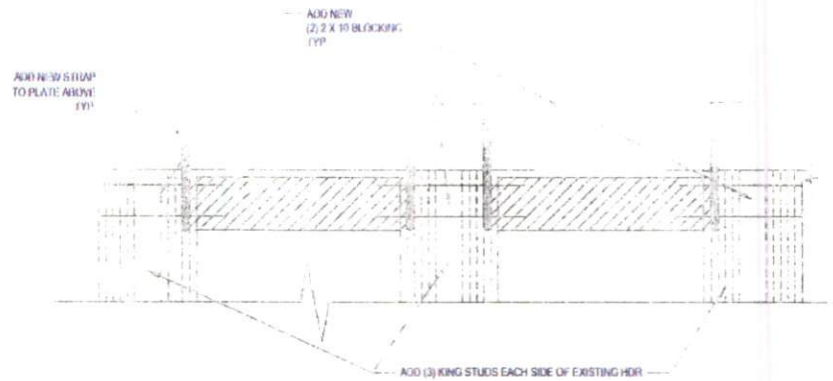
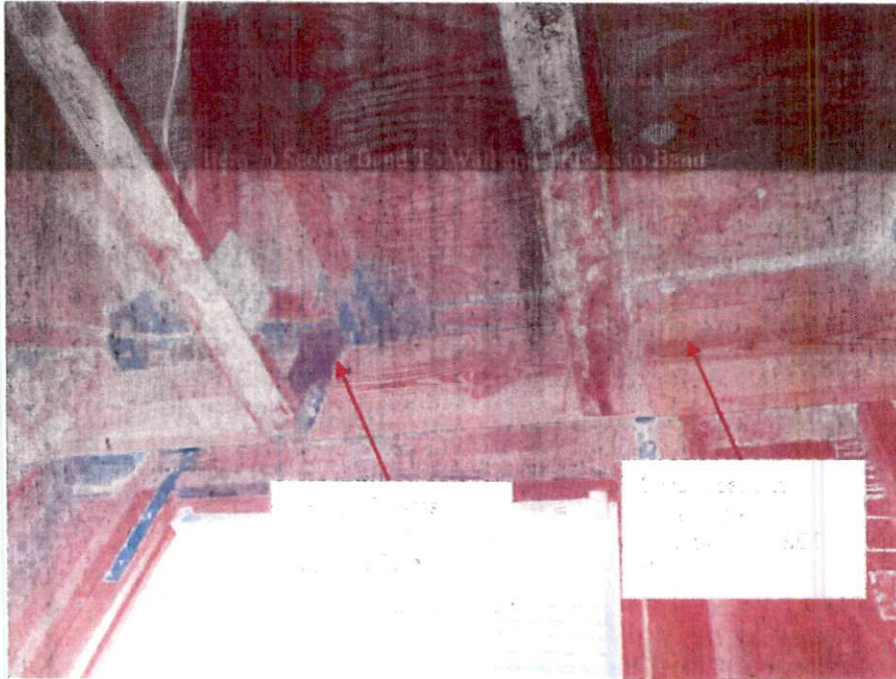


Item 6) Secure LVL's at Interior Corner with Simp. ML26Z Connector





Item 7) Secure Band To Wall and Trusses to Band





Item 9) Secure Portal Frame Anchors to Existing Portal Framing Per Plan

