



SFD 18 12-0028
0025 OK

Date: February 4, 2019

To: Oliver Hudson
LGI Homes
Tel: (919) 520-8406
E-Mail: oliver.hudson@lgihomes.com

Re: Structural Framing Evaluation
193 Avery Pond
The Alamance Plan (Ref. 13302)
Summit Job No.: 1203-08R: 21229

To Whom It May Concern:

SUMMIT Engineering, Laboratory, & Testing, P.C. (SUMMIT) was contacted on February 1, 2019, by Oliver Hudson on behalf of LGI Homes to request a letter evaluating a framing issue at the home site listed above. Below is a summary of our findings:

Structure Description

This evaluation was performed for the Alamance plan under construction on lot 193 in the Avery Pond community located in Fuquay-Varina, NC. The structural plans referenced for this evaluation were sealed by Wesley A. Jones, PE, on behalf of SUMMIT, dated March 30, 2017.

Observations & Conclusions

Based on correspondence with Oliver Hudson, the plan specified (2) 1.75"x9.25" LVL ("E") header over the front double window was framed with two jack studs under each end in lieu of the plan specified three jack studs. After plan review and analysis, the existing framing has been deemed structurally sufficient for the anticipated loading conditions. No repairs or modifications are required.

No other foundation and/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. Where applicable, if structural members are moved, modified or enhanced, all supported framing shall be temporarily braced/shored using means and methods as determined by a licensed general contractor. Contact SUMMIT if guidance is needed for temporary bracing/shoring.

Closing

Opinions, conclusions, and recommendations made in this report are based solely on the structural evaluation 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

Wesley A. Jones, PE
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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