



**Date:** May 6, 2019

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

**Re:** Structural Framing Evaluation  
Lot 189 Avery Pond  
The Avery Plan (Ref. 21309)  
Summit Job No.: 1203-08R: 22762

To Whom It May Concern:

**SUMMIT** Engineering, Laboratory, & Testing, P.C. (**SUMMIT**) was contacted on May 3, 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 Avery plan under construction on lot 189 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 February 8, 2019.

#### **Observations & Conclusions**

Based on correspondence with Oliver Hudson, two holes approximately 1/2" in diameter were drilled into the (2) 1-3/4" x 14" LVL spanning front to back over the stairs. Additionally, the (2) 1-3/4" x 14" LVL was installed in lieu of the plan specified double 14" I-joist. Based on plan review and analysis, the LVL beam is structurally sufficient to support the anticipated loading conditions. No repairs 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.

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**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**



Corey N. Barber, PE  
Structural Project Manager II



Wesley A. Jones, PE  
Structural Department Manager (Peer Reviewer)

*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.*