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**Date:** 06/17/2019

**To:** **Marty Crawford**  
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**Re:** **Open Floor Framing Observation**  
Location: Lot 34 Mason Pointe (170 Piney Field Road (Fuquay-Varina, NC))  
JDS Project No.: RDU1904791  
Municipality: Town of Fuquay-Varina  
Plans used for Inspection: Boise Cascade/84 Lumber Joist Layout (Dated:8/9/18)  
Date of Inspection: 06/13/2019

We are pleased to provide the evaluation of the subject and location referenced above.

**Observations:**

Third-Party Open Floor Inspection.

- Joists are sized and installed per plan.
- Girders are sized per plan and bear in the middle third of piers.
- Anchor bolts are properly installed.
- Point load blocking installed per plan.
- Rim board is properly attached to the sill plate with galvanized nails.

The 12" BCI 6000S joist (tenth from right behind the garage) has a notch in the bottom chord at the front bearing end. Contractor has packed out the web with 4' of 3/4" OSB attached with (3) 6d nails 6" O.C, and installed a 2x4 scab along the bottom flange with (1) 10d nail into web pack out and (1) 10d nail into the bottom flange, both spaced 6" O.C.

**Recommendations:**

Based on our on-site observation and review, the first-floor framing has been installed per the plans and details. The repairs made by the contractor are operating as intended at this time and no further action is required. Additionally, the open floor framing has been installed in accordance with section R502 of the 2018 NCRC.

Please contact me if I can be of further assistance:

Respectfully Submitted,  
Nick Galban  
984-365-4043  
JDS Consulting & Design, PLLC

