



Date: December 1, 2020

To: John Dove
Dove Homes, LLC
2516 Brook Crossing Circle
Raleigh, NC 27606
E-Mail: jdove@dove-homes.com

Re: Structural Framing Evaluation
Aubrey LH (ref.: 28266)
179 Farrah-Shaw Way
Angier, NC
SUMMIT Job No.: 2672-12R: 30666

To Whom It May Concern:

SUMMIT Engineering, Laboratory & Testing, P.C. (SUMMIT) was contacted by John Dove on behalf of Dove Homes, LLC to address the garage door header placement at the home site listed above. All directions (front, back, left, and right) used below are relative to the reader facing the front of the house from the street. Below is a summary of our findings:

Structure Description

This evaluation was performed for the Aubrey LH plan being constructed on 179 Farrah-Shaw Way located in Angier, NC. The structural plans used during this evaluation were prepared by SUMMIT and sealed by Brian C. Philbrick, Jr., PE, dated June 25, 2020.

Observations and Conclusions

Based on communication with the client, it was noted by the home inspector has called out the garage door header framed right below the top plate of the front garage wall. Per the approved plans, (2) 1 – 3/4" x 11 – 7/8" LVL/LSL continuous dropped header with (2) stud columns at each end shall be installed. The header can be dropped at any height provided the correct LVL/LSL beam is installed. Based on our analysis, the installed header is structurally sufficient for the anticipated loading conditions.

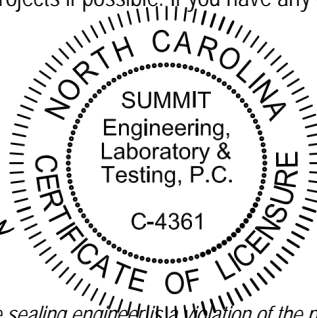
All foundation and/or framing members not covered by the scope of this report shall be framed in accordance with the sealed set of structural plans permitted for this site. Where applicable, if structural members are moved, modified or enhanced, all supported framing shall be temporarily braced/shored using means and methods as determined by a licensed general contractor. Contact SUMMIT if guidance is needed for the temporary bracing/shoring. All means, methods and materials used during this repair shall comply with the 2018 North Carolina Residential Building Code.

Closing

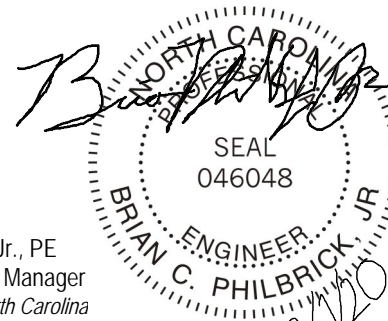
Opinions, conclusions, and recommendations made in this report are based solely on the performance observations made during the structural analysis pertaining to the scope of work as stated in the opening paragraph of this report. Performance standards are based on minimum building code requirements 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

Juan Calderon-Morales
Juan Calderon-Morales
Structural Field Technician



Brian C. Philbrick, Jr., PE
Structural Services 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.