

D. ALLEN HUGHES
ENGINEERING, Inc.

1669 Jimmie Kerr Rd., Haw River, NC 27258
336-516-8634, NC Firm No. C-2951

January 14, 2025

North Carolina Custom Modulars
1936 US Hwy 64 E.
Asheboro, NC 27203
Office

Attention: Crystal Rothstein, Loretta Cook, (336)460-0329, 336-610-5150,
nccmconstruction@yahoo.com

Reference: Structural Evaluation of Notched Bottom Plate at Walk-In Garage Door at Back Side of Garage
190 Round Rock Lane, Broadway, NC 27505
Project No. 24DAH-0801A-D24MS112, Harnett County Permit No. SFD2201-0038

Dear Ms. Rothstein,

D. Allen Hughes Engineering, Inc. visited the site on August 1, 2024 and October 22, 2024. For this report, the front, back, left and right of the garage are the same as the house as seen looking at the garage from in front of the house. The purpose of this report is to evaluate the framing of the walk-in door at the back side of the garage. Right and left of the door are as seen looking out. Specifically, the bottom plate beneath one of the king studs on the right side of the door has been notched so that only 4 in. of one of the king stud is supported by the bottom plate. The wall is framed with 2x6 studs.

During our visits, it was not planned to evaluate the framing at the above referenced door. Recently, photographs and videos from our site visits were reviewed. Additionally, photos provided by you were reviewed. The right side of the door header is supported by a trimmer stud, (2) jack studs and (4) king studs. The 2x6 bottom plate of the wall has been notched (on the inside face) so that one of the king studs has 4 in. of the remaining stud bearing on the bottom plate. The notch was recently brought to our attention by John Kokoszka with Harnett County.

The loading conditions of the door framing were evaluated based on prescribed loads from the NC Residential Code, 2018. Based on our evaluation, the stud system supporting the door header and adjacent wall (including the (1) king stud over the notch as framed with the trimmer stud, (1) other jack stud and (3) attached kings studs) is adequate to support the proposed loads of the home as it is built.

Sincerely,



D. Allen Hughes
022595
January 14, 2025
ENGINEER
ALLEN HUGHES

D. Allen Hughes, P.E., President
D. Allen Hughes Engineering, Inc.

