



**Date:** February 15, 2023

**To:** KB Home  
4506 S. Miami Blvd. Suite 100  
Durham, NC 27703

**Re:** Framing Item  
Lot 184 Birchwood Grove  
**SUMMIT** Job No.: 9372.T0007

To Whom It May Concern:

**SUMMIT** Engineering, Laboratory & Testing, Inc. (**SUMMIT**) was contacted by Teddy Rodriguez on behalf of KB Home to evaluate a framing item. All orientations are based on the reader facing the front of the home. Below is a summary of our findings:

**Observations**

Contractor has requested the review of an existing I-joint (2<sup>nd</sup> from the rear wall in the garage) that has a cracked bottom flange.

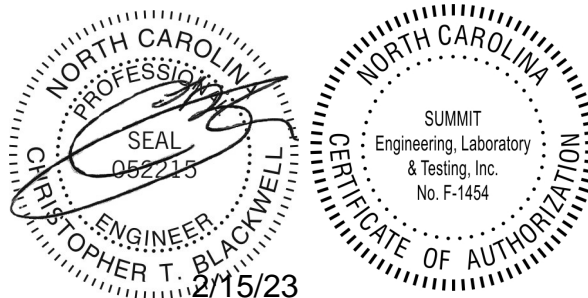
**Conclusions**

Based on our review, the contractor shall repair the I-joint above by installing a 2x4 scab along the bottom flange that extends a minimum of 2' past the crack at both ends. The 2x4 shall be flush with the bottom flange and attached with (1) 10d nail spaced at 3" o.c. along the length of the repair.

**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**



Tyler Blackwell, P.E.  
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.*