

RJB, P.E., P.A.

C-0269

ROBERT J. BRACKEN
ENGINEER + SURVEYOR

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April 27, 2023

Harnett County Building Inspections
P O Box 65
Lillington, NC 27546

REF: Framing / Structural
Third Party Inspection
139 Serina Woods Dr
Lillington, NC 27546
Dustin Blackwell, Owner Contractor

Dear Sir/ Madam,

At the request of Mr Blackwell, I made an onsite visit to the residence referenced above on April 20, 2023. The purpose of the visit was to inspect the framing and structural components that were in place. A portion of the residence was built by the previous owner. Please see below my findings or comments:

Item #1- The Foundation. All of the foundations were in place. After reviewing the building plans and the onsite observed data, the foundations are adequate.

Item #2- Wall Framing. Some of the walls observed were built by the previous owner and were constructed according to the approved House Plan. The new owner, who is a Licenced General Contractor, built the additional observed walls. The owner varied from the original plans and built some of the rooms according to what he wanted. Although the walls did not follow the design of the original plans, the materials and construction was acceptable.

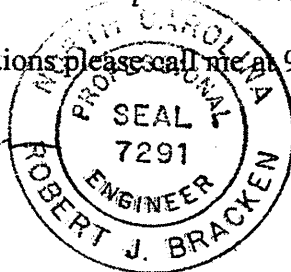
Item #3- Roof Framing. The roof was all done by the previous owner and followed the design per the Approved House Plan and will support the live and dead loads per code. The new owner made some repairs and was in the process of adding skylights.

Conclusion: Overall, the construction done by the previous owner followed the approved house plans very closely and was acceptable. The new work, as I stated above, was done by a Licenced Contractor and the work he did was also acceptable. Both the old and the new work meet or exceed the requirements set forth in the N C State Residential Building Code, 2018,ed

If you have any questions please call me at 919-774-6074.

Sincerely,

Robert J Bracken
Robert J Bracken, PE



DESIGN PROFESSIONAL INSPECTION FORM

RECORD OF THE INSPECTION OF A COMPONENT OR ELEMENT BY A NC LICENSED ARCHITECT OR ENGINEER

Project Information:

| | |
|---|--|
| Residential Single-Family Project: <input checked="" type="radio"/> N | Commercial Project: Y <input checked="" type="radio"/> N |
| Code Enforcement Project No: | Permit No: |
| Project Name: House @ Serina Woods Dr | Owner: Dustin Blackwell |
| Project Address: 139 Serina Woods Dr, Lillington, NC 27546 | |
| Date Inspected: April 20, 2023 | Contractor Name: Dustin Blackwell |
| Component Inspected: Foundations & Framing | |

Responsible Licensed NC Architect or NC Engineer

| | |
|------------------|--|
| Name: | Robert J Bracken |
| Firm Name: | RJB, PE, PA |
| Phone Numbers: | Office: 919-774-6074 Mobile: 919-770-0809 |
| Email Address: | bjbracken@windstream.net |
| Mailing Address: | 3768 Carbonton Rd, Sanford, NC 27330 |

APPLICABLE CODE:

2018 NC Residential Code

2018 NCBC = 2018 NC Building Code; 2018 NCRC = 2018 NC Residential Code

Describe Element/Component/Type of Inspection: *

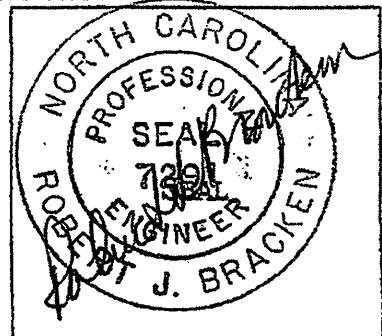
* See Attached Letter

*(subgrade form/letter may also be required)

Attestation/Signature:

By signing below, I certify that the component and/or element of the building as identified on this form has been inspected by me or someone under my direct supervision per G.S. 160D-11-6 and is in compliance with the Code or other proposal of the architect or engineer for the project. This inspection is in compliance with all of the requirements of the above referenced code. Attach any additional documents if needed.

Robert J Bracken, PE 04/27/2023
 Licensed Architect or Engineer



Inspection Department disclaimer:
 Upon the receipt of a signed written document as required under subsection (a) of G.S. 160D-11-1, Code Enforcement shall be discharged and released from any liabilities, duties and responsibilities imposed by this article or in common law from any claim arising out of or attributed to the component or element in the construction of the building for which the signed written document was submitted. Be aware that this inspection will be noted in all inspection records including the Certificate of Occupancy or Certificate of Compliance. This inspection does not address any local ordinances or zoning requirements.

The guidance and opinions contained herein are not legal advice and may not necessarily reflect the most current statutory or code language.