

March 14, 2024

Family Building Co.
c/o John Szalecki

Re: Limited Structural Inspection
591 Chartres Street
Fuquay Varina, NC

Dear Mr. Szalecki,

At your request, we performed an inspection of the subject property limited to the items explicitly described below on March 13, 2024. The scope of this inspection is to investigate and evaluate a deviation from the original framing plan of the home.

Below, we have provided commentary regarding the items described within the scope. Note that a full analysis of the existing structure was not completed as a part of this inspection. All directions (left, right, rear, etc.) are taken from the viewpoint of an observer standing and facing the front door of the home. If the contractor has any questions or concerns regarding the method of construction or if conditions vary from what is described above, the engineer should be consulted. Likewise, if any changes to sizes or modifications to the structure are desired other than what is explicitly described below, the engineer should be consulted. Note we have reviewed provided structural plans for this home under construction Dated October 16, 2024.

Please note that this inspection was visual only and did not include other forms of testing such as destructive, environmental, etc. As such, there were likely aspects of the structure that may not have been visibly available for inspection. Measurements were taken and observations were made by the engineer based on what was readily visible for inspection and within the aforementioned scope as directed by the client and described above. Beyond the time of the inspection, conditions can change which could result in additional structural modifications or repairs being required. The opinions and recommendations below are that of the engineer based on experience, existing site conditions, constructability, etc. which are intended to address specific concerns.

Framing Deviation

Below the front wall of the second-floor bathroom, the framing plans called for a double joist to be installed at this location. Note that the roof trusses span parallel to this location. The double joist had not been installed and the wall was observed to be parallel to adjacent floor joists (16" on center) and bearing on subfloor.

The noted absence of the double joist is a structural concern as the wall (while only a partition), does impose forces on the subfloor which can result in deflection beyond allowable tolerances. We recommend installing 2x6 flat blocking at 24" on center flush to the sub floor and between existing joists. At each end, the blocking should be nailed with (2) 16d nails.

Notes

- All new lumber should be SPF/SYP No.2 or equivalent. All lumber exposed to concrete/masonry or weather must be pressure treated. All metal components exposed to weather or pressure-treated lumber shall be galvanized.
- All fastening shall conform to R602.3(1) in the 2018 NC Building Code: Residential Code.
- With any structural modifications or repairs, movement of and or damage to finish materials within the affected structure are typical and expected. The movements are generally the result of installation methods, movement of previously repaired/remodeled structure, and/or limited settlement of new structural components.

This letter has been intended to address the scope of concerns described above. Should any questions regarding this report arise, please contact the engineer for additional information. We thank you for the opportunity to assist you with this matter.

Sincerely,

Harrison N. Luttman, PE
Principal Engineer
Bare Engineering, PLLC
NC License No. P-2679

