September 5, 2024

Donnie Bentley
**DRB GROUP**
3000 RDU Center Drive, Ste 202
Morrisville, NC 27560

# Honeycutt Hills Community

Lot 07 – Stonefield 1 Model
**AS-BUILT CONDITIONS**
M+K Project #:  126-23047 (40/04)

*Reference:* Pictures provided by Donnie Bentley

Mr. Bentley:
Pursuant to your request, we have prepared this letter to address the as-built conditions of the above-referenced lot. See below for the as-built conditions followed by our responses.

- It was reported to us, by you, that the stair landing was not framed per the structural plans. The structural plans call for 2x8 landing joists fastened to a 2x8 ledger with Simpson LUS26 hangers. Instead, the landing joists were pocketed into the bearing wall. It is our understanding that each 2x8 landing joist has full bearing on a 2x4 bearing wall stud at both ends, directly adjacent to a full height 2x4 bearing wall stud.

    We have analyzed the as-built condition, and it is our professional opinion that this method of framing the stair landing is structurally adequate and no repair is required for this condition. Each 2x8 landing joist should be fastened at each end to the adjacent full height 2x4 bearing wall stud with (2) 3" long x 0.120" diameter nails.

- It was reported to us, by you, that all sets of double or triple windows on the 1$^{st}$ floor were not framed per the structural plans. The structural plans call for (2)2x4 king studs w/ (1)2x4 jack stud each side between each window in a set. Instead, there is only one king stud with a jack on each side between each window.

    We have analyzed the as-built condition, and it is our professional opinion that this method is structurally adequate, and no repairs are required.

Please feel free to call if you have any questions.

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Respectfully,

**MULHERN & KULP STRUCTURAL ENGINEERING, INC.**

Firm License #:  C-3825

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*Signature + Seal*      09/05/2024