

Mark E. Jones, PE
Structural Engineering and Design

August 26, 2024

Glenwood Builders LLC
1757 Oakridge Duncan Rd.
Fuquay-Varina, NC 27526

Ref: Site Observations and Analysis
248 Tutor Rd.
Fuquay-Varina, NC
Permit No: SFD2404-0078
Project No: 24-034

To Whom it may concern;

The above referenced site was observed on August 23, 2024 to address the following structural concerns:

1. 3-2x8 header at master door.
2. 2-lvl hips right side of front porch.
3. Where tile shower was swapped...Should there be any bearing headers due to plan showing headers...

Also...

8. Engineer to clarify stud pocket notification at kitchen windows.
9. Engineer to verify floor system and framing at Screened Porch, converted to Sunroom.
10. The builder has framed a single 18' wide garage door in lieu of the plan specified pair of single 9' doors.

Based on observations and analysis, the conclusions regarding the structure are:

1. The builder has installed a 3-2x8 header above the pocket door into the master closet in lieu of the plan specified 3-2x10 header. The installed header will adequately support all imposed design loads. No action is required.
2. A single 9 1/4" LVL hip will support all imposed design loads at the right front corner of the front porch roof. No action is required.
3. The builder has rearranged the master bath such that the water closet, linen closet and coat closet (foyer) are omitted, as well as the load bearing headers as specified on the plans. The 14" I-joists now clear span from the wall at the foyer/bath to the exterior wall. The existing construction will adequately support all imposed design loads. No action is required.
8. The "SP" indicator between the windows above the kitchen sink indicates a minimum of a "1 stud" pocket between the windows.

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9. The plan indicated Screen Porch has been converted to a Sunroom with a crawl space foundation. The foundation consists of 2x10 floor joists spaced at 12" on center. Also, all headers above the windows are 3-2x10s. The existing construction is adequate to support all imposed design loads. No repairs or modifications are required.
10. The 18' wide garage door has a 3-14" LVL header spanning the opening. The existing construction will adequately support the imposed design loads. No action is required.

Thank you for this opportunity to assist you. If you have any questions or need any further assistance, please do not hesitate to call.

Respectfully,



Mark E. Jones, PE

