



October 15, 2024

Donnie Bentley

DRB GROUP

3000 RDU Center Drive, Ste 202

Morrisville, NC 27560

Honeycutt Hills Community

Lot 25 – Stonefield 6 Model

AS-BUILT CONDITIONS

M+K Project #: 126-23047 (40/07)

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 exterior stair wall for 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 a balloon-framed wall at the stairs. Instead, the wall was built with a (3)2x8 beam partly within the wall and flush with the landing. It is our understanding that this (3)2x8 beam was then toenailed with (8) nails into the 2x8 ledger beams on either side of the landing, which rest on short stud bearing walls.

We have analyzed the as-built condition, and it is our professional opinion that this method of framing the stair landing is NOT structurally adequate and a repair is required for this condition. See attached details 'A' and 'B'. Per repair detail A, (1) A34 clip must be added from the (3)2x8 flush beam to the 2x8 ledgers on both ends and fastened per manufacturer specifications. In addition, per repair detail B, the side 2x8 ledgers must be fastened to the full-height studs on either side of the landing per the nailing specified in the detail.

Please feel free to call if you have any questions.

Respectfully,

MULHERN & KULP STRUCTURAL ENGINEERING, INC.

Firm License #: C-3825

Kristin LaMonaca, E.I.T.

Staff Engineer II

Joseph T. Ricker, P.E.

Project Manager



Signature + Seal 10/15/2024