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Consulting | Design | Efficiency

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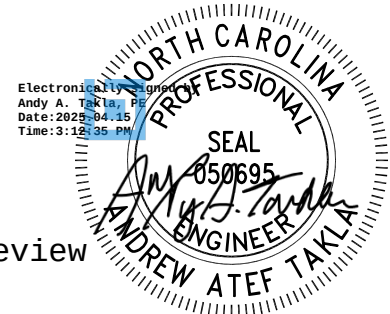
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Project: 460 Bunn Elementary School Rd
Location: Bunn, NC
Company: Triangle Homes Inc.
Care Of: Bret Beaman
Subject: Floor Framing Repair and Beam Install Review
Job Number: 2-2458-25



As requests, Andy Takla, PE prepared this report on April 15th 2025, to provide formal documentation of our review and approval of the floor framing repairs/reinforcements as well as the beam installation implemented at this property.

Specifically, we are asked to address the following aspects of the previous engineering report which we provided following our site visit on March 18th, 2025; Based on review we verify the following:

- 1- The (2) 11 7/8" LVL beam (flush beam) installed to remove the central load bearing wall between the kitchen and living room; The beam and its supporting stud columns have been successfully installed in general accordance with our recommendations. Note, additional CMU pier originally specified under the interior end stud column of the beam was found not required given proximity to an existing pier.
- 2- The two (2) spans of the rear band (near rear-left of kitchen) which were moisture significantly moisture damaged have been successfully repaired (completely replaced) per our recommendations. Bands are now in good working condition.
- 3- The interior dropped girder (and supporting posts and footings) under the rear hallway wall was successfully installed in general accordance with our or recommendations and has been successful in removing significant deflection.
- 4- Several (at least 5) floor joists under the left end of the kitchen which were significantly moisture damaged have been successfully repaired (completely replaced) per our recommendations.

In closing, the work implemented is approved; Engineer provides no further recommendations.

Limitations of Inspection: Services provided are in accordance with the standard of practice for structural engineering, the North Carolina Residential Code (2018 edition) and within the limits imposed by scope, schedule and budget. The determinations contained in this report are based on conditions observed at the time of the evaluation. No guarantees or warranties, expressed or implied, under this agreement or otherwise, shall be construed in connection with services provided. Sequencing, shoring, means and methods of construction are considered beyond the scope of this report. All information used to form decisions and recommendations provided to engineer are taken as truthful. Takla Engineering assumes no responsibility for untruthful statements provided by any party. Lastly, while every effort has been made to ensure accuracy in the preparation of this document, the maker cannot guarantee against human error nor evaluations of structural elements which are concealed from visual inspection.

