

Takla Engineering, PLLC

P-1952 Consulting | Design | Inspection

TaklaEngineering.com | 919-258-2648

PO Box 71298 Durham, NC 27722

Alfred A. Takla, PE

NC PE Lic. # 047507 | Fred@TaklaEngr.com

Andy A. Takla, PE

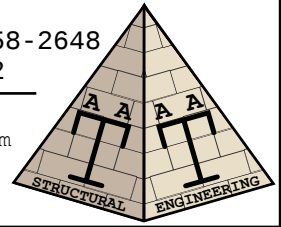
NC PE Lic. # 050965 | Andy@TaklaEngr.com

Macon J. Hubert, EI

NC EI # A-31279 | Macon@TaklaEngr.com

Khamis B. Ghannam, EI

NC EI # A-32081 | Khamis@TaklaEngr.com



Project: 5624 Teversham Way Existing Single Family **Job #:** 2-5104-26
Address: 5624 Teversham Way **Page #:** 1 of 1
Care Of: Kermit Dowdy **City:** Cary, NC
Company: Deb Team **Report Date:** 09-22-2026
Engineer: Andy A. Takla, PE **Date on Site:** 09-22-2026
Subject: Roof Truss and Deck Evaluation

As requested, Takla Engineering visited the site to review the following two items noted on a recent private home inspection report.

Item 1 - Rear Deck Separation from Dwelling

Based on review, the deck structure was found to be in good structural and physical condition. Any appearance of separation from the house is considered cosmetic in nature only, given that the deck is entirely freestanding. It is worth noting that the deck ledger is not bolted to the house, nor does it need to be, given that the deck is freestanding. **We find no structural issue with the wood deck.**

Item 2 - Modified Roof Trusses (Attic)

Two conditions were observed in the attic, accessed via the attic pull-down stair. it is worth noting that while we were in the attic, we noted no other roof truss issues, but found the same two truss issues noted by the inspector.

1- A roof truss to the right upon entering the attic has one field-framed repair consisting of two 1/2" OSB gusset plates, approximately 20" x 20" each. This repair is consistent with standard industry field repair practice and is adequate to restore structural integrity at the joint.

2- The roof truss directly to the left upon entering the attic has a vertical-to-diagonal web connection with a misaligned mending plate at the joint, reinforced with additional staples that provide little structural reinforcement and make the condition appear worse than it actually is.

Repair Recommendations:

1- Install a 12" wide x 16" tall x 1/2" thick OSB gusset plate to both sides of this joint, attached with (2) rows of 10d nails, 1-1/2" long, spaced at 3" on center, to all covered truss members. Center the gusset plates vertically and horizontally on the affected joint.

Limitations of Inspection and Liability: Services were performed in accordance with the standard of care ordinarily exercised by structural engineers practicing in the same locality under similar conditions at the time, and with reference to the North Carolina Residential Code (2018 or 2024 Edition, as applicable). No other warranty, express or implied, is made. Conclusions are limited by the agreed scope, schedule, and budget. Where a site visit was made, observations reflect only visible, accessible conditions at discrete locations on the date(s) of evaluation; conditions between and below them may vary, no destructive testing was performed, and site, soil, moisture, and weather conditions change over time. Where no site visit was made, conclusions rest entirely on drawings, photographs, and descriptions furnished by others, assumed accurate and not independently verified; such a report is not an inspection and must not be represented as one. If actual conditions differ from those observed or represented, the conclusions do not apply and Takla Engineering should be notified. Where design is included, it reflects the codes in effect and information provided as of issuance and covers only the elements shown, not other portions of the structure or existing construction not expressly evaluated. Construction must conform to the sealed design, deviation, substitution, or field modification without our prior written approval voids the design and our responsibility for it. Unless separately contracted, we provide no construction observation or administration, and approval by the authority having jurisdiction is not guaranteed. This report does not warrant any contractor's work, relieve the contractor of responsibility for compliance with the plans, specifications, and codes, or predict future performance, including settlement, movement, or cracking. We assume no responsibility for means, methods, sequencing, shoring, or jobsite safety. Prepared for the exclusive use of the named client and project, this report is an instrument of service remaining our property; no other party may rely on it, and it may not be reused without our prior written authorization. Only the signed and sealed original applies, and it must be read in its entirety. We rely on information furnished by others and assume no liability for conclusions based on incomplete, inaccurate, or misleading input. To the fullest extent permitted by law, and except for gross negligence or willful misconduct, the total liability of Takla Engineering, PLLC and its officers, employees, and subcontractors - in contract, tort, warranty, strict liability, or otherwise - shall not exceed the total fee paid for these services, and shall exclude indirect, incidental, special, consequential, and punitive damages, including loss of use, profits, or delay. By accepting, referencing, or using this report, the recipient agrees to these terms.

**TYPICAL
GLOBAL
ORIENTATION**

