

Special Consult

1516868-SCI-1-TDF

Address: 23434 Dukes Run Drive, Harris County
Project: Breckenridge Forest Section 10
Lot/Blk: 3/2 Plan: 1650 v4 B R
Client: Express Homes Houston North Strand: 1516868R2
Complete: Mar 18, 2019 4:30 PM PO: PO 241074
Structure: Main House
Notified:

Complete

Inspector: Trent Douglas Fuller
Contact:
Contact #:
Super:

1 Comments

1.1 Comment 1

Owner is concerned that the cracks in the hall bath tile relates to foundation performance. Some recent repairs in the walls were not able to be photographed , but current defects are attached. Also elevations were taken of the floor surface.









1.2 Comment 2

PIC 1 - main concern is this tile crack







1.3 Comment 3

PIC 1b - the rear of the home is higher than the front of the home as measured across the tile crack



1.4 Comment 4

PIC 2 - master bedroom door is racked. It does not latch any longer.



1.5 Comment 5

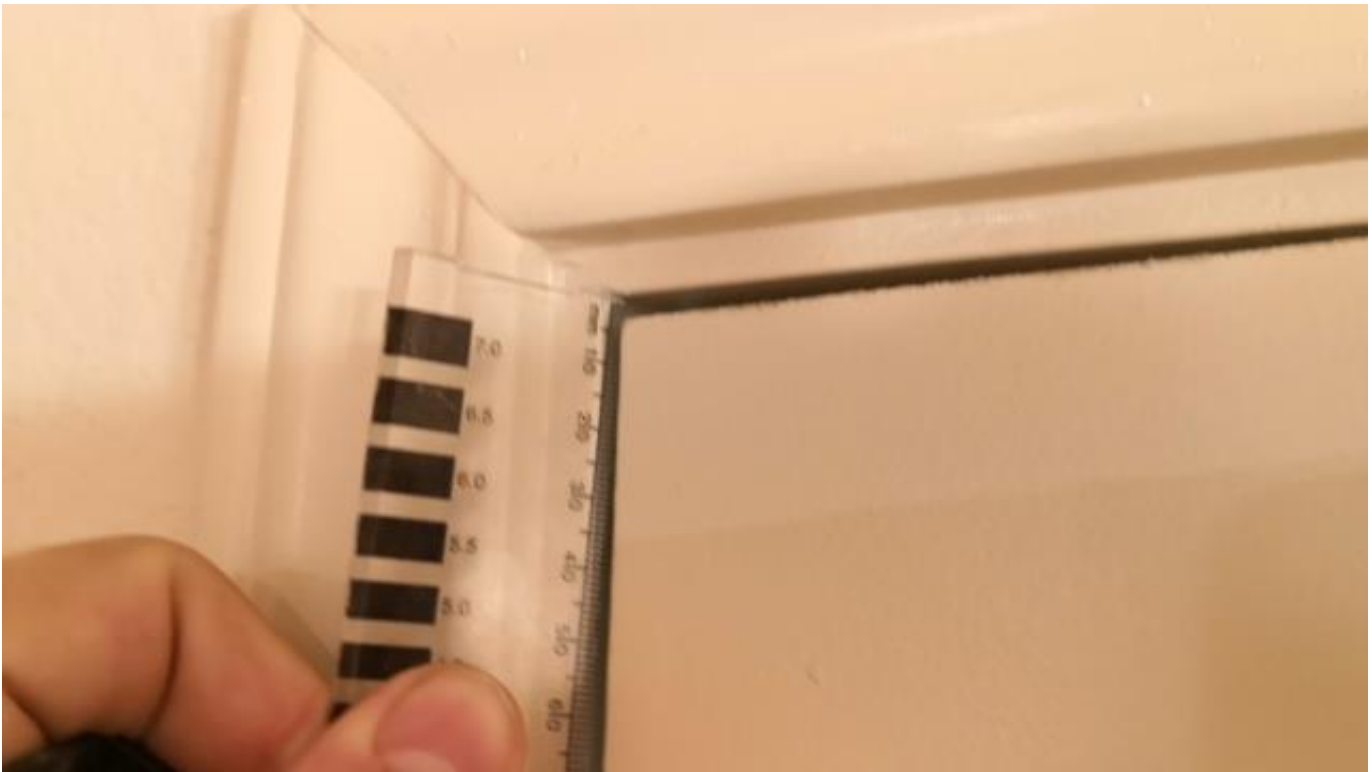
PIC 3 - master bath header was recently repaired.



1.6 Comment 6

PIC 4 - master bath door is racked and rubs. Does not close any more.





1.7 Comment 7

PIC 5 - ceiling crack



1.8 Comment 8

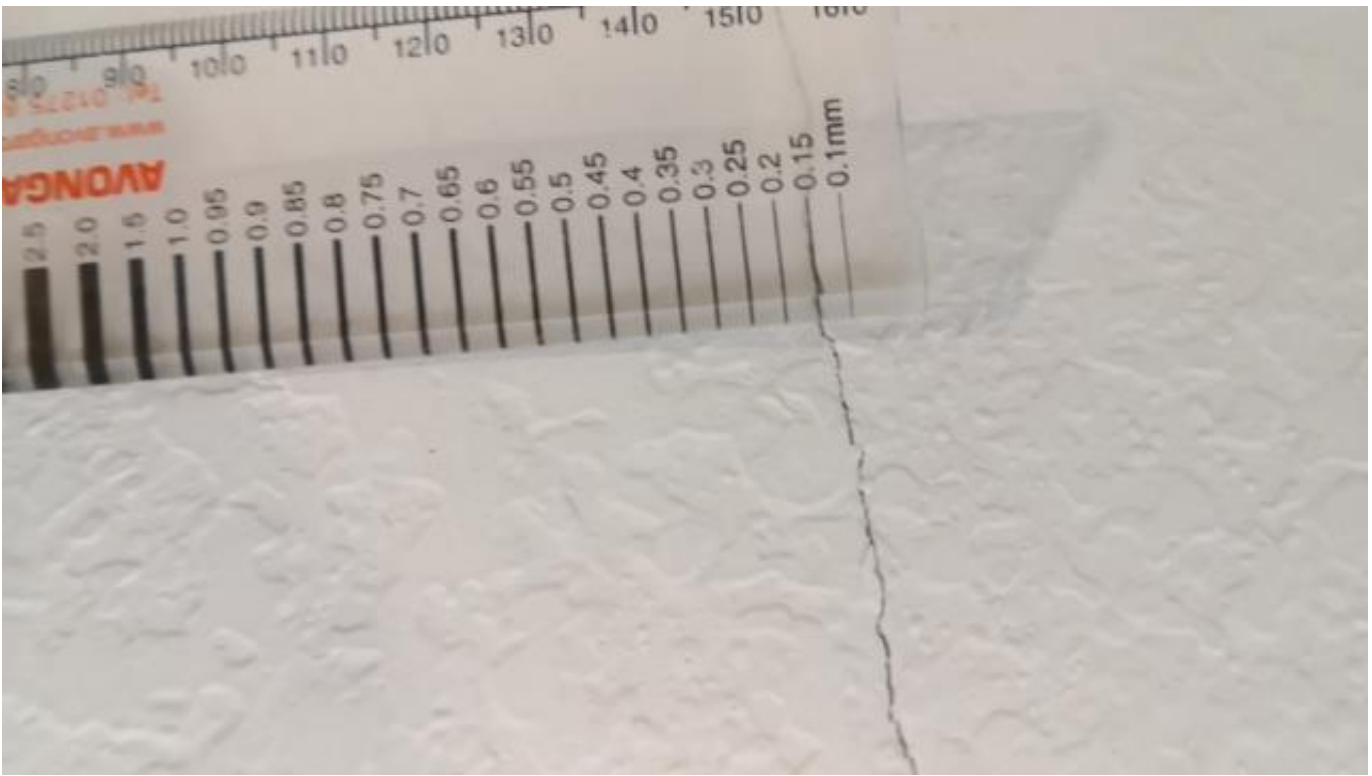
PIC 6 - texture repair conceals cracking at wall / ceiling intersection.



1.9 Comment 9

PIC 7 - header of window has crack





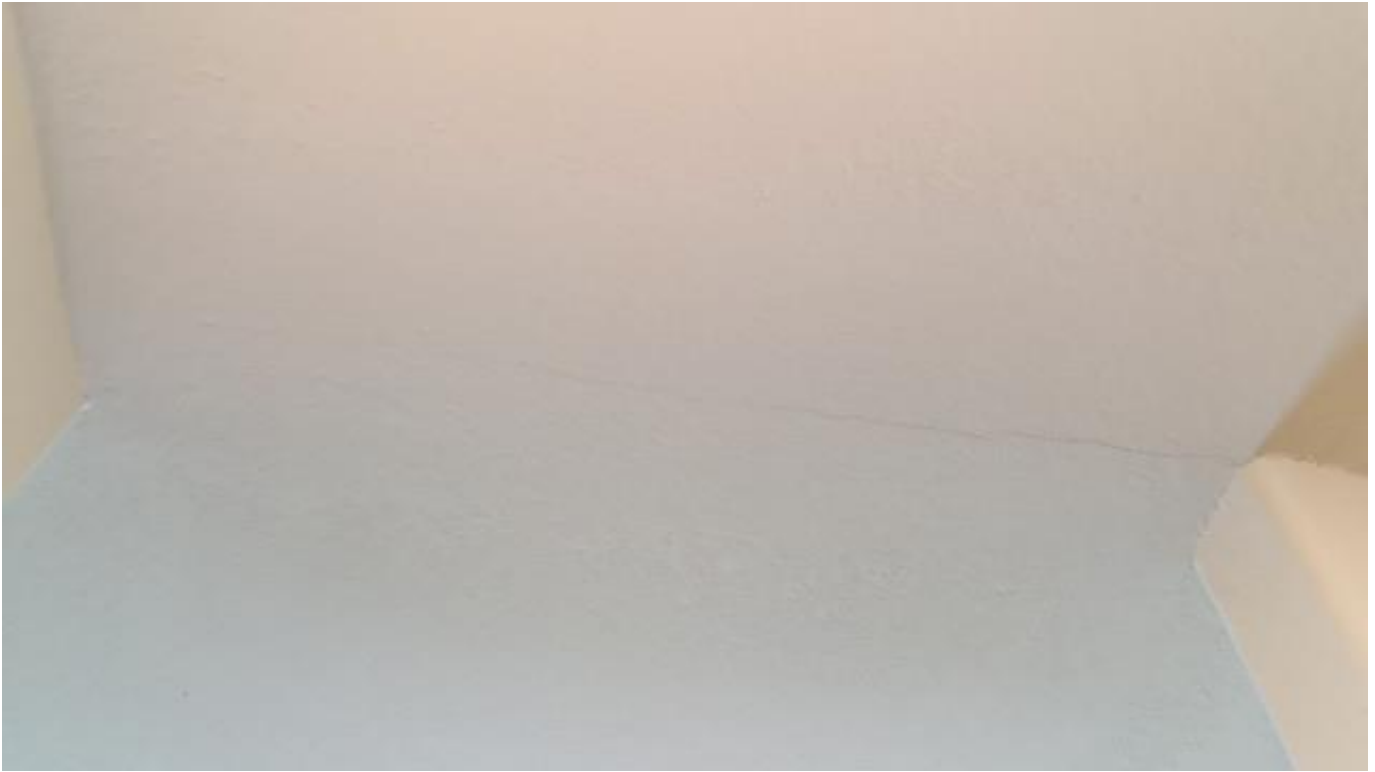
1.10 Comment 10

PIC 8 - wall at living room has this irregularity near ceiling.



1.11 Comment 11

PIC 9 - ceiling crack



1.12 Comment 12

PIC 10 - corner crack at opening



1.13 Comment 13

PIC 11 - this window has defects at wood lintel and sill. Also a pattern of cracks extending toward a slab crack below. Adjacent is a brick expansion joint that widens as it extends upwards.









1.14 Comment 14

PIC 12 - Neighboring home has similar but not as pronounced defect in roughly the same location (not to open a can of worms)





1.15 Comment 15

PIC 13 - this window has defects at wood lintel and sill. Also a pattern of cracks extending toward a slab crack below. Adjacent is a brick expansion joint that widens as it extends upwards.







1.16 Comment 16

PIC 142 - Neighboring home has similar but not as pronounced defect in roughly the same location (not to open a can of worms)





Inspector: Trent Fuller 281-220-6309
Trent Douglas Fuller
(281) 220-6309

1st Floor Total Hold Downs	
Number of STHD-10	2
Number of STHD-14	4
TOTAL NUMBER OF HOLD DOWNS	6

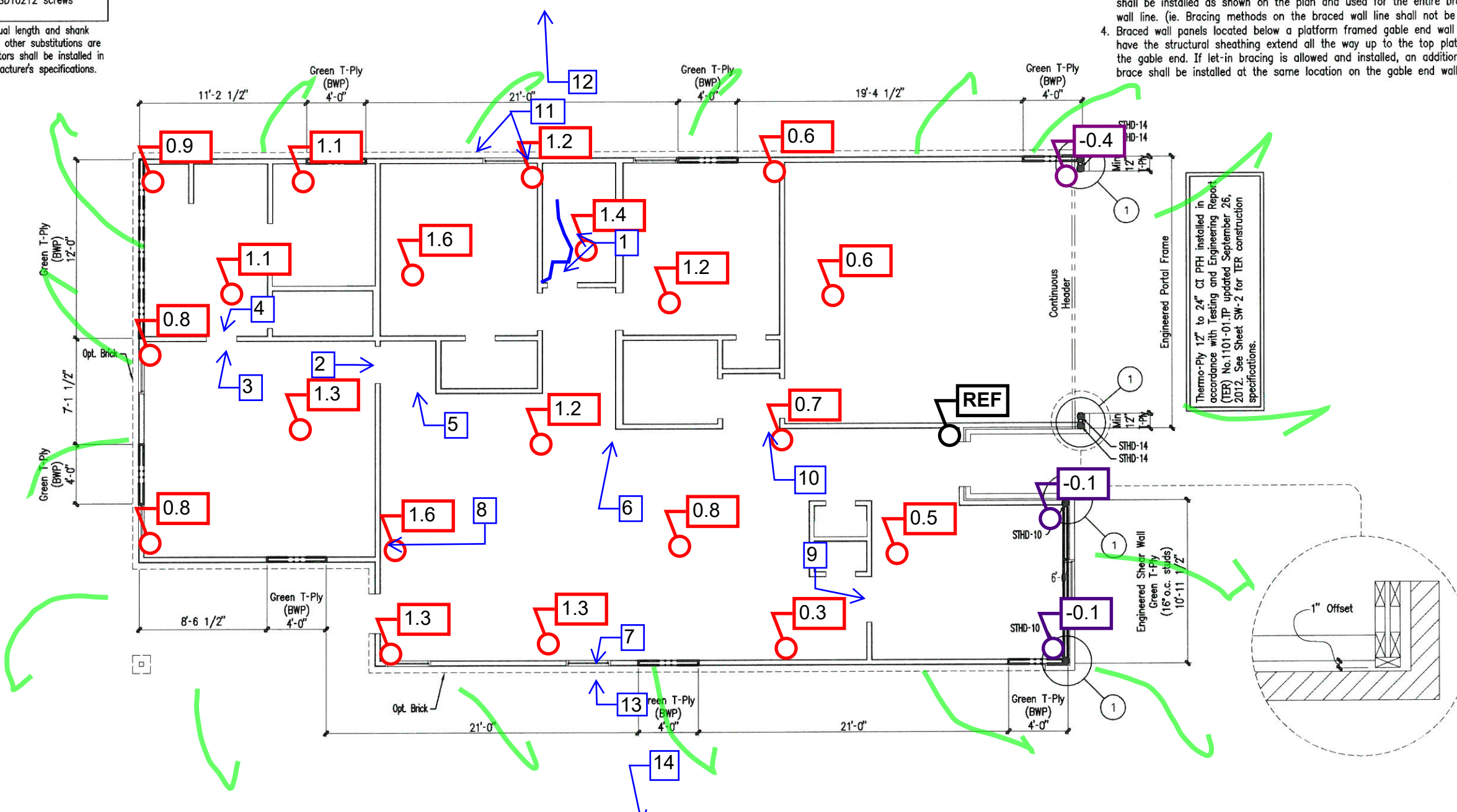
Hold downs shall be fastened as follows:	
STHD10	28-16d sinkers (.148" x 3-1/4")
STHD14	38-16d sinkers (.148" x 3-1/4")
HTT4	18-16d (.162" x 2-1/2")
HTT5-KT	26-Strong-Drive SD10212 screws (#10 x 2-1/2")

Note: Alternate fasteners with equal length and shank diameter are permitted. No other substitutions are permitted. All other connectors shall be installed in accordance with the manufacturer's specifications.

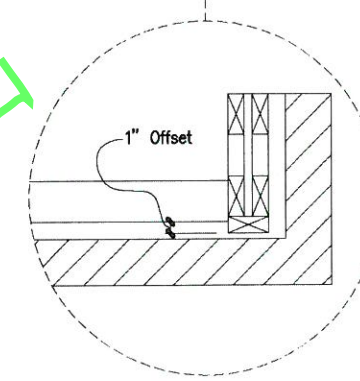
This plan includes the following notes and details:
Conventional Light Wood Frame Construction (DTL0901), as of 06/01/13

Shear Wall Notes

- At cantilevered floor supporting a braced wall line above, add solid blocking between trusses and joists at bearing wall. As an alternate for cantilevers less than or equal to 24", a continuous full height rim joist may be provided at the end of the cantilever in lieu of the solid blocking.
- All engineered or braced wall panel sheathing shall extend from plate to plate.
- If alternate braced wall Single Sided Gyp method is specified on plan, it shall be installed as shown on the plan and used for the entire braced wall line. (ie. Bracing methods on the braced wall line shall not be mixed)
- Braced wall panels located below a platform framed gable end wall shall have the structural sheathing extend all the way up to the top plate of the gable end. If let-in bracing is allowed and installed, an additional let-in brace shall be installed at the same location on the gable end wall.



Thermo-Ply 12" to 24" CT PFH installed in accordance with Testing and Engineering Report (TER) No.1101-01,TP updated September 26, 2012. See Sheet SW-2 for TER construction specifications.



This plan was designed based on a windspeed of : 100 MPH and Exposure B.

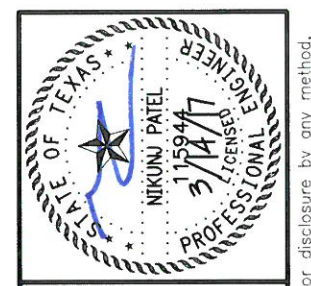
This level was designed in accordance with the prescriptive provisions of Section R602.10 of the International Residential Code (IRC) and engineered alternatives, as applicable.

Green T-Ply has the same fastening requirements as Red T-Ply when used as a structural sheathing for prescriptive braced wall panels or engineered shear walls.

This drawing is based on Architectural Version: 4 Dated: 03/13/15

03/14/17	R2	Revised to reflect plan change from 1755 BR to 165...	K.P.N.
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Engineered Panels	
	Engineered shearwall continuously sheathed and installed as specified on the plans. No sheathing substitutions are allowed without approval from this office.
Braced Wall Panels	
	Braced wall panel sheathed with 7/16" OSB, Red or Blue T-ply or DOW SIS, U.N.O.
	Braced wall panel sheathed with 7/16" OSB, Red or Blue T-ply, DOW SIS, or Let-in-Bracing
	Alternate Single Sided Gyp (SSG)
* See Standard Notes and Details Sheathing Schedule for engineered and braced wall panel specifications.	



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Registration No: F-1629

Express Homes Houston (North)
Breckenridge Forest Section 10
Lot: 3
Blk: 2
23434 Dukes Run Drive
Harris County, Texas
Plan# 1650 B R

DATE	3/14/17
DRN	K.P.N.
CHK'D	N.V.P.
CODE	SW-R3
Scale:	1/8" = 1'-0"

SHEET NO. **SW 1**
S²E NO. 1516868R2

1st Floor Plan - Shear Wall Plan

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