



KIRK N. ELLIS & ASSOCIATES
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TO: Steve & Jackie Vicks
50 Bret Harte Avenue
Reno, NV 89509
CC: Terry Wasik

DATE: 01/05/2010	JOB #: 1309
PROJECT: Vicks Residence	
LOCATION: 2445 Faretto Lane, Reno, NV	
CONTRACTOR: Wasik Construction	
OWNER: Steven & Jackie Vicks	
WEATHER: Haze	
TEMP: 27°F	TIME: 8:00
PRESENT AT SITE:	
Wasik Construction	
Brian Wilcox – Kirk N. Ellis & Associates	

Report Date: 01/07/2010

As part of Kirk N. Ellis & Associates Construction Phase Support, this office went to inspect the current state and quality of construction at the residence located at 2445 Faretto Lane, Reno, Nevada.

The following was noted:

1. The upper garage was nearing structural completion. The foundations, walls, roof trusses and all faces sheathed. See Figure 1.
2. The Simpson Strong Walls appear to have been correctly installed and most of the other required Simpson hardware (hangers, straps and hurricane ties) are installed. The H1 hurricane ties are installed on the interior of the structure. See Figure 2. This is contrary to the structural drawings. Refer to detail 1/S4.3. The H1 is ineffective on the interior face of the structure unless the top chord is connected directly to the studs adjacent to the connection point. If the contractor wishes to continue connecting the H1's to the interior, he will need to request a change and additional hardware will be required.
3. The basement garage walls are up and no longer in forms. Drainage to daylight has been installed at both the footing and at the window area wells. See Figure 3. The stem wall insulation and moisture barrier has also been installed.
4. Columns and base plates for the columns are installed. Block-outs for the base plates in the slab are present, but no grout or additional concrete was observed. See Figure 4.



FIGURE 1 – COMPLETED UPPER GARAGE



FIGURE 2 – HURRICANE TIES INSTALLED ON THE INTERIOR OF STRUCTURE.

5. Interior bearing and non structural wall appear to be structurally complete. There are a few interior bearing walls that run perpendicular to the joist above that are not installed per the structural plans. In lieu of stopping the structural wall below the floor joists and blocking above to connect to the first floor sheathing (Refer to Detail 7/S4.1), the wall is framed to the bottom of sheathing. This is an acceptable solution and no further work is necessary. There is one location that the contractor is having difficulty complying with the structural drawings. Refer to Field revision FR-04 for additional information.
6. The main level floor joists are installed. The rim boards and blocking are installed where required and the hangers are welded/nailed where required (See Figure 5). Additionally, all the hangers are glued. This was not required, but it does decrease the incidence of squeaky floors.
7. The main level floor sheathing was in the process of being installed. The 1-1/8" floor sheathing was being installed with glue and screw nails as per the structural details. This should significantly decrease any incidences of sound from the structural floor framing. There is a 1/2" gap between the steel garage beam header and the floor sheathing. See Figure 6. This will need to be shimmed and the length of the powder driven pin increased to compensate.



FIGURE 3 – DRAINAGE AND STEM WALL INSULATION



FIGURE 4 – COLUMN BASE PLATE BLOCK-OUT



FIGURE 5 – JOIST AND RIM BOARDS INSTALLED PER PLANS

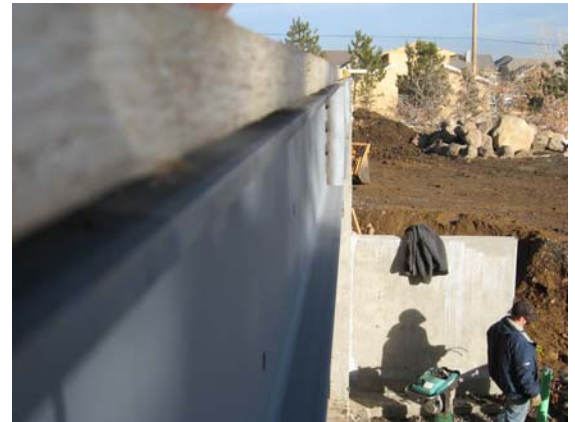


FIGURE 6 – SPACING BETWEEN HEADER AND SHEATHING.

F I E L D R E P O R T

If you have any questions or comments, please feel free to call.

Sincerely,

KIRK N. ELLIS & ASSOCIATES
STRUCTURAL & CIVIL ENGINEERS, LTD.



Brian Wilcox
Structural Inspector

REVIEWED & APPROVED



Kirk N. Ellis, S.E., P.E.
President

01/20/2010

Enclosures:

Field Revision 4 (1 page)

Contact Sheets of all Images taken at the Site (5 Sheets Total)



JOB VICKS RESIDENCE

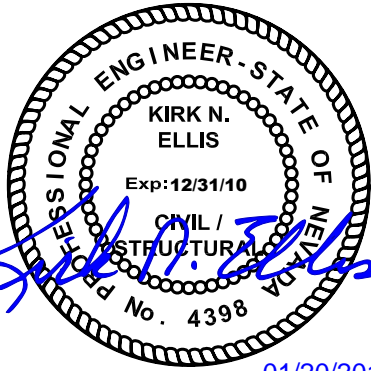
DETAIL NAME: FIELD REVISION

DETAIL No. FR-04 JOB No. 1309

FILE NAME: 1309FR04 DATE 01/20/10

DESIGNED BY: KNE DRAWN BY: BLW

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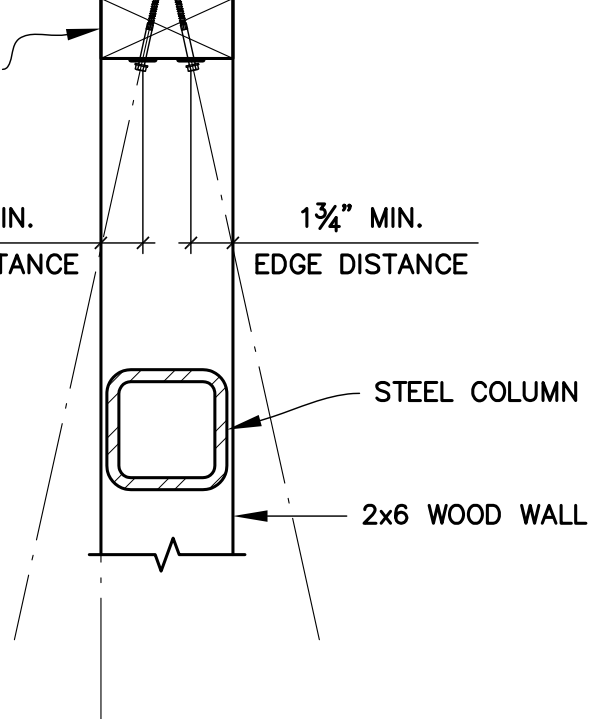
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P.T. D.F. 3x6 \bar{R} w/ (2) ROWS SIMPSON
TTN25400H w/ CODE APPROVED
WASHER AT 8" O.C. STAGG'D TO NET
4" O.C. MAX. TYP. U.N.O.

1 3/4" MIN. 1 3/4" MIN.
EDGE DISTANCE EDGE DISTANCE



NEW END WALL CONNECTION AT RESTRICTED CLEARANCE

SCALE: 1 1/2" = 1'-0"

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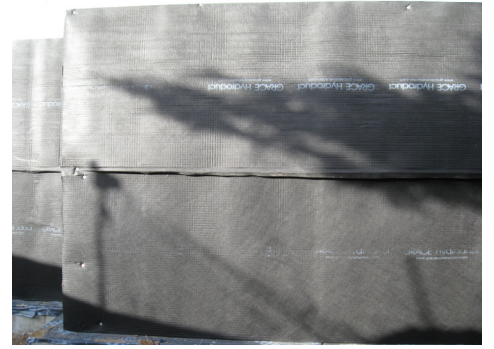
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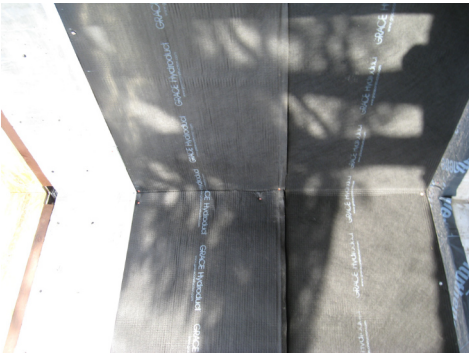
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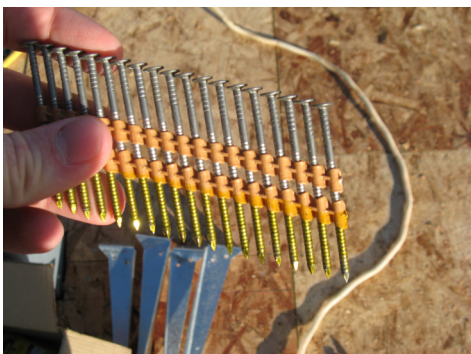
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