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53515

2026-03-17

Building Department

Re THOMAS SCHMIDT - HINES & DICKSON RES - 634 SE ROSEWOOD CIR, LAKE CITY, FL

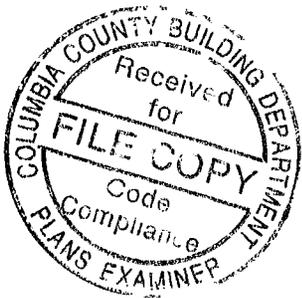
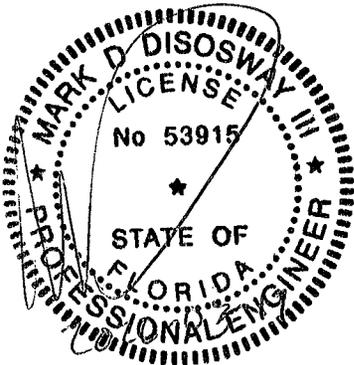
To whom it may concern.

This is an inspection report for the structural wall & roof framing at the above referenced plan

- This inspection is based on sealed engineering dated 2026-03-17
- This inspection is based on pictures provided by builder. The pictures show limited views of the project. Items not visible in the pictures are listed in this report. This report assumes that the pictures provided are typical of the whole project. No site visit was part of this report.
- This inspection is limited to only structural framing of roof and wall systems. This does not include review of foundation or non-structural items.

All visible items as listed in this letter meet the requirements of sealed engineering (see notes above).

All items reviewed listed on the following pages. Items not visible have been verified by Thomas Schmidt.



Mark Disosway, PE
Florida Professional Engineer #53915

Roof Framing (conventional option):

- **7/16" roof sheathing w/ 2 3/8" X 0.113" RS nails @ 6" oc edge & 12" oc field:**
 - 7/16" osb sheathing was used.
 - Nail size and spacing are not visible in pictures.
- **2x8 SP#2 ridge board & CS20 ridge tension strap @ 24" oc w/ (6) 10d each end:**
 - Ridge board in pictures are correct size and placement
 - Ridge tension straps are not visible in pictures.
- **2x8 SP#2 hip board & CS20 tension strap @ 24" oc w/ (6) 10d each end:**
- Hip board in pictures are correct size and placement.

Note: Some boards are notched (to allow for ceiling framing). This is ok provided that a minimum depth of board at notch is 5 1/2".

 - Tension straps are not visible in pictures.
- **2x6 sp#2 rafters @ 24" oc w/ H2.5A clip to wall & (4) .131" x 3.25" toe-nails to top plate and to ridge / hip board:**
 - Rafters in pictures are correct size and placement.
 - H2.5a rafters clips are installed on all rafters w/ (4) SD9112R100 screws
Pictures show clips only attach to top plate.
Clip is installed onto ceiling joist instead of rafter at some location.
 - Clips attaching only to the top plate is ok provided that the wall sheathing is nailed to the top plate.
 - Clips attaching to the ceiling joist instead of the rafter is ok provided that the rafters and ceiling joist are nailed together with (6) .131" x 3.25" nails min.
 - Rafters must be attached for 375 lbs uplift load. H2.5a clip installed with (4) #9 x 1 1/2" screws (SD Connector screw or equal) have an allowable load of 432 lbs.
This is adequate for rafter uplift connection.
 - Toe-nails are not visible in pictures.
- **2x10 SP#2 ceiling joists @ 24" oc w/ (8) .131" x 3.25" nails into rafters each end:**
 - Pictures show adequate nailing

Wall Framing:

- **(2) 2x6 SPF (or SP) #2 double top plate:**
 - Top plates in pictures are correct size and placement.
- **2x6 SPF #2 studs (full height) @ 16" oc:**
 - Studs in pictures are correct size and placement.
- **2x6 SP#2 PT bottom plate and 1/2" X 10" anchor bolt w/ 3"x3"x1/4" washers @ 32" oc and 8" from corners and within 6" on each side of joint:**
 - Bottom plate in pictures are correct size and placement.
 - Pictures show anchors @ 32" oc
 - Anchors at corners and splices are not visible in pictures.
 - Washers are not visible at time of pictures
Builder says 3x3x1/4" (3 ga.) washer have been used.
- **(3) studs required in corner framing:**
 - Where visible, corner framing looks correct.
- **7/16" OSB wall sheathing, Fully Blocked 8d common nails @ 3" oc edge & 12" oc field.**
 - Fully blocked sheathing looks correct.
 - Nail size and spacing are not visible in pictures.
- **Wall framing at existing wall:**
 - 2x6 wall framed on top of existing roof & ext wall:
 - Pictures show framing as detailed
 - 2x6 bottom plate w/ timber-lok into existing roof system
 - Fasteners are not visible in pictures.
 - Builder provided details of fasteners used.
 - Existing 7' jack trusses are anchored with H16
 - Truss anchors are visible in pictures, but nails are not visible
 - Existing wall w/ 7/16" sheathing and bottom plate attached with 1/2" anchors @ 48" oc
 - Existing wall framing and connections are not visible in pictures.
 - 2x6 leger at roof over frame level
 - Ledger in picture looks correct. Fasteners are not visible in pictures.
 - Overframing is not visible in pictures
- **Walk door opening framing – (2) 2x6 SP#2 header, (1) jack & (1) king each end, strap kings @ top w/ H3 or H2.5a from king stud to top & bottom plates:**
 - Framing of rear wall doorway looks correct.
 - King stud strapping is not visible in pictures.
- **Required Shearwall (wall required to brace roof shear loads) in side and rear walls:**
 - All shearwalls look to match the plan.

Front wall framing:

- **Front wall shearwalls and header system are detailed on sheet S-2.**
 - Framing of front wall looks to match sealed engineering.
 - Nailing of front wall framing not visible in pictures
 - Angle bracing was installed by builder.
 - Builder says 1" dia anchors were used as required – not visible in pictures



