

Date: 07/25/2025

To: Patrick Huettner
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Subject: Balloon Framed Wall Issue
00 Anderson Creek School Rd.
Bunnlevel, NC 28323
JDS Consulting Project No.: 25902255
Review Date: 07/24/2025

JDS Consulting, PLLC is pleased to provide the structural evaluation report for the subject and location referenced above for AHP Fayetteville. The following comments and/or recommendations are outlined below to meet or exceed the 2018 NCRC:

Observations:

The client requested verification of the balloon framed wall design per detail 1 on sheet S-1 of the provided plans (AHP job no.: 141-25-008, dated 06/19/2025) for the Johnson residence located at the above address.

Recommendations:

Based on our review, the balloon framed wall as specified in the referenced plans is sufficient to support the design loading conditions given the changes noted in the revision clouds shown on page 2.

If you have any questions or if I can be of further assistance to you on this project, please contact me at 984-352-5627 or creeves@jdsconsulting.net.

Respectfully Submitted,
Corey Reeves
JDS Consulting



Attachment: Balloon Framed Wall Design

REVIEWING ENGINEER

Alteration of this seal is a violation of the provisions set forth by the local board of engineering and shall result in legal action by local authorities. These services are confidential in nature, and this report will not be released to any other party without your express consent. The use of this engineering work is limited to the express purpose for which it was commissioned, and it may not be reused, copied or distributed for any other purpose without the express written permission of JDS. All services are provided exercising a level of care and diligence equivalent to other professional engineers providing similar services under similar conditions. This report is the work product of an engineering investigation. This report is not a home inspection or a code-compliance report unless specifically stated. Unless otherwise specifically noted within the report, no destructive or invasive testing or procedures were performed during this investigation.

Architectural elevation drawing of a gabled roof structure, showing trusses, rafters, and various window and door openings. The drawing includes detailed dimensions for the roof pitch, truss length, and opening sizes.

Roof Structure:

- Trusses:** 23'-11" TRUSS LENGTH. Parallel chord vaulted truss over wall.
- Rafter Pitch:** 12/12.
- Truss Spacing:** 8'-3 1/8" (left), 7'-5" (center), 8'-2 7/8" (right).
- Truss Components:** (1) 2x6 LSL STUDS @ 6' WINDOW, (2) 2x6 LSL STUDS @ 6' WINDOW, (3) 2x6 HEADER (TYPICAL).

Wall and Opening Details:

- Left Wall:**
 - TO FACE OF STUD 1'-4 1/2"
 - TRUSS 2'-3 1/2"
 - O.W.H. 3'-3"
 - Living Wall T.O.P.
 - 1st Floor T.O.P.
 - O.S.B. SHEATHING
 - 10'-0 5/8" LIVING ROOM TOP PLATE
 - 9'-1 1/8" 1ST FLOOR TOP PLATE
 - 6'-11 1/8" WINDOW HEADER
 - 6'-0" WINDOW
 - 1'-11/16"
 - 1'-5 3/4"
 - 3'-0"
 - 6"
 - 3'-0"
 - 1'-2 1/2"
- Center Wall:**
 - 2x10 BOX HDR.
 - VERIFY OPENING SIZE W/ PROJECT MANAGER PRIOR TO FRAMING VIEW WALL
 - (C) FIXED GLASS ROUGH WINDOW OPENING 7'-2"
 - (E) FIXED GLASS ROUGH WINDOW OPENING 2'-8"
 - (E) FIXED GLASS ROUGH WINDOW OPENING 2'-8"
 - 2x10 BOX HDR.
 - 3060 SH ROUGH WINDOW OPENING 6'-0"
 - 3060 SH ROUGH WINDOW OPENING 6'-0"
 - TWIN 2'-8" ROUGH DOOR OPENING 6'-10 1/2"
 - VERIFY OPENING SIZE W/ PROJECT MANAGER PRIOR TO FRAMING VIEW WALL
 - 23'-11"
 - 24'-0"
- Right Wall:**
 - TO FACE OF STUD 1'-4 1/2"
 - TRUSS 2'-3 1/2"
 - O.W.H. 3'-3"
 - Living Wall T.O.P.
 - 1st Floor T.O.P.
 - O.S.B. SHEATHING
 - 10'-0 5/8" LIVING ROOM TOP PLATE
 - 9'-1 1/8" 1ST FLOOR TOP PLATE
 - 6'-11 1/8" WINDOW HEADER
 - 6'-0" WINDOW
 - 1'-11/16"
 - 1'-5 3/4"
 - 3'-0"
 - 6"
 - 3'-0"
 - 1'-2 1/2"

Other Details:

- Windows:** (A) FIXED GLASS R.O.B., (B) FIXED GLASS ROUGH WINDOW OPENING 4'-2", (C) FIXED GLASS ROUGH WINDOW OPENING 4'-2", (D) FIXED GLASS R.O.
- Header:** 2x10 BOX HDR.
- Sheathing:** O.S.B. SHEATHING.
- Draft Stop:** 2x6 DRAFT STOP IN WALL 4'-0" O.C. VERTICAL.

NOTES:
WALL TO BE 2X6 STUDS
UNLESS NOTE OTHERWISE.

ROUGH WINDOW OPENING
TO BE DETERMINED BY
WINDOW MANUFACTURE.