

Date: 9/24/2021

To: **McKee Homes, LLC**
109 Hay Street Suite 301
Fayetteville, NC 28301
sconverse@mckeehomesnc.com

Subject: Truss support field revisions
Location: Lot 1009 Carriage Glen, Anderson Creek, NC
JDS Consulting Project No.: 21902085
Review Date: 09/24/2021

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

Observations:

Contractor requests a repair for the missing structural support for different truss members at the front and rear garage area. The two girder trusses running front to back over the garage and the girder truss running side to side just behind the garage have different bearing loads that originally analyzed in the sealed building plan set. In addition, contractor requests repair for the missing thickened slab footing located below the rear stairwell/laundry room wall. The house is constructed from the JDS Consulting sealed structural engineer drawings for the Portico 2020 High winds plan set. The front to back girder trusses imposed additional loading over the garage door and on the rear side to side girder truss. The garage door header was found to be insufficient to support the truss loads. The end supports of the rear girder truss was found to be insufficient to support the truss loads.

Recommendations:

Based on our review, the contractor is to install the items as show in the following details. The revised items are noted inside the revision clouds in each following detail on pages 2, 3, and 4 of this report. In addition, the contractor shall install additional wall framing on the laundry room side of the stairwell/laundry room wall mentioned above by double each existing wall stud in this wall. The newly added wall studs in the existing wall may have electrical notches cut for ease of installation. At the wall base, install a continuous treated 2x4 flat against the existing 2x4 treated bottom plates and wall studs. At the top of the wall, install a continuous 2x4 flat against the double top plate and wall studs. At each double wall stud install a 2x4 flat against the wall studs. Connect each new 2x4 to the existing framing with (2) 10d nails at 6"oc. Install (2) ¼"x6" tapcon concrete anchors at 16"oc along full length of the bottom plate at this wall.

If you have any questions or if I can be of further assistance to you on this project, please contact me at (919) 750-3452.

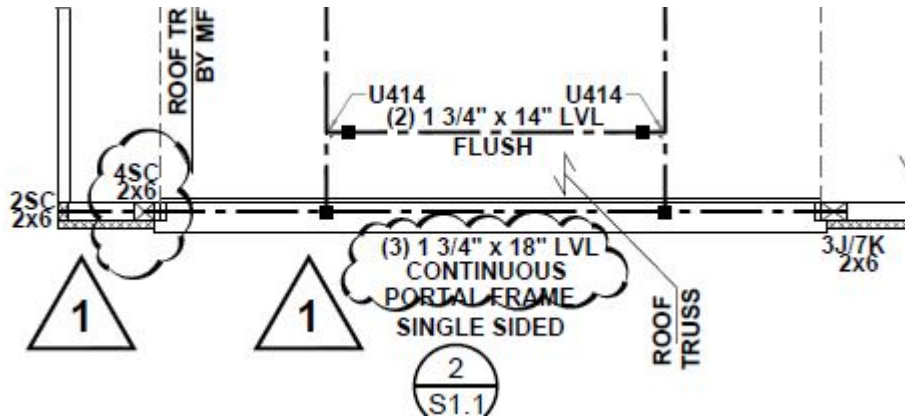
Respectfully Submitted,

William T. Scudder
JDS Consulting

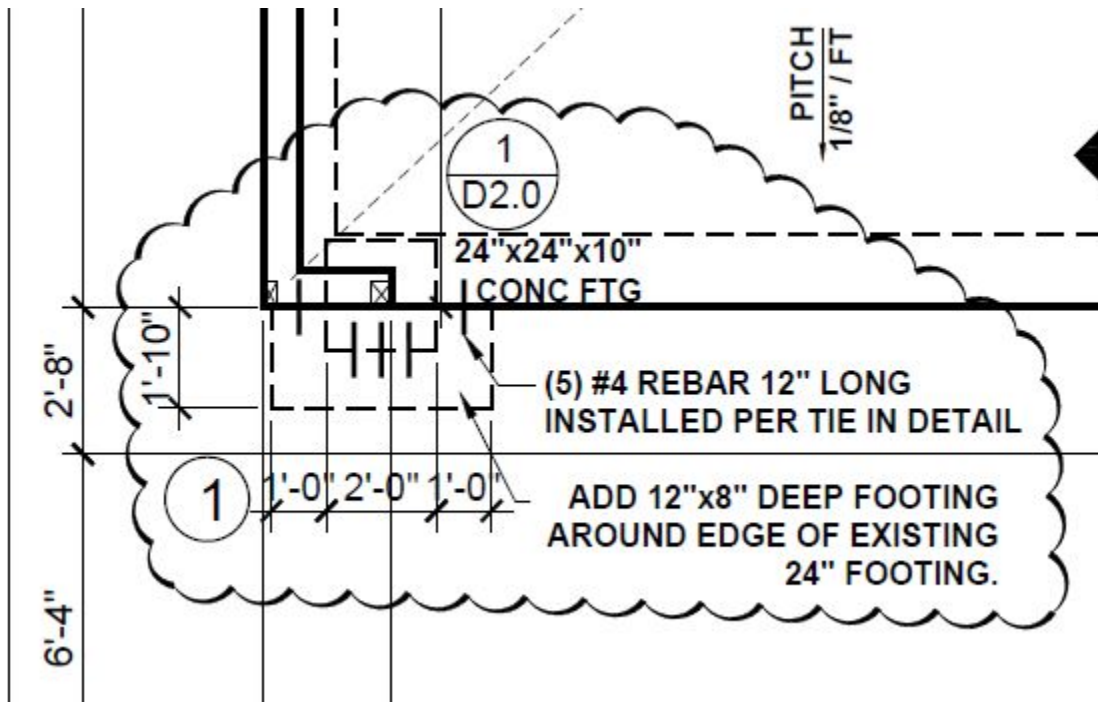


REVIEWING ENGINEER

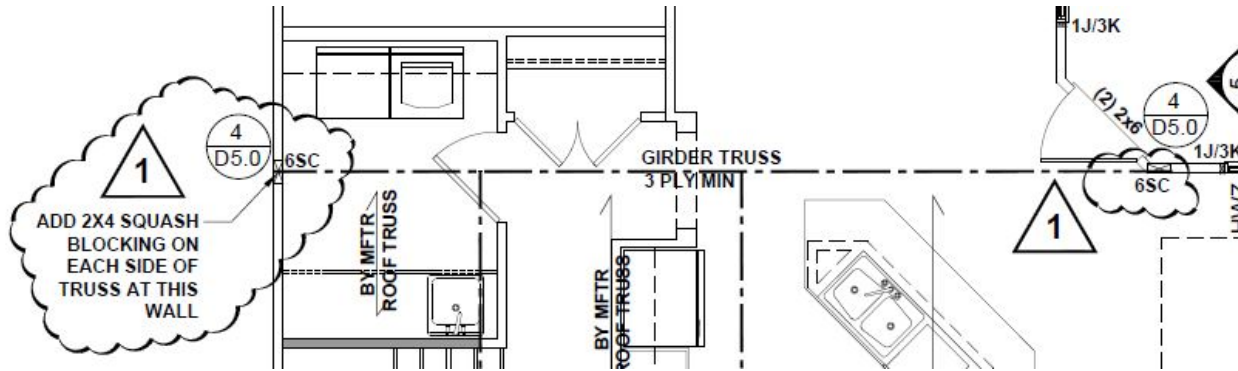
Alteration of this seal is a violation of the provisions set forth by the local board of engineering and shall result in legal action by local authorities. These services are confidential in nature, and this report will not be released to any other party without your express consent. The use of this 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.



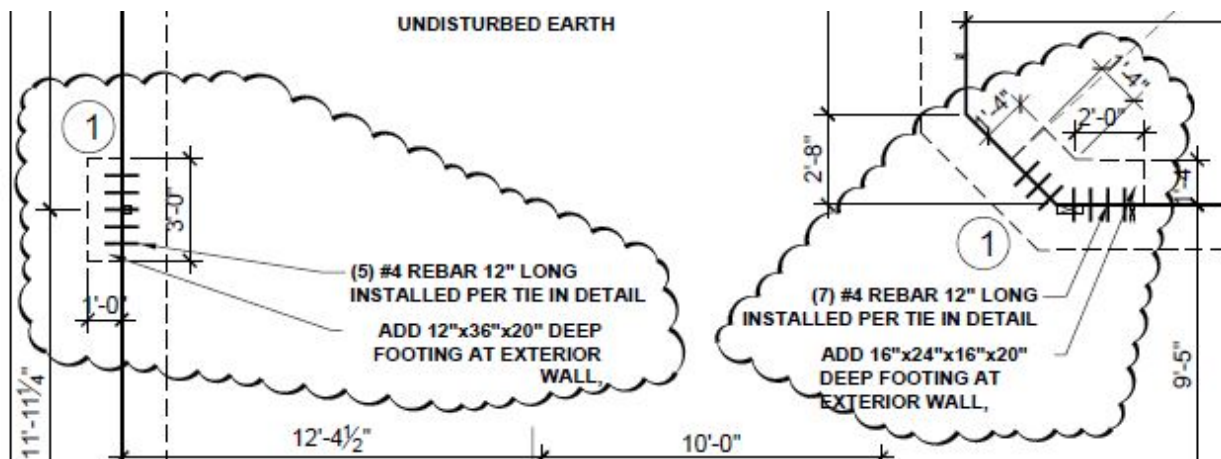
Framing changes at the overhead garage door



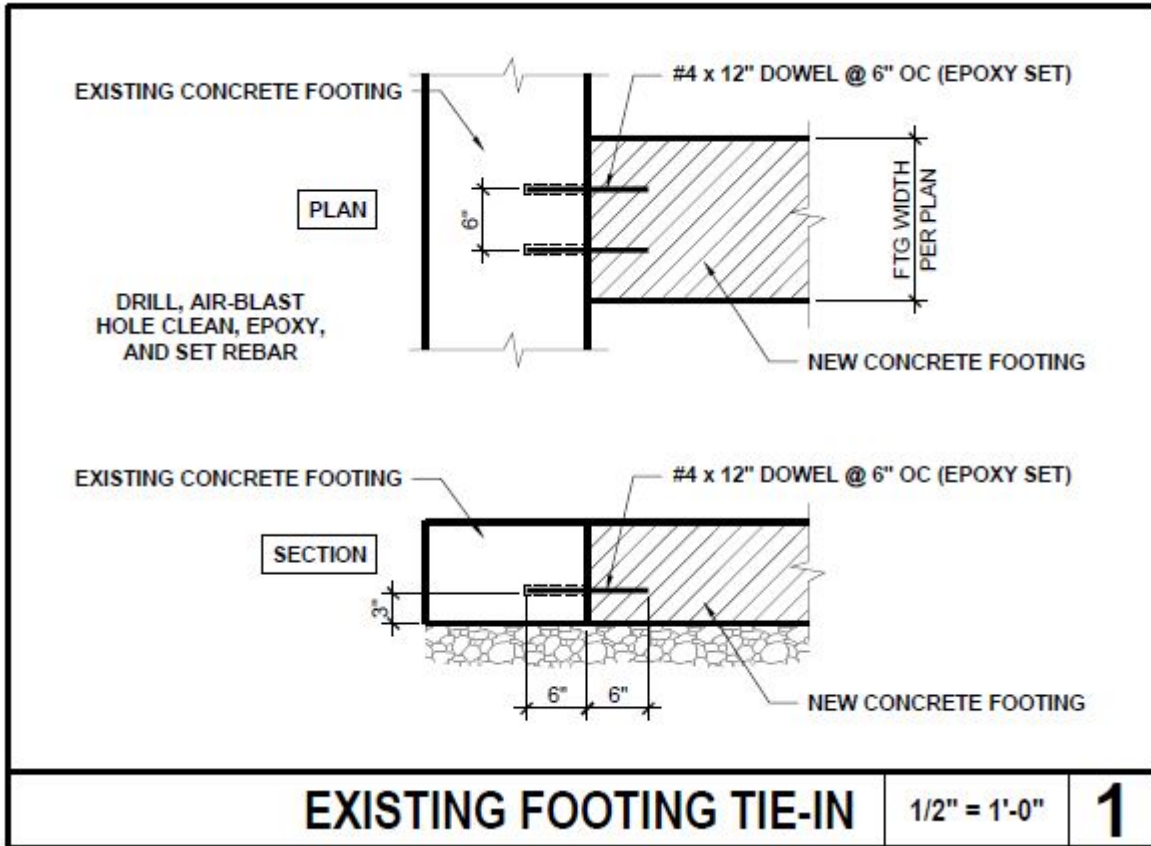
Foundation changes at the overhead garage door



Framing changes at the back girder truss end supports



Foundation changes at the back girder truss end supports



Tie in detail for all added footing as noted above.