

Date: 10/20/2021

To: **Kenny Gwinn**
KB Home
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919-592-2624

Re: **Foundation Item**
Location: Lot 12 Highland Grove (364 Windy Farm Dr. Fuquay-Varina, NC)
JDS Project No.: RDU2111200
Date of Inspection: 10/14/2021

A representative of JDS Consulting arrived on site to observe the issues reported to us by the client, which are presented, along with our recommendations, in this report.

Observations

The 5/8" threaded rods at the garage wing walls were installed off center. (2) Red Heads were installed at each wing wall.

Recommendations

Based on our on-site observations and review, this repair is not adequate. The contractor has (2) repair options.

1. Reinstall (2) 5/8" threaded rods by drilling through the wing walls to dowel and epoxy them minimum 6" into the footings. Ensure the total threaded rod length is document prior to installing them into the footing to ensure adequate embedment depth.
2. Drill directly behind the existing 5/8" threaded rods (approximately 8") and bend the threaded rods toward the center of the wing walls enough to install the required nut and washers. Fill the voids in the concrete where it was drilled with structural epoxy.

If you have any questions or if I can be of further assistance to you on this project, please contact me at 919-215-7954.

Respectfully Submitted,
David Lynn



Reviewing Engineer:
Jonathan Crouch, PE