

**Date:** 05/14/2023

**To:** **Jacob Davis**  
Builders First Source  
2512 Yonkers Road  
Raleigh, NC 27604  
jacob.davis@bldr.com  
910-506-9932

**Re:** **Framing Issue**  
Location: Lot 4 Griffon Pointe (24 Drathaar Ct. (Lillington, NC))  
JDS Project No.: RDU2303522  
Date of Inspection: 05/11/2023

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 client requested an evaluation of the following items:

1. The contractor installed a 2x10 ridge above the main roof supporting 2x8 rafters with (1) 2x6 collar ties spaced 32" o.c., and installed 2x material beneath the ridge attached with nails into the 2x10 ridge to fully support the 2x8 rafters instead of installing 2x12 ridge beam per sheet S5 of the building plans.
2. The contractor installed the bottom edge of the 1-3/4"x 9-1/4" LVL valley above the attic bearing approximately 3" into the stud column of the knee wall.
3. The contractor installed a section of 9'-0" long 2x10 ridge beam spanning front to back from the rear side of the ridge above the attic instead of installing a 2x12 ridge per sheet S5 of the building plans.
4. The contractor installed the 2x8 vaulted rafter bearing at the 2x6 front wall above the foyer instead of installing a (2) ply 1-3/4"x 9-1/4" LVL per sheet S3 of the building plans to support the rafters mentioned above.

#### Recommendations

Based on our on-site evaluation and review:

1. The 2x10 ridge is adequate to support the loading conditions provided the 2x rafters are fully supported into the ridge. No further action is required.
2. The LVL valley has a sufficient bearing area for the loading conditions. No further action is required.
3. The 2x10 ridge is sufficient for the loading conditions, however, where the 2x8 rafters are not fully bearing into the ridge, the contractor shall install furr out the ridge with 2x material to provide full support for the full depth of the 2x8 rafters. The ridge depth shall be not less than the cut end of the 2x8 rafters.
4. The 2x8 vaulted rafters bearing into the 2x6 front wall of the foyer are adequate. No further action is required.

If you have any questions or if I can be of further assistance to you on this project, please contact me at 919-818-8717.

Respectfully Submitted,  
Oreste Montoya

Reviewing Engineer:  
Drew Alexander, PE

