

Date: 07/21/2023

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

Re: **Framing Items**
Location: Lot 16 Griffon Pointe (2520 Old Us Hwy 421 (Lillington, NC))
JDS Project No.: RDU2306192
Date of Inspection: 7/21/2023

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

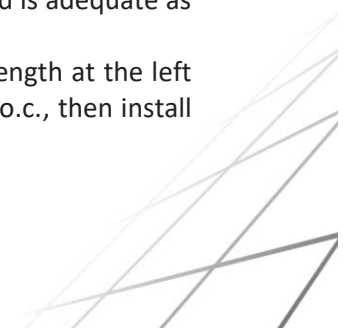
The client requested an evaluation of the following items:

1. The (4) 1-3/4"x14" LVL above the family room, is supported at the front bearing end by (4) 2x8 studs and additional (1) double 2x4 stud and supported at the rear bearing end by (5) double 2x4 studs, strapped together with CS-16 Straps at the 1/3 of the height. Instead of installing (4) 2x8 stud columns on each end.
2. The (2) ply 1-3/4"x9-1/4" header above the rear (family/kitchen) door is supposed to be full contact with the trusses and (3) ply 1-3/4"x16 LVL above.
3. For (3) ply 1-3/4"x24" LVL above the 4th bedroom, the contractor installed (1) 3-1/2"x7" PSL on both bearing ends instead of (2) 2x10 stud columns.
4. For the A015G gable the contractor removed part of the sheathing and cut the bottom chord to accommodate the right end of the (3) ply 1-3/4"x24" LVL. And
5. The F21G floor truss above the front stair wall has been installed backward.

Recommendations

Based on our on-site evaluation and review:

1. The double (5) 2x4 stud columns are a structural replacement of the (4) 2x8 stud columns and adequate as installed. No further action is required.
2. **Support all relevant framing:**
 - Remove approximately 48" of the double top plate above the header.
 - Ripped a (2) ply 1-3/4"x48" LVL or install 3-1/2"x3-1/2" x48" long PSL.
 - Attach it the PSL or LVL Ripped with 12" long CS-16 straps spaced 12" o.c.
3. The (1) 3-1/2"x7" PSL is a structural replacement of the (2) 2x10 stud column and is adequate as installed. No further action is required.
4. Where the contractor removed the OSB sheathing, install (1) 2x4 of the same length at the left side of the truss to furr the gap. Attach it with (2) rows of 10d nails spaced 12" o.c., then install the 7/16" OSB sheathing and attach it with (2) rows of 10d nails spaced 6" o.c.



- Where the bottom chord and the bottom of the platform has been cut, install (1) 2x4 approximately 12" long blocking spaced 12" o.c. attaching the bottom of the platform and the bottom chord.
5. The F21G floor truss is adequate as installed. 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 919-280-2845.

Respectfully Submitted,
Ely Montoya



Reviewing Engineer:
Maxwell C. Danskin, PE

