

Date: 05/24/2023

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

Re: **Framing Issue**
Location: Lot 6 Griffon Pointe (125 Grand Griffon Way (Lillington, NC))
JDS Project No.: RDU2304005
Date of Inspection: 05/24/2023

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. At the rear left attic/storage, the contractor installed a (2) ply 2x8 beam supporting the rafters and installed a (2) ply 1-3/4" x 4-1/2" LVL supporting the 12'-6" long 2x8 ceiling joist.
2. The contractor installed (1) 2x10 ridge beam through the house with a 2x material beneath the ridge to fully support the 2x8 rafters instead of installing a 2x12 ridge beam per sheet S5 of the building plans.
3. The (1) ply 1-3/4" x 9-1/4" LVL valley above the front right attic/storage is approximately 2-1/2" bearing on the top plate, beneath the top plate the contractor installed (4) 2x4 stud column.
4. The contractor requested an evaluation of the nails installed at the hangers; the contractor installed 1-1/2" long 10d nails.

Recommendations

Based on our on-site evaluation and review:

1. The contractor installed a (2) ply 2x8 beam supporting the rafters per sheet S4 of the building plans, and the (2) ply 1-3/4" x 4-1/2" LVL mentioned above is adequate for the loading conditions. No further action is required.
2. The 2x10 ridge beam is adequate as installed provided the rafters are fully supported. No further action is required.
3. The LVL valley mentioned above has a sufficient bearing area for the loading conditions. No further action is required.
4. The nails mentioned above are adequate to fasten the hangers to the headers, however, the contractor shall remove the nails installed into the shear locations at the 2x joist and the LVL and install 0.148 x 3" nails per the manufacturer's installation instructions. Ensure hangers are installed flush with the joists.

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

