

Date: 04/14/2023

To: **Jonathan Norris**
Drees Homes
7701 Six Forks Road
Raleigh, NC 27615
jdnorris@dreeshomes.com
919-291-5867

Re: **Balloon Framed Wall Issue**
Location: Lot 29 Serenity – 35 Relaxing Place (Fuquay-Varina, NC)
JDS Project No.: RDU2302633
Date of Inspection: 04/13/2023

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 item:

- Page 2.01S of the provided building plans indicates the left exterior wall, at the kitchen, is to be balloon framed with 2x4 members spaced 12" o.c., on-site 2x4 studs are spaced 16" o.c. break at the 1st-floor top plate. The contractor doubles the stud at the 1st-floor wall with (1) 1-3/4" x 3-1/2" LVL and installed (1) 36" long CS16 strap from the top plate and extends at least 16" up the stud wall at every 48" o.c.

Recommendations

Based on our on-site evaluation and review, the contractor shall install new 2x4 studs above the 1st floor wall aligned with every other stud below. Attach all new studs with (2) 10d toenails at each end and affix the sheathing to all covered wall studs with (1) 8d nail spaced 12" o.c., Next, install (1) 36" long CS16 strap along the proposed studs above running down to the 1st floor (32" o.c.), centered at the top plate of the wall. Install the CS16 strapping per the manufacturer's installation instructions.

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

