

Date: 02/21/2024

To: **DC Carter**
Dan Ryan Builders
3000 RDU Center Drive
Morrisville, NC 27560
dcarter@drbgroup.com
919-896-2168

Re: **Framing Items**
Location: Lot 89 Blakes Pond (Lillington, NC)
JDS Project No.: RDU2401838
Date of Inspection: 02/21/2024

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

1. At the stair landing the 2x10 joists span front to rear over the top of the 2x8 ledger that is called to be attached to the framing and has an additional 2x4 stiff leg added in the wall cavity. The plans call for the joists to be hanger to the 2x8 ledger board. Evaluation has been requested since the as built condition differs from the plans.
2. Evaluation is needed at the rear windows of the family room where (3) windows with (3) separate headers are called to have (2) kings and (1) jack on each side of the center window. The as built condition has (1) king and (1) jack on each side of the center window.

Recommendations

Based on our onsite observations and review,

1. The framing of the stair landing with the joists bearing on top of the ledger board in lieu of being hangered is adequate to support and transfer the anticipated loading conditions. No repair is required.
2. Install a 12" piece of Simpson CS16 strapping vertically, centered on the top of the jack stud and header connection at the left and right of the center window.

If you have any questions or if I can be of further assistance to you on this project, please contact me at 984-297-5949.

Respectfully Submitted,
John Lowrance



Reviewing Engineer:
Maxwell C. Danskin, PE