

Date: 04/02/2024

To: **Tony Lopez**
Chesapeake Homes
3100 Smoketree Ct
Raleigh, NC 27604
tony@cheshomes.com
919-922-1858

Re: **Porch Beam Issue**
Location: Lot 159 The Farm (104 Barn Door Dr. (Lillington, NC))
JDS Project No.: RDU2403386
Date of Inspection: 4/2/2024

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

The client requested an evaluation of the (2) 2x12 dropped beam spanning left to right approximately 14'3" installed at the rear porch instead of installing (2) ply 1-3/4"x9-1/4" LVL beam per sheet S-2 of the building plans. additionally installed (1) 4x4 post instead of installing 6x6 post.

Recommendations

Based on our on-site observation and review, the (2) 2x12 beams are not sufficient for the structural loading conditions. Support all relevant framing and replace the 4x4 post with a new 6x6 pressure-treated post then, add (1) 2x12 beam spanning left to right scab at the front of the existing (2) 2x12 beam and attach it with (4) rows of 10d nails spaced 12" on center. The right end should be bearing on (3) 2x4 stud column and the left end bearing on the new 6x6 post providing a minimum 2" of bearing.

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

