

**Date:** 01/22/2025

**To:** **Donnie Bentley**  
Dan Ryan Builders  
3000 RDU Center Drive  
Morrisville, NC 27560  
dbentley@drbgroup.com  
919-328-0457

**Re:** **Framing Items**  
Location: Lot 41 Honeycutt Hills (188 Shelby Meadow Lane. (Angier, NC))  
JDS Project No.: RDU2500605  
Date of Inspection: 01/22/2025

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 contractor cut approximately 44" of the F209 floor truss between joints 7 and 2, severing the diagonal web and the top and bottom chords. The stair landing bears at the entrance of the storage room at the front of the stairs (non-load bearing wall).
2. Structural page S3.0 calls per Simpson BCS2-2/4 cap for the 4x4 pressured treated. Due to the orientation of the beam, the post cap has not been installed properly.

### Recommendations

Based on our on-site observation and review:

1. To convert the non-load bearing wall into a load-bearing wall, install two 2x6 headers, ensuring they bear on a minimum of one 2x4 stud column and one king stud at each end. The front end of the header should bear atop the garage foundation wall. Next:
  - Due to the location of the rear point load of the wall install 2x blocking or LVL blocking as needed to fill the adjacent floor trusses at the crawlspace area.
  - At the exterior side of the adjacent floor trusses install (1) 16" depth by 3'-0" length OSB gusset centered at the point load and secure with (1) 10d nails spaced 3" into all covered members. At the filled area secure with (3) row of 10d nails spaced 3" o.c.
  - Between the floor trusses install (2) 2x6 headers between the packed-out floor trusses and flush with the subfloor above. On each end install (1) Simpson LUS26-2Z hanger or similar and secure per manufacturer instructions.
2. At the exterior sides of the 4x4 pressure-treated posts, install (1) LCE4 Simpson post cap (two in total per post) and secure them according to the manufacturer's instructions.

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

