

Date: 12/16/2024

To: **Beth Stephenson**
TM Homes LLC
13429 Old Stage Road
Willow Spring, NC 27592
twomorehomesllc@gmail.com
919-801-2409

Re: **Inspection Items**
Location: 8461 Old US Hwy. 421 (Lillington, NC)
JDS Project No.: RDU2412234
Date of Inspection: 12/16/2024

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.

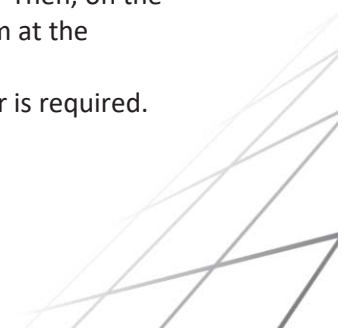
Observations

1. The 2x8 field-built rafters above the front porch are not full bearing at the 2x6 ridge.
2. The 2x8 field-built rafters above the front porch do not have collar ties and some are missing Simson H2.5 clips at the bottom heel.
3. The front porch beam above the left side of the porch is not supported at the right end above the center pier where it intersects with a (2) 2x12 beam spanning front to rear.
4. The sill plate of the rear wall of the garage overhangs the monolithic slab foundation by a maximum 3/8".

Recommendations

Based on our onsite observations and review,

1. Furr down the bottom edge of the 2x6 ridge with a 2x4 (or 2x6, whichever allows for full bearing of ridge faces) on edge vertically and attached to the ridge with (2) 10D toenails, (1) on each face, at 16" on center. Attach each rafter to the new 2x material furring with (1) 10D nail. Additionally, At the front porch, attach the left to right beam to the two front to back beams with (1) Simpson L90 each side.
2. Install a horizontal 2x4 connecting the opposing rafters together, placed in the top 1/3 of each rafter. Collar ties shall not be spaced more than 4' on center. Ensure each rafter heel is connected to the top plate of the wall below with (1) Simson H2.5 hurricane clip.
3. Remove the furring at the right end of the right to left front beam. On the left face of the front to rear (2) 2x12 beam add a 2x12 scab from the house wall to the intersection of the right to left beam. Attach the new 2x12 scab with (4) 10D nails at 6" o.c. attach the existing furring on the front of the front to rear 2x12 beam with (4) 10D nails in (3) evenly spaced rows. Then, on the front and rear face, install a Simpson L90 to the right end of the right to left beam at the connection to the (2) 2x12 with minimum 10D nails.
4. The overhang does not significantly affect the capacity of the member. No repair is required.



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

