JDS Consulting
ENGINEERING • DESIGN • ENERGY

543 Pylon Dr
Raleigh, NC 27606
(919) 480-1075
info@jdsconsulting.net
jdsconsulting.net

Date: **09/18/2025**

To: **Matt Goodew**
Ryan Homes
1401 Sunday Drive
Raleigh, NC 27607
mgoodew@nvrinc.com
919-239-0789

Re: **Inspecction Items**
Location: Lot 102 Kipling Village (188 South Breeze Way. Fuquay-Varina, NC)
JDS Project No.: RDU2509756
Date of Inspection: 09/18/25

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 requests an evaluation of the following items:

1. The left wing wall has an anchor bolt blowout at the front face of the inside right-most hold-down.
2. The right-wing wall has what appears to be a cold joint at the left end of the wall.
3. The front garage wall at the right garage wing wall was called out by the inspector for an overhanging 2x4 sill plate. The sill plate was measured to be overhanging approximately 1/8” to 3/8”.
4. The inspector is questioning the hanger gaps at the roof trusses above the front left room. The maximum hanger gap that was observed was approximately ½”. HUS26 hangers were installed.

Recommendations

Based on our on-site observations and review:

1. Cut out the damaged portion of the wing wall back to the wider portion.
    a. Dowel (2) equally spaced #4 rebar into the mid-depth of the cut face of the wingwall with a minimum 4” embedment with a minimum 4” of projection
    b. Dowel (1) equally spaced vertical #4 rebar into the left-to-right length of the repair area with min. 4” embedment and 3.25” projection. Tie the horizontal and vertical rebar together. Ensure all rebar has a minimum of 2” concrete clear cover on all sides.
    c. Clean all dowel holes with compressed air and/or a wire brush prior to rebar installation and epoxy injection. Inject enough 2-part structural epoxy into the holes to create squeeze-out upon rebar installation.
    d. **Contact JDS Consulting for inspection before pouring a minimum of 3000 psi concrete.**
2. Cut the parged portion of the wing wall back to the wider portion.
    a. Dowel (2) equally spaced #4 rebar into the mid-depth of the cut face of the wingwall with a minimum 4” embedment with a minimum 4” of projection

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b. Dowel (1) equally spaced vertical #4 rebar into the left-to-right length of the repair area with min. 4" embedment and 3.25" projection. Tie the horizontal and vertical rebar together. Ensure all rebar has a minimum of 2" concrete clear cover on all sides.
c. Clean all dowel holes with compressed air and/or a wire brush prior to rebar installation and epoxy injection. Inject enough 2-part structural epoxy into the holes to create squeeze-out upon rebar installation.
d. **Contact JDS Consulting for inspection before pouring a minimum 3000 psi concrete.**

3. The overhang is within the acceptable tolerance of an overhanging condition; no repair is required.
4. Wherever the hanger gap is greater than 3/8", install 4' of 2x4 horizontal scabs on both sides of the truss tight against the girder truss, nailed into the bottom chord with (2) rows of 10D nails spaced at 4" o.c. Then install L50 brackets on both sides, attaching the 2x4 scabs to the girder truss.

If you have any questions or if I can be of further assistance to you on this project,
Please contact me at 984-344-4691.

Respectfully Submitted,
Patrick Ruff

Reviewing Engineer
Samir Ibrahim P.E.