JDS Consulting
ENGINEERING • DESIGN • ENERGY

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Date: **10/08/2025**

To: **Corey Stephenson**
Caruso Homes
110 Horizon Drive
Raleigh, NC 27615
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919-805-8559

Re: **Framing Items**
Location: Lot 19 Magnolia Acres (Fuquay-Varina, NC)
JDS Project No.: RDU2510396
Date of Inspection: 10/08/2025

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

1. (#9) The plans do not call for the (2) 16" LVL in the 2nd floor system above the entry to the single car garage, below the right 2nd floor exterior wall.
2. (#10) The LVL beam above the left side of the basement, adjacent to the bottom of the basement stairs are called to have a (4) 2x6 stud column and as built has a (4) 2x4 stud column in the 2x4 wall.
3. (#11) At the top of the 6x6 deck posts at the rear, left and right of the deck the rear (2) 2x10 band has been lapped at the end joint with the (2) 2x10 rim joists at each side of the deck leaving 1" of bearing for the inside ply of the rim joists at each side.
4. (#12) The (2) 3050 basement window headers are not called in the structural plans. As built, the headers are (2) 2x10 with (2) jacks and (2) kings.
5. (#16) The 6x6 posts at the rear corners of the covered deck shed roof have been connected to the (2) 2x10 porch beams at the top and the (2) 2x10 beams and rim joists below with (1) 1/4" x 8" SDS screw in (2) faces at the top and bottom of the 6x6, in lieu of the ABA44Z Base and BCS2-2/4 Cap mechanical fasteners called in the plans.
6. (#18) At the front porch the plans calls for an HUC210-2 at the front left corner and the side beam has been installed lapped with the rear ply of the front beam, in lieu of the hanger.

Recommendations

Based on our onsite observations and review,

1. The (2) 16" LVL beam is adequate to support and transfer the anticipated loading conditions. No repair is required.
2. We recommend the following:
    a. Install a vertical 2x4 bearing block on both sides of the LVL at the 2x4 wall. Attach with (2) rows of 10d nails spaced 3" on center.
    b. Install (2) additional studs to the (4) stud column, one on each side of the stud column. Strap the (6) stud column with CS16 strapping.

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3. Install a Simpson L90 to the inside corner of each rear to side beam connection.
4. The (2) 2x10 headers with (2) jack and (2) king studs is adequate to support and transfer the anticipated loading conditions. No repair is required.
5. The 1/4" x 8" SDS screws are adequate in lieu of the fasters called in the plans. No repair is required.
6. Install a Simpson L90 to the inside corner of the front to side beam connection.

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