

Date: 08/26/2025

To: **Chris Setzer**
Smith Douglas Homes-RDU
110 Village Trail
Woodstock, GA 30188
csetzer@smithdouglas.com
984-977-0301

Re: **Overhanging Sill Plate**
Location: Lot 3A Brairwood Bluff - 62 Gray Pine Way Sanford, NC
JDS Project No.: RDU2508855
Date of Inspection: 08/26/2025

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 sill plate of the rear wall of the garage overhangs the face of the monolithic slab foundation by 1-1/8" at the right side and 3/4" at the left side.

Recommendations

Based on our onsite observations and review, install a treated 2x cut to fit tightly between the overhanging sill plate and the top of the garage slab. Attach the treated 2x support to the face of the concrete slab foundation with (1) 1/2" x 6" Simpson Titen HD screw at 12" o.c. placed 2" from the top of the house slab.

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

