

Date: 10/29/2025

To: Matt Goodew
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919-239-0789



Reviewing Engineer
Samir Ibrahim P.E.

Re: Framing Issue

Location: Lot 24 Kipling Village (11 Saintsbury Dr. Brazan Ct. Fuquay-Varina, NC)

JDS Project No.: RDU2511110

Date of Inspection: 10/29/2025

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 overhanging sill plates in the garage, observations are as follows:

1. The rear garage wall overhangs by a maximum of approximately 1-1/2". The wall is 2x4 framed.
2. The left and right sides of the garage wing walls overhang the inside edge of the curb by a maximum of approximately 1". Walls are 2x4 framed.

Recommendations

Based on our observations and review:

1. Install a pressure-treated 2x member tight under the sill plate and flush with the slab. Attach the member with (1) row of 5" Simpson titen HD anchors spaced at 16" o.c. Ensure a minimum 2-1/2" edge distance from the top of the curb.
2. Extend the slab and footing with the following steps:
 - a. Dowel and epoxy (3) equally spaced rows of #4 rebar into the cut face of the slab/turndown spaced at 12" o.c. for the entire length. Dowel holes should be cleaned with compressed air and/or wire brush. The rebar should extend at least 4" into the wall and at least 5" out of the wall. Enough structural epoxy should be used that it can be seen coming out of the hole around the rebar once it has been installed. Ensure that there is at least 3" of clear cover on all sides of the rebar.
 - b. Extend the slab a minimum of 6" from the top of the slab to the bottom of the footing. NOTE: The extension will need to be flashed with Z-Flashing to prevent water intrusion if the slab is extended. Alternatively, the slab may be cut back a minimum 6" from top of the slab to bottom of the footing and extended flush with the framing. Install anchor bolts per 2018 NCRC.
 - c. Before placing a minimum of 3,000 psi concrete, the client shall ensure the repair preparation has been inspected and approved. Ensure that the ground beneath the excavated area is firm and not filled with water at the time of inspection.

If you have any questions or if I can be of further assistance to you on this project,
Please contact me at 980-240-5681. Respectfully Submitted, Elisha Harris