



CFS Engineers
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Discrepancy Report

Report Date: 8/27/2025

Client
Griffin Riley Property Group
21 SE 29th Terrace
Lee's Summit, Missouri, 64082

Project
23-1200
Residences at Blackwell - Lee's Summit
50 Hwy and Blackwell
Lee's Summit, Missouri

Form	Date	Location	Description	Status	Resolution	
					Date	Description
Site Observation	8/5/2025	Building 4 floors 2, 3, and 4	Loose rods in units 411, 413, 410, 409, 407, 405, 406, 403, 404, 402, and 401 and two walls with drywall installed preventing inspection of the CLP System in units 413 and 402. Bent and loose rods in unit 308 hallway and unit 208 next to door.	Resolved	8/13/2025	Re-inspection by Aaron Bade on 8/8/2025
Site Observation	6/11/2025	Clubhouse 2nd Floor Framing: Bolting and Anchor Bolts	Deviation Date - 04.30.2024 - (Acuren) Framing Inspection: Framing Inspection - plate washers on columns are not yet welded.	Resolved	8/11/2025	Inspection requirement waived for plate washers on top of column base plates by EOR in RFI #59
Site Observation	6/11/2025	Clubhouse 2nd Floor Framing: Bolting and Anchor Bolts	Deviation Date - 04.30.2024 - (Acuren) Framing Inspection: Screws are missing on the Steel column to wood beam connections.	Resolved	7/29/2025	Re-inspection by Matt Christopher on 7/28/2025.
Site Observation	6/11/2025	Clubhouse 2nd Floor Framing: Bolting and Anchor Bolts	Deviation Date - 04.30.2024 - (Acuren) Framing Inspection: Steel Beam supporting wood i-beams do not have through bolts installed.	Resolved	7/29/2025	Re-inspection by Matt Christopher on 7/28/2025.
Site Observation	7/22/2025	Building 1 upper level footings	Footing bearing and reinforcing steel inspection was performed on 7/16/2025 by Mike Capps. The footing was poured on 7/21/2025, after significant intervening rainfall, without re-inspection of footing.	Resolved	7/28/2025	Inspection of footing bearing material via excavated test pits by Tracy Welhoff on 7/28/2025.
Site Observation	6/11/2025	Clubhouse retaining wall footings	Deviation Date - 12.15.2023 - Concrete Set #2479 - Concrete slump tested above plan specified 4" max; approved mix design slump range is 3" - 5" (Actual: 7")	Resolved	7/28/2025	EOR acceptance in RFI #56.
Site Observation	6/11/2025	Clubhouse retaining wall footings	Deviation Date - 12.15.2023 - Concrete Set #2478 - Concrete slump tested above plan specified range (Actual: 5.5")	Resolved	7/28/2025	EOR acceptance in RFI #56.
Site Observation	6/11/2025	Building 3 continuous building footings, remainder (~15' east of C/2)	Deviation Date - 04.08.2024 - Concrete Set #3465 - Slump tested at 8"; max 4" per project plans	Resolved	7/28/2025	EOR acceptance in RFI #56.
Site Observation	6/11/2025	Building 4 lower level footings, ~L to between M and N/1	Deviation Date - 06.05.2024 - Concrete Set #4020 / 4021 Concrete slump was greater than the 4" max specified by S0.01 and above the max 5" slump of the approved mix design. (Actual: 4020 - 6.5" / 4021 - 5.5")	Resolved	7/28/2025	EOR acceptance in RFI #56.
Site Observation	6/11/2025	Building 3 lower level between L and M/4	Deviation Date - 03.06.2024 - Concrete Set #3123 - Concrete slump tested higher than the 4" max. provided in the project plans; no water beyond what was withheld on the ticket was added to the load. (Actual: 7.5")	Resolved	7/28/2025	EOR acceptance in RFI #56.
Site Observation	6/11/2025	Building 3 rooms 201, 204, 209, 213	Deviation Date - 02.28.2025 - Nail pattern deviations, damaged OSB, and OSB without stud observed	Resolved	7/28/2025	Re-inspection by Matt Christopher on 3/6/2025.
Site Observation	6/11/2025	Building 3 room 106 the SW corner / west wall	Deviation Date - 02.28.2025 - At Building 3 room 106 the SW corner / west wall had incorrect nail pattern spacing. At Building 3 room 109, the damaged OSB requires repair.	Resolved	7/28/2025	Re-inspection by Matt Christopher on 3/6/2025.

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Wood Framing and Structural Steel Inspections	8/20/2025	Building 2 south side, basement level	OSB board missing due to soil and debris that need to be removed away from wood framing.	Open		
Site Observation	6/11/2025	Building 3	Deviation Date - 01.20.2025 - Nail pattern spacing for shear walls on the south and north side of the building had too much spacing on edge pattern, and nails were too close to the edge at various locations.	Open		
Site Observation	6/11/2025	Building 2 Storm Shelter	Deviation Date - 08.08.2024 - Interior column pad footings were placed without CFSE inspection.	Open		
Site Observation	6/11/2025	Utility line crossing of SE 5th St Terr between SE Highland Park Dr and Bradfree St	Deviation Date - 02.14.2025 - Aggregate backfill was unsuitably placed.	Open		
Site Observation	6/11/2025	Building 3 basement hallway SW2-5	Deviation Date - 02.28.2025 - Sheetrock was placed preventing full inspection of the shear wall. Removal of sheetrock and re-inspection or EOR approval of as-built is needed.	Open		
Site Observation	6/11/2025	Building 3 stairs from lower level to first floor in the center of building	Deviation Date - 03.06.2025 - North end is missing fasteners where the stair stringers are placed next to the west shear wall	Open		
Site Observation	6/11/2025	Building 3 first floor hallway	Deviation Date - 03.06.2025 - Sheetrock installed on top portion of the shear wall and sheetrock leaning against the shear wall preventing access for inspection on the north side of the hallway.	Open		
Site Observation	6/11/2025	Building 4 basement	Deviation Date - 03.10.2025 - Holddown anchor bolts, (1) on line J at exterior and (1) on line G at hallway: Reinforcing steel encountered during drilling, preventing plan embed depth at these locations. The bolts were not installed at this time.	Open		
Site Observation	6/11/2025	Building 1 retaining wall footing	Deviation Date - 03.14.2025 - Unsatisfactory material in excavation	Open		
Site Observation	6/11/2025	Building 3 shear wall at North Stair	Deviation Date - 03.21.2025 - Shear wall of the North Stair was covered in sheetrock and could not be fully inspected; no issues observed with visible portions	Open		
Site Observation	6/11/2025	Building 3 rooms 106, 103, 002, 005, 006, 213, 211, 205	Deviation Date - 03.21.2025 - Observed missing nails, nails too close to edge, and damaged OSB board at shear wall sections behind showers in rooms 106, 103, 002, 005, 006, 213, 211, 205. See report for details.	Open		
Site Observation	6/11/2025	Garage 8	Deviation Date - 03.21.2025 - At Garage 8, south connection of the west wall, the anchor was installed into a drilled hole that was connected to another drilled hole.	Open		
Site Observation	6/11/2025	Buildings 1-3 parking stalls	Deviation Date - 05.07.2025 - The contractor paved without a passing proofroll on these areas.	Open		
Site	6/11/2025	Building 3 continuous	Deviation Date - 04.08.2024 - Concrete Set #3464 - Set 3464 - Concrete placed great	Open		

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Observation		building footings, remainder (~B/1)	than 90 minutes after batch.			
Site Observation	6/11/2025	Building 3 line 4 foundation wall, north half including stair 2	Deviation Date - 04.22.2024 - Concrete Sets #3494/3596 - As delivered concrete slump exceeds max slump in project plans and approved mix design. (Actual: 3594 - 9" / 3596 - 10.25")	Open		
Site Observation	6/11/2025	Building 3 Wall Type 6 Dowels - M/4.7-7 (13) locs	Deviation Date - 04.29.2024 - EOR written acceptance needed for dowel lap extension using mechanical couplers.	Open		
Site Observation	6/11/2025	Building 3 handicap garage anchor bolts for steel columns	Deviation Date - 10.14.2024 - No plans available for drill and epoxy procedure.	Open		
Site Observation	6/11/2025	Southeast Parking Lot Curbs and South Approach Curbs	Deviation Date - 12.10.2024 - Concrete Set #5955 / 5959 Curb concrete air content tested below 5%. (Actual: 5955- 4.5% / 5959 - 4.9%)	Open		
Site Observation	6/11/2025	Building 3: All garages	Deviation Date - 01.20.2025 - Missing Simpson LSTA30 straps at top of the walls. Also the 3" OC grid pattern at top of garage walls were not met.	Open		
Site Observation	6/11/2025	Building 3	Deviation Date - 01.20.2025 - At non-shear wall plywood sheathing at various spots throughout the building there were missing rows of nails, fastener spacing off in various locations, nails not flush with the wood, and nails too close or too far away from the edge.	Open		