

L₁ - Joist attached to existing 2x10 with Simpson Joist hangers

L₂ = ledger attached to rim Joist w/ ledger lock fasteners, 2 rows with a max spacing of 9" horizontally per deck guidelines.
use 1/2" spacers between ledger board & exterior siding of the house.

All Joists to be 2x10's spaced at 12" on center & attached with Joist hangers.

January 9, 2026

Unski Ko
2826 SW Hearthstone Place
Lee's Summit, MO 64082
816-309-5966
in2hockeytoo@yahoo.com

**RE: DECK DESIGN
2826 SW HEARTHSTONE PLACE
LEE'S SUMMIT, MISSOURI**

JOB #2025-2443

Dear Ms. Ko:

This letter is in regard to my visual observations of the existing deck at the above referenced address, and the review of the proposed new deck addition. A site visit was made December 29, 2025 at your request and in your company and this report is for your use only.

The purpose of the examination was to determine the present structural condition of the existing deck at the rear of the residence, and to respond to the City's concerns about adding additional load to your existing deck, and to make recommendations for the design of the deck where required. The structural items checked include only the load-bearing elements mentioned in this report, and do not include cosmetic items. In the interest of full disclosure, our database shows no prior involvement at this address.

General

The existing deck at the rear of the house had 3 posts (6x6's) at approximately 6.5 feet on center along the west side of the deck. According to the contractor the piers supporting the posts were 24" in diameter (see attached photograph). In order to reduce the additional load to the posts, I recommend that an additional interior beam be added at the top of the stairs and run across the length of the existing deck (see attached sketch). I have also upsized the pier diameters of the two pier types, flush beams, and ledger attachments to the existing house to be consistent with the Johnson County Deck guidelines, per the Lee's Summit deck permit guidelines indicated on the website.

Also, Ms. Ko indicated that she potentially would want to enclose the existing deck to make an all-season room at some point in the future. The additional load of walls around the perimeter of the existing deck would be within the dead and live load limits of the original design of the deck and no additional support would be required.

Scope & Terms

These visual observations were of the primary structure of the home and no attempt was made to examine for possible wood destroying insects or water damage. Also, no attempt was made to review components that were not readily viewable. Nor were the existing conditions reviewed for possible asbestos, lead paint, radon gas, or any other toxic substances or environmental



hazards. When making visual observations of a building or its components, it is required that certain assumptions be made regarding the existing conditions. Because these assumptions may not be verifiable without expending added sums of money, or destroying adequate or serviceable portions, the owner or recipient of this report agrees that, we will be held harmless, and indemnified and defended, by you from and against all claims, loss, liability or expense, including legal fees arising out of the services provided by this report. Norton & Schmidt makes no guaranty or warranty expressed or implied concerning water that may seep into the basement. Proper maintenance of the home and the surrounding property are major factors in creating and sustaining a dry basement. Use of this report constitutes acceptance of these terms and the scope.

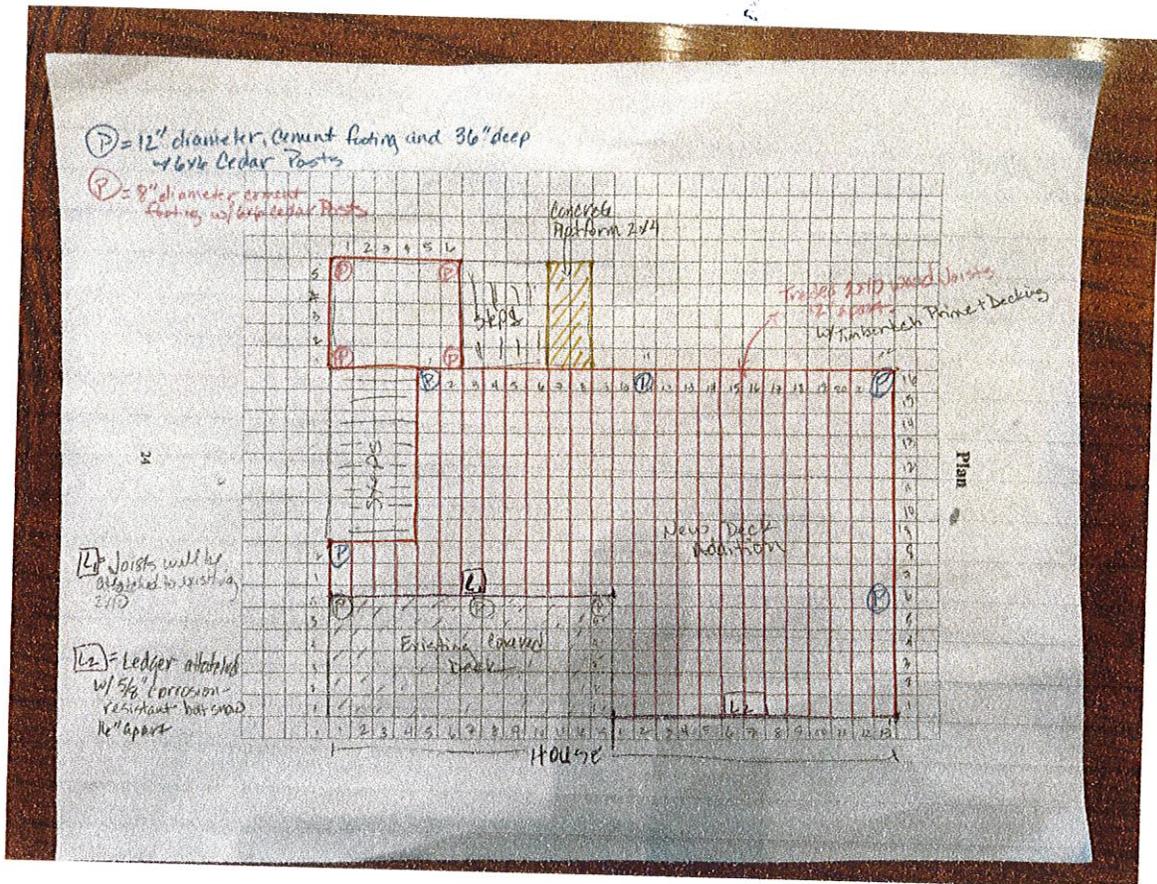
Norton & Schmidt Consulting Engineers, LLC appreciates this opportunity to provide you with this report. This report will expire, without exception, 180 days from the date of issuance. Please let us know if there is anything else we may do for you.

If there are any questions, please call.

Sincerely,



Jacob D Dull, P.E.
Principal
816-701-7334



4:47

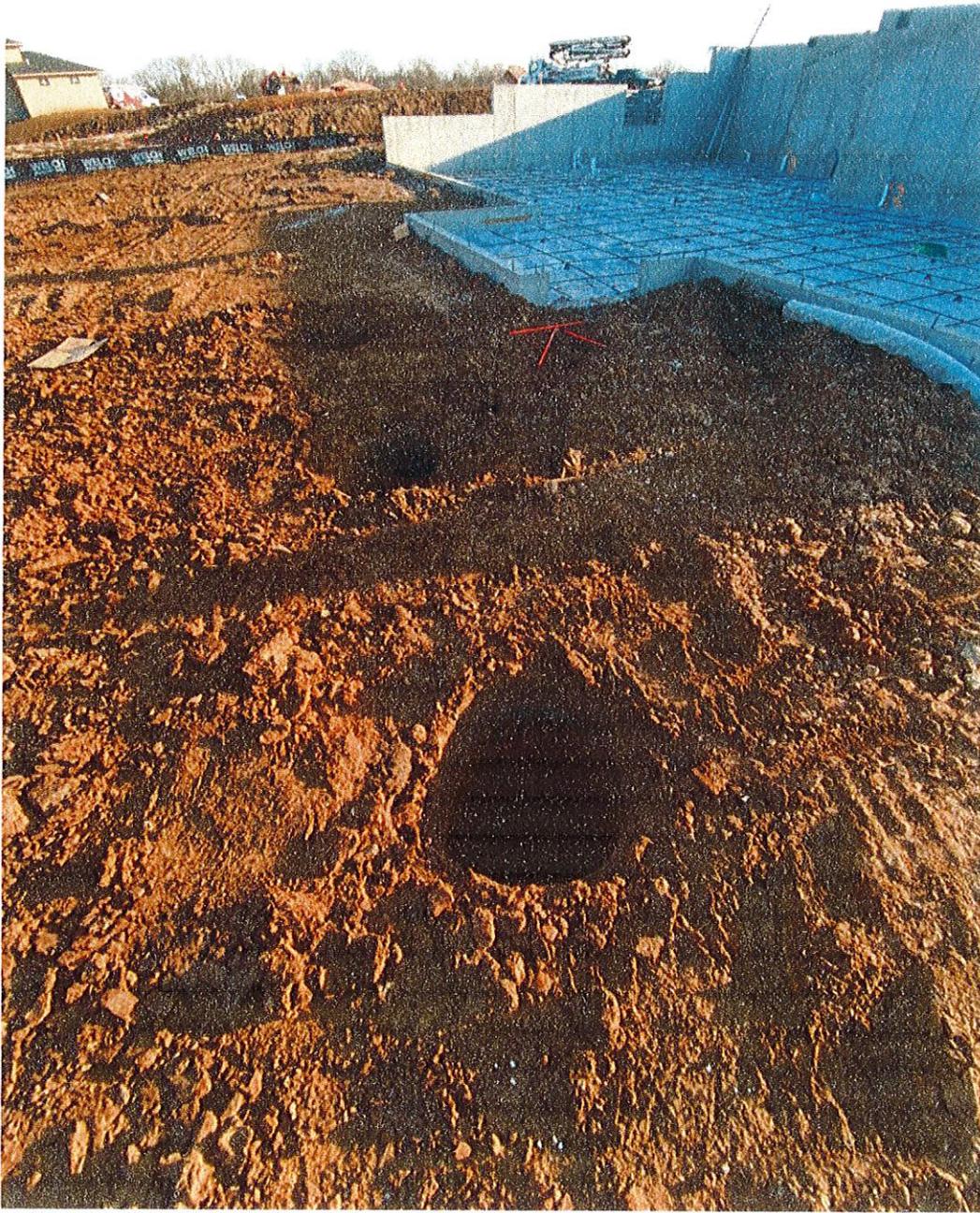
83



Unski,

It's great to hear from you! Your (3) deck piers were roughly 24" in diameter (x) roughly 36"-48" deep. They were drilled and then inspected by the engineer, before placement. Here is a picture from the day they were poured. I hope this helps!

Happy Thanksgiving!



Thank you,

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→ Forward

