



March 18, 2026

Summit Homes
10450 Holmes Rd Ste 100
Kansas City, MO 64131

RE: Pier Recommendation – 1160 Bailey Farms
Project Address: 1433 SE Vantage Dr Lee's Summit, MO 64081
Permit # PRRES20260923

On March 17, 2026, Everstead Engineering & Design performed a subgrade inspection at the above-referenced property to evaluate the bearing condition of the existing soils at the proposed footing elevations.

Based on the soil conditions observed at the time of inspection, the subgrade did **not** exhibit sufficient bearing capacity to support the planned foundation.

Everstead recommends that **drilled concrete piers** be installed to competent native material. The attached **Pier Plan Layout** provides the required pier locations and specifications.

This recommendation is based on visual soil classification and field evaluation methods, including probing and pocket penetrometer readings. Geotechnical testing and laboratory analysis were not included in the scope of this inspection.

We would like to thank you for the opportunity to consult you on your project. Please feel free to contact us if you have any questions regarding this report or need any further consultation.

SEE ATTACHED PIER LAYOUT SPECIFICATIONS

Sincerely,

A handwritten signature in blue ink, appearing to read "Bradley Huxol".

Bradley Huxol, PE

