



May 21, 2012

Riffe Homes, Inc.
450 Winnebago Drive
Lake Winnebago, MO 64034

Re: 1721 Woodland Shores Ct
Permit #2010-0119

Apex Engineers, Inc. observed the framing of the house at 1721 Woodland Shores Ct. Our firm was retained to address a comment from the city rough-in inspection.

The header for the alternative braced wall panel (1/S4.0) was not placed continuous. Our firm recommends ONE of the following solutions:

- Remove and replace the header with a continuous header.
OR
- Fur out the wall with a continuous header as follows.
 - Remove the "H" frame.
 - Within the existing wall cavity, add solid blocking between the studs to scab onto the existing header, extending it full length to the corner(s).
 - Fur out the wall 1-1/2". Place a continuous #2 2x12 that covers the 2-car door and the panels on each side. Place flat 2x4 studs over the existing studs.
 - Have framing inspected.
 - Sheath the entire interior face of the wall with 7/16" APA rated plywood applied to the entire interior face of the garage wall. The plywood shall be fastened with 8d nails @6" & 12", except that, the first 4'-0" section from the corner shall be one piece of plywood and nailed with 8d nails @ 3" centers along perimeter edges, and 12" centers @ intermediate studs (see attached detail for clarification and installation).
 - Install the "H" frame over the sheathing.

The support of the stairs at the second floor was questioned. The landing at the top of the stairs is supported with plywood box beams and several steel straps. Except for the toe nail connection to the double 2x10, all of the design loads are addressed and verifiable. Our firm recommends the following repair:

- Install a 16" long, 1-1/4" wide, 20 ga. steel strap to the riser and extending across the sub floor. Fasten with a minimum of (4) 10d nails into the riser and the subfloor. The direction heading into the wall may be nailed to the bottom plate.

Contingent upon the aforementioned repairs, our firm recommends approval of these framing items. Please call if our firm can be of further assistance.

LIMITATIONS

The scope of our services includes only those items specifically addressed herein. All other items are outside the scope of this inspection; including but not limited to, any



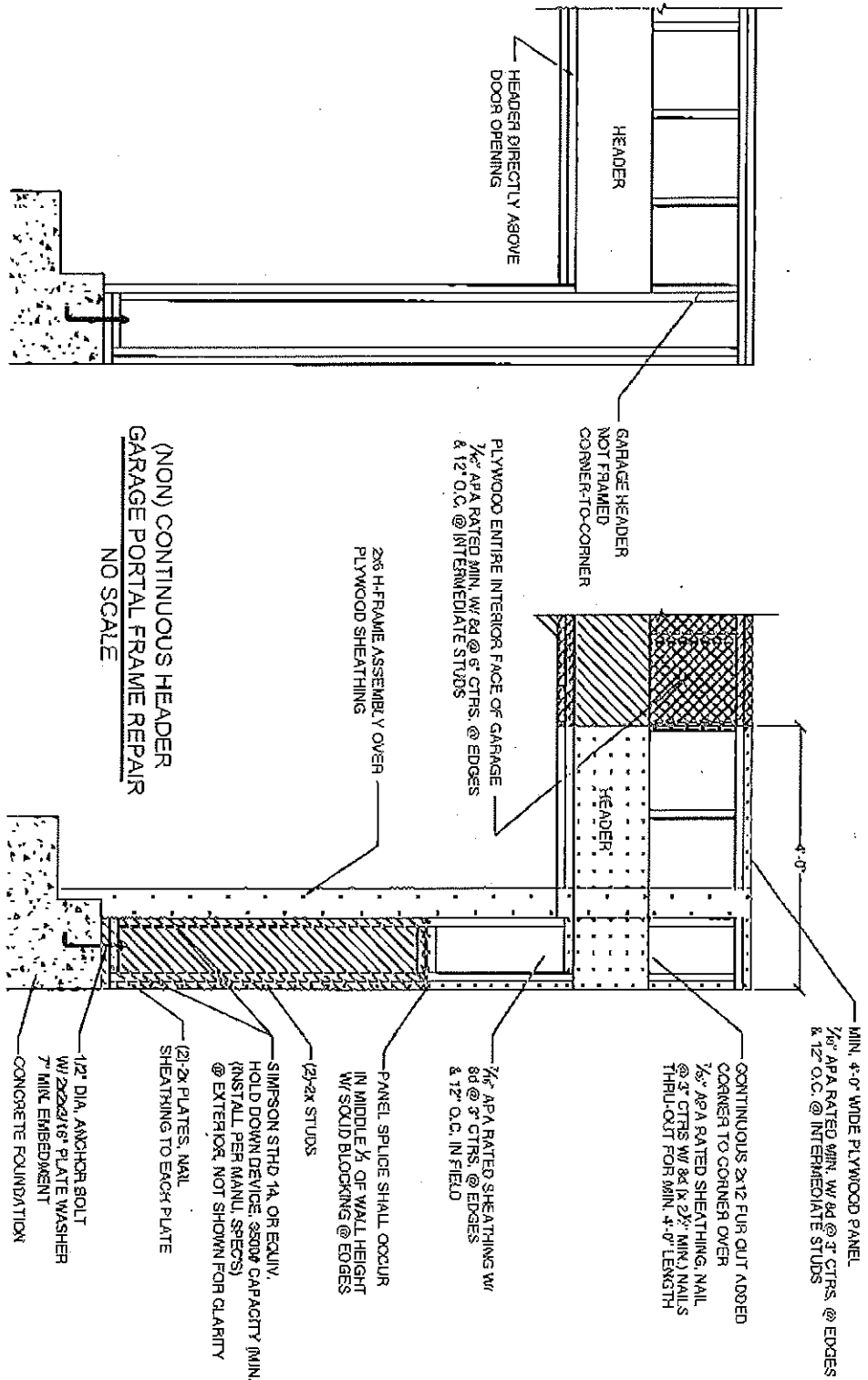
May 21, 2012
1721 Woodland Shores Ct
2 of 2

environmental assessment (such as, but not limited to mold, mildew, presence of hazardous or toxic materials in the soil, surface water, ground water, etc.).

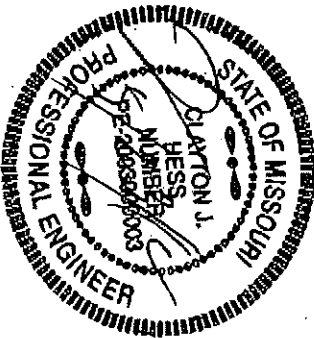
In addition, the scope our services does not include any evaluation of the building or site for job-site safety and/or hazardous conditions. All construction shall be performed in compliance with IRC and OSHA standards at all times. Our firm has not been retained to examine the site or building for any of these conditions. In addition, the contractor shall retain sole responsibility for the quality of work, for adhering to plans, specifications, appropriate codes, and, for repairing defects, deficiencies or omission, regardless of when they are found.

Best regards,
Apex Engineers, Inc.
CLAYTON J.
HESS
NUMBER
PE-2003000009
Clayton J. Hess, P.E.
Principal
PROFESSIONAL ENGINEER

cc: City of Lee's Summit



1 ALT. BRACED WALL PANEL REPAIR
 S4.0 NOT TO SCALE



PROJECT:

1721 Woodland Shores Ct
 Permit #2010-0119

CLIENT:

Riffe Homes, Inc.
 450 Winnebago Drive
 Lake Winnebago, MO 64034

www.apex-engineers.com

9000 W. 64th Terrace
 Merriam, KS 66202
 PH: 913.432.3222
 FAX: 913.432.4585

A

PROJECT #

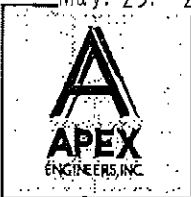
DRAWING NAME

DECK
 ADDITION

DATE: COMMENTS:

DRAWN BY: CJH
 CHECKED BY: TMG

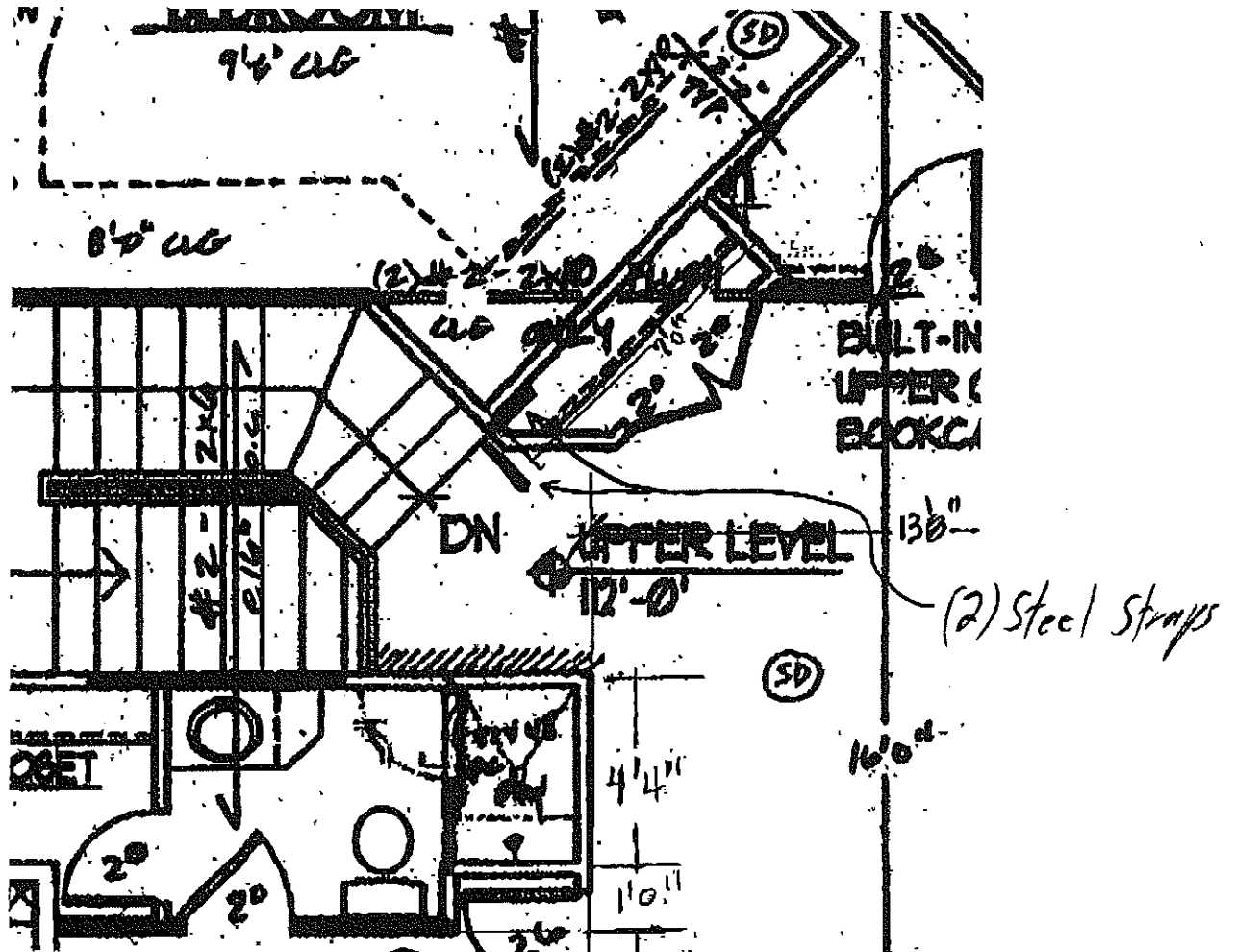
SHEET #
 S1.0



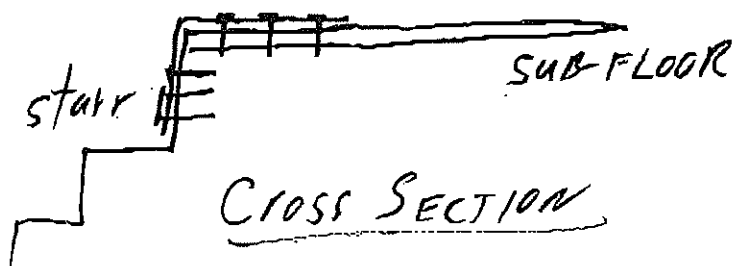
Apex Engineers, Inc.
9000 W 64th Terrace
Merriam, KS 66202

www.apex-engineers.com

Riffe Homes, Inc.



PLAN



Cross Section

