



March 3, 2016

Summit Custom Homes, LLC  
120 SE 30<sup>th</sup> St  
Lee's Summit, MO 64082

Re: 3102 SE 3<sup>rd</sup> Ter  
Lot 99 Mill Creek  
Lee's Summit, MO

Apex Engineers, Inc. did not observe the house under construction at the above referenced address. Our firm has been asked to address the following items:

1. The (3) #2-2x12 treated deck beam at the rear of the house has not been properly attached to the house. Engineer to address.
  - a. A full height continuous 6x6 treated post with Simpson ABU66 post base shall be placed on a 16" by minimum 36" deep pier per the attached redlines.
  - b. Pier shall be placed on undisturbed 2,000 psf soil.

Contingent upon the aforementioned repairs, our firm recommends approval of this structural item.

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#### LIMITATIONS

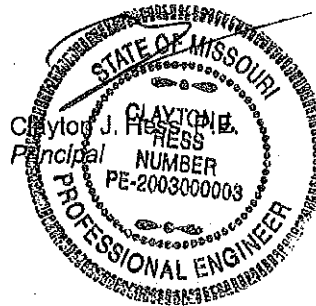
The scope of our services includes only those items specifically addressed herein. All other items are outside the scope of this report; including any environmental assessment (such as, but not limited to mold, mildew, or presence of any other toxic substance or environmental risks).

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. By the use of this report it is understood the above conditions are agreed to.

Please call if Apex Engineers, Inc. can be of further assistance.

Best Regards,  
Apex Engineers, Inc.

Blake O. Hollingshead  
Project Engineer



Denver, CO 720.598-3222

Kansas City, MO 816.421-3222

Lawrence, KS 785.337-3222

apex-engineers.com

3102 SE 3<sup>RD</sup> TER - Lot 99 MC

1 of 1

|             |             |   |        |
|-------------|-------------|---|--------|
| 4 BAR E.W.  | 3" DIA.     | SCHEDULE 40<br>STEEL PIPE<br>(FY = 36 ksi MIN.) | 12'-4" |
| 4 BAR E.W.  | 3" DIA.     |   |        |
| 4 BAR E.W.  | 3" DIA.     |   |        |
| 4 BAR E.W.  | 3-1/2" DIA. |   |        |
| #4 BAR E.W. | 3-1/2" DIA. |   |        |

MINIMUM COLUMN HEIGHT OF 10'-0",  
 GREATER THAN 10'-0" TALL,  
 BASED ON AN ASSUMED MINIMUM  
 SF.

#2 2x10 ACQ LEDGER WITH 1/2" DIA.  
 GALV. LAGS AT 16" OC - DBL.  
 EVERY OTHER

FULL HEIGHT  
 CONTINUOUS 6x6  
 TREATED POST ON  
 SIMPSON ABU66 POST  
 BASE

FULL HT CONT 6x6 TRTD POST  
 WITH SIMPSON ABU66 POST BASE  
 ON 16" PIER BY  
 MINIMUM 36" DEEP

COVERED DECK  
 ABOVE

#2-2x10 TRTD  
 AT 16" OC

2'-11 1/2"      5'-8 1/2"      6'-8"

1  
S4.8

30 X 68  
F.V. PATIO

5050 EGRESS SLIDER  
@ 7" H.

1  
S4.8

13'-10"

F

14'-2"

24'-1"

2  
S4.7

4

2  
S4.7

3" SCH 40  
STL COLUMN

W14x90, W11

7'-4"

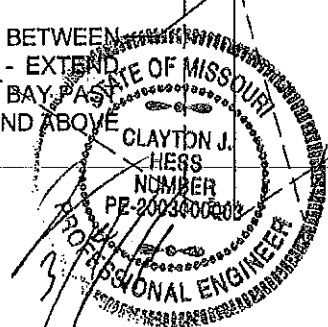
6'-0"

30 X 68

W8x13 STL BM

REC

SOLID BLOCKING BETWEEN  
 JOISTS AT 48" OC - EXTEND  
 BLOCKING ONE JOIST BAY PAST  
 EACH SIDE OF ISLAND ABOVE



#2-2x10  
AT 16" OC

UNFINISHED

16" OC  
IS AREA

8'-0"

0"