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HD Engineering & Design, Inc.

Solutions for all your engineering and design needs

June 19, 2017

BKS Construction, LLC
PO Box 291
Lee's Summit, MO 64063

Re: 3333 SW Jessie Circle/ BK-99M

Our firm was asked to address framing inspection items for the above location. The home was in a rough framed state at the time of our inspection.

LVL Over Great Room

The framer has reconfigured the LVL beams over the great room to allow proper transfer of the roof loads. The current configuration of LVL beams is adequate to transfer the loads in this area.

Short Wall on LVL

The framer has framed a short pony wall on the LVL beam at the great room side. The short wall is reinforced on the back side with a layer of OSB. The size of the wall and the OSB reinforcing will allow the loads to be transferred as intended for this area.

Short Wall at Back Wall

The framer has framed a short pony wall over the rear wall of the house to accommodate ceiling height. The wall is shielded by the porch roof and is parallel to the ceiling joist. With no bearing required our firm recommends approval of the wall as framed.

This report has been prepared for the exclusive use of our client for specific application to the project discussed and has been prepared in accordance with generally accepted engineering practices. No warranties, either express or implied, are intended or made.

We appreciate the opportunity to be of service to you on this project. If you have any questions regarding this report, please contact us.

Very truly yours,
HD ENGINEERING & DESIGN, INC.


John Hulse, Principal

