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August 7, 2017

Mr. Chad McGraw  
McGraw Homes  
902 Se Willow Pl  
Blue Springs, MO 64014

Re: Property @  
1340 NE Brandywine Road  
Lee's Summit, MO

Dear Mr. McGraw:

On August 3, 2017 I inspected the deck framing at the above referenced property. The deck is attached to the rear of the house by attaching a ledger board to the rim board at the rear wall.



As shown in the photos above, a portion of the deck is attached to a 1' overhang. Generally, decks should not be attached to overhangs because there is no support directly under the rim board and this could cause the rim board to pull away since the only support is nails through the rim board into the overhang joists. In this case, the deck is attached to the rim board with

Ledger-Lok fasteners on both sides of the 8' wide overhang. This prevents the rim board at the overhang from pulling away from the ends of the overhang joists. The nails are adequate to support the vertical load from the deck. I recommend that you install 3 Ledger-Lok fasteners from the joist on each side of the overhang into the ends of the deck ledger board to provide additional support.

With the addition of the Ledger-Lok fasteners as described above, the deck as framed will support the imposed loads. I would recommend that future decks in areas with overhangs be supported either by support posts or by framing an opening around the overhang with double joists on each side and a double "ledger board" framed in between the double joists with joist hangers.

If you have questions or require additional information feel free to contact me at your convenience.

Cordially,



David P. Ainsworth, P.E.

