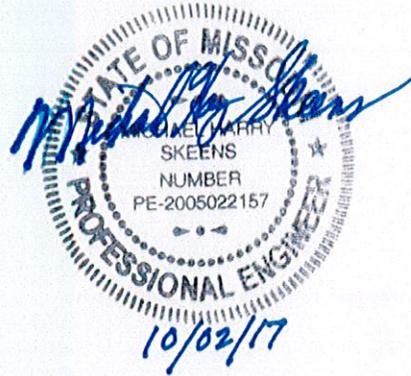


Date: October 2, 2017
To: Pfeifer Homes Inc.
1550 SW Market St., Suite 210
Lee's Summit, MO 64081
Attn: Rick Holbrook
Project: Floor Reinforcement
1321 Brandywine Road
Lee's Summit, MO 64081



Dear Rick,

This letter is in regards to a TJI floor joist that had one side of the top flange nicked by approximately 1/2" for a bathroom drain line at 1321 Brandywine Road, in Lee's Summit, Missouri. This was clearly an oversight on the part of the plumbing contractor. Since the basement is unfinished the TJI Floor joist have been coated with the flax jacket product. Since a replacement for the TJI flax jacketed joist is not available a solid member has been used adjacent to the damaged joist. A matching LVL beam has been installed and is shown in the picture below. This framing members is more than adequate as replacement for the damaged joist and the fire rating meets and or exceeds that of the TJI Joist.

If you have any questions or concerns regarding this item please feel free to email or phone me regarding the replacement.

Sincerely,

Michael H. Skeens

Michael H. Skeens, P.E

