

*David P. Ainsworth, P.E.*  
*P.O. Box 597, Buckner, MO 64016*  
*Cell Phone: 816-682-2093*  
*Email: dainsworth@chelepis.com*

April 9, 2020

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

Re: 2021 NE Bluestone Dr  
Lee's Summit, MO  
Permit PRRES 20193347  
Inspection Issues

Dear Mr. McGraw:

On April 9, 2020, I inspected the above referenced property to address framing issues raised by the Building Inspector:

1. **"Non-continuous studs at rear living room wall. Have Engineer address."** – This situation occurs at the rear wall of the Family Room where there are 3 windows with 3 studs between windows and at each end of the windows. Install Simpson LSTA24 Metal Straps on the two outer studs of each 3-pack of studs that extend from upper to lower studs. This will resist the lateral load on the wall and prevent the potential "hinge point" at these areas.
2. **"Brace interior walls per plan."** – In several areas on the second floor braced wall panels are called out as WSP panels where the walls are not exterior walls. These braced wall panels should be installed as GB panels with appropriate nailing instead of WSP panels.
3. **"Plan calls for double 14" LVL beam between kitchen and living room"** – Double 12" LVL's as installed are adequate to support the imposed load.
4. **"Plan for the 2<sup>nd</sup> fl is inadequate. It does not show bearing wall or beam for roof support. The same for main floor kitchen wall.** The second floor bearing wall supporting roof and the main floor kitchen wall are supported by 2x12 floor joists and while the load on these joists is slightly offset from the support for the 2x12 joists the joists are more than capable of supporting the imposed loads.

Cordially,

*David P. Ainsworth*

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