

Date: August 27, 2020

To: City of Lee's Summit, Missouri
Mark Harding – Building Inspections Manager
220 SE Green Street
Lee's Summit, MO 64063

Re: Condition Survey - Patio Piers
116 NW Mackenzie, Lee's Summit, MO



Dear Mark,

This letter is in regards to my condition survey of the patio piers for the property at 116 NW Mackenzie Street, in Lee's Summit, Missouri. I have been asked to review the foundations and construction of the patio piers because there was no inspection of this during the construction process.

The piers are located on the basement level and support the deck above at the main floor elevation along with the covered roof above the main floor. There are four piers associated with the support system 3 piers along the back and one on the side. The middle pier on the back side is a larger pier since it has a larger tributary area. The soils bearing in that area was check using a soils penetrometer and it appears to be greater than 2,000 psf. A probe was used to check the top portion of the pier and they appear to be of correct size. The reinforcing steel could not be checked but with a height to diameter ratio of "2" I do not have a concern with the reinforcement.

The piers appear to be constructed as shown on the design documents and they are more than adequate to support the superimposed loads for the covered deck above. If you have any questions regarding this report please feel free to contact me.

When making a visual review of this type, the observations, opinions and recommendations are based on what could be seen. They do not reflect any variations that may be occurring that are unknown or should have been known without further investigation and/or testing. The nature and extent of such variations may not become evident until the repairs are instigated. If variations appear, it may be necessary to re-evaluate the recommendations of this report. Therefore, I hereby disclaim any responsibility for the design, construction and maintenance of those items observed and am, therefore, not liable for any claims whatsoever as a result thereof.

Please feel free to contact me if you have any questions.

Sincerely,

Michael H. Skeens

Michael H. Skeens, P.E.