



October 16, 2020

Rob Washam Homes

Re: 1712 SW 27th St
Lot 26, Whispering Woods
Lee's Summit, MO

Apex Engineers Inc. observed the house under construction at the above referenced address. Our firm has been retained to address comments from the city rough-in inspection. For the purposes of this report the house will be referred to as facing north.

1. Plans call for (2) 9 1/4" LVL though master bath on main floor layout to support upper floor load on right side of beam. (2) #2-2x10's were installed instead.
 - After calculation, we recommend an additional 2x10 ply be fastened with 3 rows of 16d nails at 12" OC through full length of beam to meet strength and deflection criteria.
2. Basement floor joists notched within middle third of span for zero entry shower, below master bathroom.
 - Replace existing notched joists with #2-2x6 at 16" OC for area under master shower, attached 2x6 floor joists to (2) #2-2x10 header each side of shower bay, and attach the 2x10 headers to (3) 1-3/4"x9-1/4" LVL (2.1E) beams with span of +/- 15'-6". Fasten 3 ply LVL with 3 rows of 16d nails at 12" OC through full length of beam. Ref S1.0 for framing details.

Contingent upon the repairs outline above, our firm recommends approval of these items.

Please call if our firm can of further assistance.

LIMITATIONS

The scope of our services includes only those items specifically addressed herein. All other items are outside the scope of this inspection; including any environmental assessment (such as, but not limited to mold, mildew, or presence of any other toxic substance or environmental risks).

In addition, the scope our services does not include any evaluation of the building or site for job-site safety and/or hazardous conditions. All construction shall be performed in compliance with IRC and OSHA standards at all times. Our firm has not been retained to examine the site or building for any of these conditions. In addition, the contractor shall retain sole responsibility for the quality of work, for adhering to plans, specifications, appropriate codes, and, for repairing defects, deficiencies or omission, regardless of when they are found. By the use of this report it is understood the above conditions are agreed to.



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Best Regards,
Apex Engineers, Inc.

A handwritten signature in black ink, appearing to read 'N. Shifflett'.

Nick A. Shifflett
Project Engineer



Theron M. Barton, P.E., P.G.
Principal

