RE ENGINEERING, P.C.

CIVIL ENGINEERING CONSULTANTS

October 1, 2021

Attn: Tom Elder
Dreams & Designs Buildings
P.O. Box 7014
Lee's Summit, MO 64064

RE: R.E.O. Project #21-002-55
        MD2 Designs Plan #: DD-7167
        1717 SW 27th St.
        Lot 31, Whispering Woods
        Permit #: 2020309

Dear Mr. Elder,

We are providing herewith statement regarding items identified in an August 6 inspection of the residential construction at the above referenced address. Specifically the items addressed herein are a notched floor joist and discontinuous studs on a partial vault above the front bedroom.

The over-notched floor joist is supported by a combination of a sistered-on adjacent joist with stiff-back framing below in lieu of joist cavity blocking. The sistered joist is attached with 16d fasteners at 12 inches on center staggered, and standard connection to the above sub-floor. There are two parallel stiffback assemblies (one each side of notch location) extending along the base of the floor joists in a perpendicular orientation for approximately nine feet. This modification to the overnotched floor joist is adequate to support the applied loads to the foundation system.

The discontinuous studs at the front bedroom gable wall are 2x4 construction with a plate height of nine feet. The vaulted ceiling extends from the sides of the room to a high ceiling plane at approximately 11'-6". The discontinuous joists are modified with a 1-1/4"x16" ~ 16 gauge steel strap at the inside face of the studs across the top plates. Straps are fastened to the studs with 12 ~ 10d fasteners in each leg. This modification is suitable to resist the applied lateral loads to the discontinuous studs at the plate height.

There are no additional modifications required to the above described comment items. If there are any questions regarding these determinations, please contact our Offices.

Very Truly Yours,

R.E.O. ENGINEERING, P.C.

By: _____, President
        Aaron D. Obermiller, P.E.