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Mr. Bill Kenney

**Subject: Engineer evaluation of floor joist repair for rough-in cutouts at:
3118 SW Blue Ribbon, Lee's Summit, MO 64082**

Mr. Kenney

I reviewed the joist in question and the completed repair. The hole cuts were made higher and lower than allowable by current code (holes cannot be closer than 2" to the top or bottom of the joist) creating a condition where the joist could buckle under load. The repair method of attaching steel straps above and below the holes to stiffen the floor joists appears structurally adequate. In my professional opinion the framing showed no signs of recent adverse movement that will affect the stability of the structural members. In my professional opinion the repairs made will provide for a structure capable of supporting the intended loads and no structural defects were noted that affect the stability of the home.

A visual only inspection was conducted of the readily accessible structural areas of the structure. Hidden defects, visually concealed flaws and inaccessible areas were not within the scope of this inspection. The inspection did not include any destructive testing or dismantling of the structure. This inspection report is not a guarantee or insurance policy and no expressed warranty is given concerning the referenced structure. Due to changing subsurface conditions, owner maintenance and changing structure use, these findings are not valid after 60 days from the date of this letter.

If you have any questions regarding the information contained in this letter, feel free to contact me at (660) 441-3208 or RoyalICSKC@gmail.com.

Sincerely,

Michael Dandurand
Engineering Inspector
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