



**VAN DEURZEN AND ASSOCIATES, P.A.**  
**CONSULTING STRUCTURAL ENGINEERS**  
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COMMERCE TERRACE BUILDING D  
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September 13, 2022

Mr. Cory Tworkowsky  
JFE Construction Inc.  
1314 SW Market St  
Lee's Summit, MO 64081

**Re: 121 NW Ambersham Dr.– Framing Evaluation Report**  
**Lee's Summit, MO**  
**Bldg. Permit No.: PRRES20213385**

Dear Mr. Tworkowsky,

This letter is in regard to our evaluation of the framing discrepancies noted by the City of Lee's Summit for the above mentioned property. The following are the discrepancies which required engineering evaluation and were evaluated by our office:

- **Have engineer address rafters not connected to ceiling joists at top plates.** Based on our evaluation of the installed rafter to ceiling joist connections, the rafters are bearing on two 2x4 blocks which have been connected to the double top plate with a single LedgerLOK screw and fastened to the side of each ceiling joist with a minimum of three pneumatic nails. The installed rafters are adequately connected to the structure to resist the imposed uplift and lateral forces. No corrective action is required.
- **Have engineer hip and rafters not connected to top plate at master.** Due to the roof pitch change from the side to the rear, the bearing elevation of the rafter at the rear wall of the master bedroom was raised by installing three 2x6 plates on top of the ceiling joists which are bearing on and attached to the double top plate of the wall. In order to provide for an uplift and lateral tie connection between the ceiling joists and the rafters, a 2x4 brace was installed diagonally from the rafter to the ceiling joist. Based on our evaluation of the installed condition, the 2x4 brace provides adequate connection to resist the imposed loads. Sufficient tie connection capacity is provided with the rafter to ceiling joint connection that the hip rafter as installed on the built up plate is acceptable. No corrective action is required.

We trust this report will meet your needs. If you need any additional information, please contact this office.

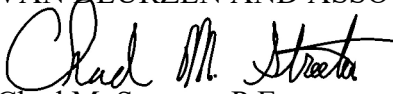
Mr. Cory Tworkowsky  
121 NW Ambersham Drive.

2

February 13, 2022

Sincerely,

VAN DEURZEN AND ASSOCIATES, P.A.

  
Chad M. Streeter, P.E.



2/13/2022