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March 10, 2022

Mr. Randy Ramos
Elevate Design and Build, LLC
350 SW Longview Blvd.
Lee's Summit, MO 64081

Re: 2031 SW Wheatfield Ct. – Framing Evaluation Report
Lee's Summit, MO

Dear Mr. Ramos,

This letter is in regard to our evaluation of the framing discrepancies noted by the City of Lee's Summit during their rough-in framing inspection. The following are the noted items which required engineering evaluation.

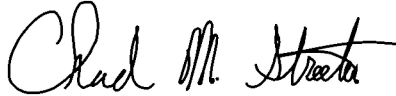
- **Address CS-PF and PFH in garage plans state double car garage CSPF and PFH on single.** At the time of our inspection, we had noted that holdowns had not been provided for the portal frame on the third car garage. We had recommended that Simpson HDU5 holdowns be installed in order to provide anchorage for the portal frame on the single stall garage. At the time of our re-inspection, the recommended holdowns had been installed and the exterior sheathing had been fastened in accordance with the prescriptive portal frame construction detail. The portal frames as installed are acceptable. No corrective action is required.
- **Provide CS-PF per plans at living room back windows.** At the time of our inspection, we had noted that exterior sheathing at the portal frame locations at the living room back windows had been nailed in accordance with the CS-PF portal frame detail. The portal frame as installed is acceptable. No corrective action is required.
- **Provide CS-PF per plans at rec room back windows.** Based on our evaluation of the lateral bracing elements in place on the lower level of the house, the CS-PF portal frame noted at the rec room windows may be eliminated. The framing as installed is acceptable. No corrective action is required.
- **Plans call for dbl 2x10 hip in master bed.** At the time of our inspection, we had noted the hip rafters in the master bedroom were framed with a single 2x8 in lieu of the double 2x10 noted on the permit drawings. Based on our evaluation, we had recommended that the hip rafters be braced down to the double 2x10 box vault framing. At the time our re-inspection, the hip rafters had been braced to the box vault framing. The hip rafters as installed are acceptable. No corrective action is required.

- **Address over notched rafters above bed closet.** Based on our evaluation of the installed rafters, sufficient member depth is provided to support the imposed loads. The rafters as installed are acceptable. No corrective action is required.

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

Sincerely,

VAN DEURZEN AND ASSOCIATES, P.A.



Chad M. Streeter, P.E.



3/10/2022