



CIVIL ENGINEERING CONSULTANTS

1805 WATERS ROAD

HARRISONVILLE

MISSOURI

64701

816-380-5150

FACSIMILE: 816-884-3250

EMAIL: MAIL@REOENGINEERING.COM

April 5, 2022

Attn: Brian Higginbotham
Kevin Higdon Construction
P.O. Box 847
Lee's Summit, MO 64063

RE: R.E.O. Project 21-002-32
MD2 Designs #: KH-6113 Lot 155 Napa
Permit #: PRRES20212682
1841 SW Sage Canyon
Lee's Summit, MO 64082

Dear Mr. Higginbotham,

We are providing herewith statement regarding field modifications to, and inspection comments for, the residential construction at the above referenced address. In the miscellaneous section, in lieu of the specified continuously sheathed portal frame (CS-PF) at the dining room front, the sections on either side of the door may be considered as continuously sheathed wood structural panels with the as-built fasteners installed at six inches on center at the perimeter of the panels. The interior of the panels are fastened to meet the minimum 12 inches on center spacing. This provides an adequate equivalent bracing method.

Also in the miscellaneous section, rafters on blocking or energy heel framing above the ceiling joists, without continuous exterior sheathing to the rafter seat, provide straps at 48 inches on center where rafters are constructed on blocking greater than three net top plates (including areas where ceiling joists are constructed as an energy heel). Straps shall be 1-1/4"x22 gauge and extend from the top of the rafter to 8 inches below the base of the top plate aligned with a stud in the wall construction. Seven (7) ~ 8d fasteners shall be connected to the stud with an additional seven (7) ~ 8d distributed between the rafter, blocking plates, and top plates. We consider the rafters constructed above an energy heel type blocking adequately tied. We consider the blocked-up rafters at the master bedroom tied with lookouts extending from the box-up ceiling to the top plate with the above described straps as adequately tied.

In the basement, the sump-pump discharge is bored less than 2 inches from the tension face of the joist (bottom) approximately 30 inches from the end of the joist. The remaining capacity in the over-bored joist is adequate in moment and shear in that location. No modifications are required at the sump pump over-bore location.

If there are any questions regarding this analysis, please contact our Offices

Very Truly Yours,

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

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

