



June 17, 2022

Gale Homes

Re: 3014 NW Thoreau Place
Lot 1473, Winterset Valley
Lee's Summit, MO

Apex Engineers Inc. observed the house under construction at the above-referenced address. Our firm has been retained to address comments from the city rough-in inspection. For the purposes of this report, the house will be referred to as facing north.

1. *Address discontinuous studs throughout the home.*

- #2-2x4 kickers shall be installed every 48" on center at a 45-degree angle to tie in the top of the pony walls to the ceiling joists. Where ceiling joists run parallel to the discontinuous wall, secure blocking shall be installed a minimum of three joist bays at 48" on center. Reference Figures 1 and 2 for details.

2. *Address rafters bearing on quadruple top plates at the exterior wall*

- Install min 24" of 16-gauge coil straps (CS16) over the quadruple top plate and wall stud below for every stud in locations where top plate has more than two plies.

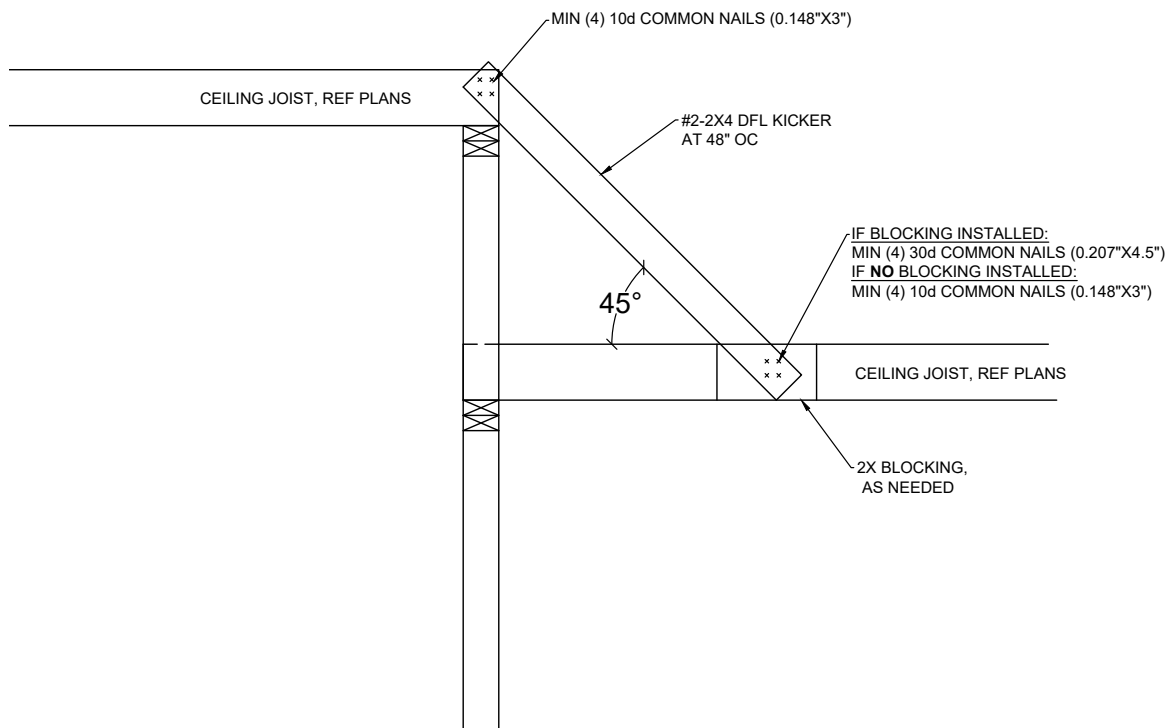


Figure 1.0

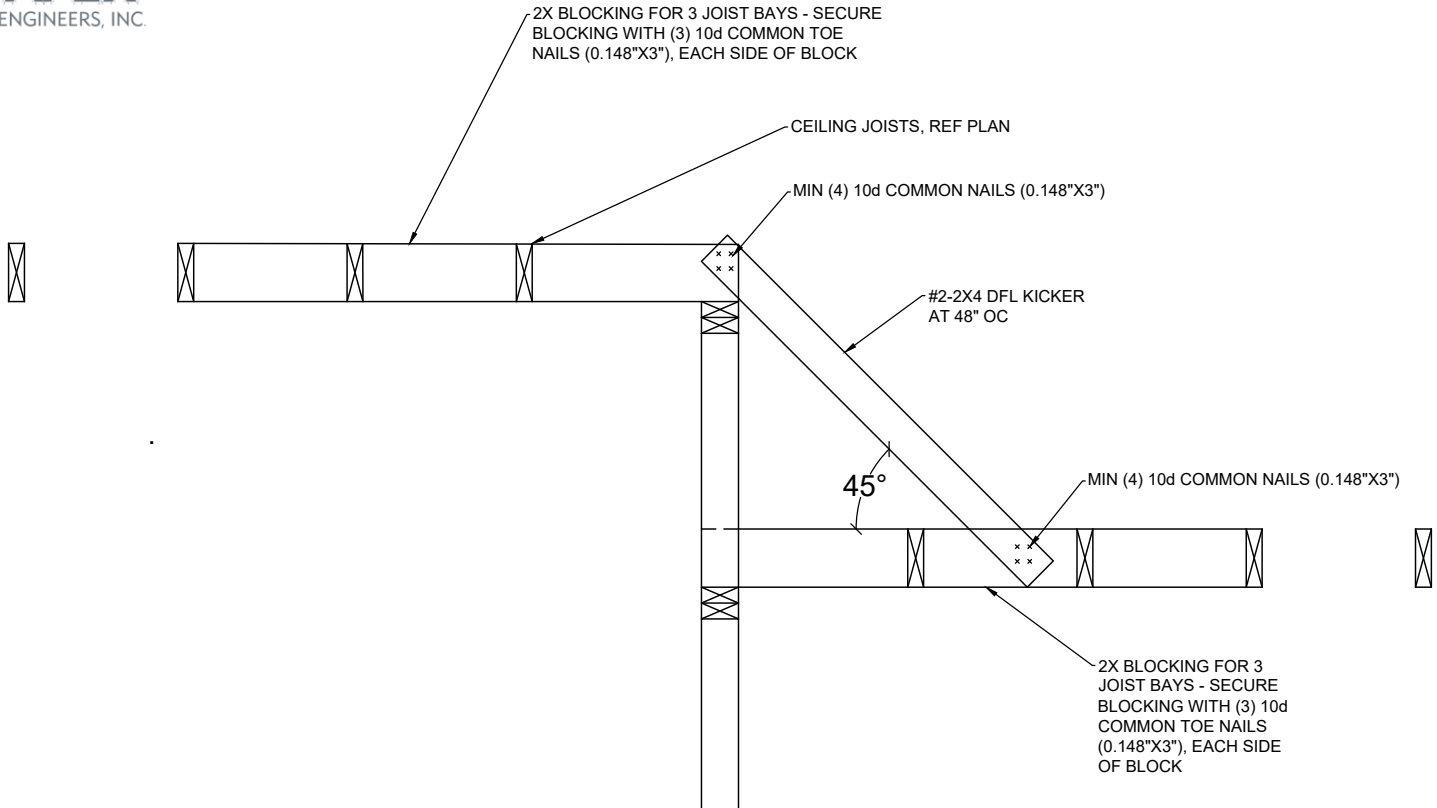


Figure 2.0

Contingent upon the repairs outline above, our firm recommends approval of these items.

Please call if our firm can of further assistance.

LIMITATIONS

The scope of our services includes only those items specifically addressed herein. All other items are outside the scope of this inspection; including any environmental assessment (such as, but not limited to mold, mildew, or presence of any other toxic substance or environmental risks).

In addition, the scope our services does not include any evaluation of the building or site for job-site safety and/or hazardous conditions. All construction shall be performed in compliance with IRC and OSHA standards at all times. Our firm has not been retained to examine the site or building for any of these conditions. In addition, the contractor shall retain sole responsibility for the quality of work, for adhering to plans, specifications, appropriate codes, and, for repairing defects, deficiencies or omission, regardless of when they are found. By the use of this report it is understood the above conditions are agreed to.

Best Regards,
Apex Engineers, Inc.

Nick A. Shifflett
Nick A. Shifflett
Project Engineer

