



July 15, 2022

BeHome LLC

1101 SW 40 Street

Blue Springs, MO 64015

**RE: Structural inspection for #31 Hook Farms – 2041 SW Hook Farm Dr, Lee's Summit, MO 64082**

On July 15, 2022, a structural inspection was performed by Everstead at the above referenced property. The purpose was to inspect and recommend structural modifications to the dining room wall where an additional window was added. The house was previously engineered by another party, the engineer of record has permitted Everstead to make structural modifications as given below. The findings and recommendations are below:

**Findings:**

- Additional vault was added to the dining area.
  - Vault is approximately 7.5' by 10' with 2x6 ceiling joists.
  - Ceiling joists are nailed to rafters and toe nailed to opposite end LVL.
  - Vault is supported by 2x12 and LVL members.
- Valley rafter not bearing on top plate.
  - Valley rafter was cut and nailed into LVL partitioning great room and dining area.
  - Valley rafter is supported by adjacent LVL.
- Multiple holes drilled within 3" of each other above electrical panel.
  - 8 Holes drilled for electrical line in joist above electrical panel.
  - Holes are approximately 1/2" in diameter with the closest one located 4' from the front foundation wall.

**Recommendations:**

- Vault is structurally sound and does not require modifications at the time of inspection.
- Attach Simpson LSSR Skewable Hanger (or similar) to valley rafter.
  - Fasten with 0.148 x 3 nails.
- Attach CS-16 strap to the bottom edge of the floor joist with holes bored for electrical lines.
  - Strap shall extend a minimum of one foot past the end holes.
  - Fasten with 0.148 x 1 1/2 nails.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bradley A. Huxol".

Bradley A. Huxol, PE

