



September 23, 2022

New Mark Homes

Re: 122 NW Ambersham Dr
Lot 102, Woodside Ridge
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 east.

1. *Code doesn't have allowance for 2x4 wood studs even with alternate wood bearing design over 12'. This will need to be addressed by engineer. IRC R602.3(5) and IRC R602.3(6) for reference. I didn't see anything in your plans that address this, the framing details just reference back to those two IRC tables listed*
 - The ceiling joists in the Owner's Closet brace the studs at the top of the wall plate (plate height = 10'-0"). Therefore, the wall is constructed in accordance with IRC Table R602.3(5).

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 the presence of any other toxic substance or environmental risks).

In addition, the scope of 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, and appropriate codes, and, for repairing defects, deficiencies or omissions, 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, E.I.T.
Project Engineer

Clayton J. Hess,
Principal

