



VAN DEURZEN AND ASSOCIATES, P.A.
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October 7, 2022

Mr. Cory Tworkowsky
JFE Construction Inc.
1314 SW Market St
Lee's Summit, MO 64081

Re: 2826 SW Heatherstone Place– Framing Evaluation Report
Lee's Summit, MO
Bldg. Permit No.: PRRES20216410

Dear Mr. Tworkowsky,

This letter is in regard to our evaluation of the framing discrepancies noted by the City of Lee's Summit for the above mentioned property. The following are the discrepancies which required engineering evaluation and were evaluated by our office:

- **Uncover anchor bolt at PFH for inspection.** An evaluation of the location of the installed anchor bolts was performed by our office. Based on our evaluation, the bolts at the PFH locations have been installed at approximately the middle of the sill plate and are acceptable as installed. No corrective action is required.
- **Address hanger used for hip rafter above dining/kitchen.** The valley rafter located above the kitchen has been fastened to the LVL header located between the kitchen and the dining area with two LedgerLOK screws. Based on our evaluation of the attachment, the installed screws are adequate to support the imposed loads. No corrective action is required.
- **CSPF nailing at rear of home.** In order to achieve the correct nailing of the sheathing located on the exterior wall of the dining room, we had recommended that the interior of the wall be sheathed with OSB. An evaluation of the installed sheathing was performed by our office. The sheathing had been installed and fastened in accordance with the portal frame fastening requirements. No additional corrective action is required.
- **Uncover patios for inspection.** An evaluation of the roof framing installed above the front stoop and rear deck was performed by our office. Based on our evaluation, the installed framing has been installed in general performance with the permit drawings and provisions of the Building Code. No corrective action is required.
- **Address hip rafter connect in master NW wall.** Because of the change in the roof pitch at the corner of the master bedroom, solid wood blocking was installed below the end of the hip rafter at the exterior wall. We had noted that a metal strap had been

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2826 SW Heatherstone Place

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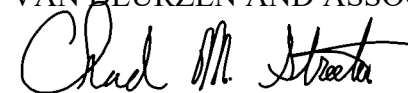
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installed from the hip rafter to the wall stud. Based on our evaluation of the bearing end of the hip rafter, the installed blocking and metal strap provides adequate support and connection of the hip rafter to the supporting structure. No corrective 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.



10/7/2022