EVERSTEAD
ENGINEERING & DESIGN

September 28, 2022

Trumark Homes
1108 NE Woodbury Dr.
Grain Valley, MO 64029

RE: Structural Inspection for 2113 NW Obrien, Lot 170 Woodside Ridge, Lee's Summit, MO 64081

On Spetember 27, 2022, a structural inspection was performed by Everstead at the abovementioned property. The purpose was to inspect the Portal Frame with Hold-Downs (PFH)and Continuously Sheathed- Portal Frame (CS-PF). Portal frame(s) passes inspection.

Everstead observed the PFH at double car garage opening:

- (2) 2x4 framing with structural panel sheathing fastened on a 3” on center grid pattern
- (2) Hold-down strap ties embedded into concrete and nailed into framing on both sides of opening
- Anchor bolts installed on each side of the opening with plate washer
- Tension straps installed on opposite side of sheathing, header to jack stud
- Double 11 1/4" deep header
- Blocking at panel splices w/ specified nail pattern
- Top plate fastened to header w/ 2 rows of nails @ 3” OC

A Portal frame inspection was also performed at the rear of the house located along the dining area wall.

- (2) 2x4 framing with structural panel sheathing fastened on a 3” on center grid pattern
- Tension straps installed on opposite side of sheathing, header to jack stud
- Double 11 1/4" deep header
- Top plate fastened to header w/ 2 rows of nails @ 3” OC
- The wood structural panel was nailed to the band/rim joist with (2) rows of 8d nails at 3” OC

As observed, the double car garage PFH and the rear CS-PF at the abovementioned property meets the installation requirements for a PFH per Figure R602.10.6.2 & R602.10.6.4 of 2018 IRC.

We would like to thank you for the opportunity to consult you on your home. Please feel free to contact us if you have any questions regarding this report or need any further consultation.

Sincerely,

Bradley Huxol, PE