



December 19, 2022

Bill Steenson

Re: 3000 NW Audubon Ln  
Lot 1451, Winterset  
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 south.

1. *Address rafters landing on blocking in den*
  - Blocking shall be fastened to top plate per IRC Table R602.3(1) [16d common nails (0.162"x3.5") at 16 OC].
  - Ceiling joist shall be face nailed to rafters per IRC Table R802.5.2 [(3) 16d common nails (0.162"x3.5")]
2. *Address the hip rafter landing on block in master bedroom*
  - Blocking was observed to be stabilized by a 2x4 kicker, roof rafter, and adjacent pony wall.
  - Hip rafter bearing has been determined to be adequate.
3. *Address hip rafter landing on blocks at bedroom 4*
  - Blocking shall be fastened to the top plate with min (4) 16d common nails (0.162"x3.5") or (2) 0.152"x6" Strong Drive Wood Screws.
  - Hip rafter bearing has been determined to be adequate.
4. *Address hip rafter landing on block bedroom 2*
  - Blocking shall be fastened to the top plate with min (4) 16d common nails (0.162"x3.5") or (2) 0.152"x6" Strong Drive Wood Screws.
  - Hip rafter bearing has been determined to be adequate.

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

Please call if our firm can of further assistance.

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#### 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, 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.  
Field Engineer

Clayton J. Hess,  
Principal

