



January 19, 2023

KC Custom Homes

Re: 205 NW Ambersham Dr
Lee's Summit, MO
Permit#: PRRES20220238

Apex Engineers Inc. observed the existing house at the above referenced address. Our firm has been retained to address city comments at the above reference address. See below for our findings and recommendations. For the purpose of this report, the home will be referred to as facing east.

1) Over-notched LVL ridge NE master bed

- a) Hip beam was observed to be birdsmouth cut onto double 11-7/8" LVL at boxed ceiling and tapered notched at exterior wall. A 3/8" gap between hip and double 11-7/8" LVL was also observed. After computation, it was determined that the capacity of the hip beam at the birdsmouth notch and at the tapered notch is adequate to support existing loads. Apex recommends filling in gap between hip and double LVL with shims for proper bearing.

*****Built-up wood column - Each 2x4 or 2x6 ply shall be fastened with 1 row of 10d nails at 9" on center alternating side to side, 1.4" min edge distance, and starting 2.5" from each end.***

Note: Contractor is responsible for the proper and applicable bracing of all structural elements during construction. Apex Engineers, Inc. has not been retained to design temporary shoring.

Please call if our firm can be of further assistance. This report does not constitute approval by the enforcing jurisdiction.

LIMITATIONS

Upon demolition, If on-site conditions differ from those in the report above that could affect any of the recommendations given in this report, Apex Engineers, Inc. shall be called back and allowed to re-evaluate our previous recommendations and/or conclusions. If changes in the condition of the site occur and Apex Engineers, Inc. is not allowed the opportunity to re-evaluate to respond to any of these changes, our firm cannot be responsible for the effect of any of the conditions that differed from those reported herein.

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 presence of any other toxic substance or environmental risks).

In addition, the scope 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 omission, regardless of when they are found. By the use of this report it is understood the above conditions are agreed to.



Apex Engineers, Inc. has performed our services in a manner consistent with the standard of care and skill ordinarily exercised by firms of our type practicing under similar conditions at this time and locality.

This report is intended for the confidential and exclusive use of Apex Engineers, Inc.'s client. No other person or company is authorized to use this report for any purpose without Apex Engineers, Inc.'s client permission. Please call if Apex Engineers, Inc. can be of further assistance.

Best Regards,
Apex Engineers, Inc.

Joshua A. Elizondo
Project Engineer

Clayton, J. Hess, P.E.
Principal

