



February 1, 2023

Re: 3104 SW Summit View Trail
Lot 93, Summit View Trail
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. *Address over notched stud at NE garage corner*
 - A full-height stud was observed fastened to the existing notched stud. The stud was observed with the notch at the sill plate anchor bolt.
 - After computations, our firm has determined that the notched stud is adequate as installed.
2. *Address holes in joist above mud room for dwv and pex closer than 2" to one another*
 - A 2x10 floor joist (9'-6" span) was observed with notches at the mid-depth of the member at the bearing wall support. A 24" long 18-gauge steel coil strap had been installed along the bottom edge of the joist at the bored hole location.
 - After computations, our firm has determined that the notched joist repair is adequate as installed.
3. *Address holes drilled closer than 2" above one another above master bath for electrical.*
 - Floor joists above the master bathroom were observed with 1.5" diameter holes adjacent to one another, approximately 12" from the support wall and 2" from the bottom edge of the joist. 24" long 18-gauge steel coil straps and 1x1 wood scab plates were installed along the bottom edge of the joist at the bored hole locations.
 - After computations, our firm has determined that the joist repairs are adequate as installed.
4. *Address over notched rafters above bed 4 provide engineering fix*
 - 2x8 vaulted rafters (approximately 10'-0" span) were observed with notches at the midspan. The rafters had been sistered with (1) 4.5' long ply of 2x8 on one side and (1) ply of 2x4 on the other. The sistered boards were located at the notch and fastened with (12) 12d common nails on both sides of the notch and both sides of the notched ply of the 2x8 rafter.
 - After computation, our firm has determined that the repair of the notched rafter is adequate as installed.
5. *Address exterior wall studs notched for anchor bolts*
 - Notches at anchor bolt sill plates were observed at exterior studs in locations in the basement. 3ft tall, 2x6 studs were fastened to notched studs.
 - After computations, our firm has determined that the repair of the notch studs are adequate as installed.

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).



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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.

A handwritten signature in black ink, reading 'Nick A. Shifflett'.

Nick A. Shifflett, E.I.T.
Field Engineer

Theron M. Barton, P.E.
Principal

