

VAN DEURZEN AND ASSOCIATES, P.A.
CONSULTING STRUCTURAL ENGINEERS
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COMMERCE TERRACE BUILDING D
OVERLAND PARK, KANSAS 66210
(913) 451 - 6305 FAX (913) 451 - 1021

February 22, 2023

Mr. Mike Powell
BeHome
7618 Arnett Rd
Grain Valley, MO 64081

Re: 2051 SW Hook Farm Dr. – Framing Evaluation Report
Lee’s Summit, MO 64029
Bldg. Permit No.: PRRES20215829

Dear Mr. Powell,

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:

- **Address holes in joists above garage entry drilled closer than 2”.** In order to provide reinforcement of the joists at the hole locations, we recommend that the joist be sistered at the hole locations and the holes re-drilled. We recommend that the sistered joist be a minimum of two feet long.
- **Address holes in floor joist drilled closer than 2” to edge of joist above laundry.** In order to provide reinforcement of the joists at the hole locations, we recommend that the joist be sistered at the hole locations and the holes re-drilled. We recommend that the sistered joist be a minimum of two feet long.
- **Address rafter landing on blocks at master bed SE corner, and covered deck (provide engineering for fix).** At the time of our inspection, we had noted that the rafters at these locations were strapped and fastened to the double top plate of the wall. Based on our evaluation of the installed strap, the rafters are adequately fastened to the wall framing below. No additional corrective action is required.

We trust this report will meet your needs. If you need any additional information, please contact this office.

Mr. Mike Powell
2051 SW Hook Farm Drive

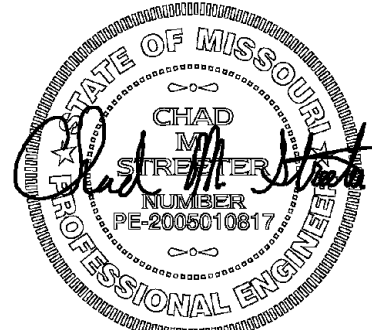
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February 22, 2023

Sincerely,

VAN DEURZEN AND ASSOCIATES, P.A.


Chad M. Streeter, P.E.



2/22/2023