



March 6, 2023

KC Custom Homes

Re: 110 NW Ambersham Dr
Lot 104, The Reserve at Woodside Ridge
Lee's Summit, MO
Permit # PRRES20215979

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 Deck attached to cantilever.*
 - Inverted joist hangers shall be substituted with (1) Simpson LS90 or LS70 angle clip at each cantilevered joist and rim connection.
2. *Address deck post to beam connection.*
 - (1) 24" long MST48 strap shall be installed centered over the rim beam, connecting the top and bottom post. Install per manufacturer's recommendations.
3. *Address holes drilled in floor joists closer than 2" in diameter (right of beam NW wall).*
 - (2) 24" long 16-gauge steel straps shall be installed centered at the bored hole location [(1) above and (1) below the bored hole)]. Fasten per the manufacturer's recommendation.

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

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).

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, P.E.
Principal

