



April 6, 2023

New Mark Homes

Re: 2067 NW O'Brien Rd  
Lot 180, Woodside Ridge  
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 north.

1. *Address holes drilled too close together and with two inches of edge of joist.*
  - For the holes located in the outer third of the joist span, an 18" long 16-gauge coil strap shall be installed along the bottom edge of the joists. If the notched joist is doubled, a strap shall be installed for both joists. Install the strap per the manufacturer's recommendations using 0131"x2.5" nails.
  - For the joists with holes located in the middle third of the joists span, a 36" long #2-2x10 DFL scab plate shall be installed centered at the hole locations with (20) 10d common nails (0.148x3.0) in a 4x5 grid pattern, both sides of the notched holes, and 2" of edge distance to the top or bottom of the joists. The pex lines shall be rerouted to the outer third of the joist span and notched per IRC R502.8.
2. *Address holes bored in DWV in master bath for load-bearing wall.*
  - Notched studs shall be reinforced with Simpson shoe studs installed per the manufacturer's recommendations.
3. *Address south loft wall resting on blocks above beam.*
  - Squash blocks were added under studs supporting the roof to transfer the loads to the steel beam below. The wall supports minimal ceiling load. Our firm has determined that the framing is adequate in this area.
4. *Address deck post to beam connection.*
  - Simpson AC6RZ post caps shall be installed to connect the top and bottom deck posts to the deck rim beam [(1) cap above and (1) cap below the deck rim beam).

Contingent upon the repairs outlined 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,



April 6, 2023  
2067 NW O'Brien Rd  
Lee's Summit, MO  
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Apex Engineers, Inc.

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

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

Clayton J. Hess, E.  
*Principal*

