



ENGINEERING, INC.

Consulting Structural and Civil Engineers

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June 28, 2023

Mr. Bill Kenney
Bill Kenney Homes
P.O. Box 291
Lee's Summit, MO 64063-0291

Re: Framing Evaluation – 2306 SW Serena Place, Lee's Summit, MO
Permit Number: PRRES 20225143

Mr. Kenney,

At your request, I have reviewed several framing members at the above referenced project. The inspection was prompted by rough-in inspection comments.

-Address over notched floor joist above garage for dwv.

This notch is near the end of the floor joist where it bears on the steel beam. Approximately 3 1/4" of material was cut to accommodate a PVC pipe. The repair for this condition is to attach a layer of 3/4" OSB on each side of the joist to make up for the missing material.

-Address floor joist notched within mid fine 1/3 above garage.

This notch is under a rest room where a PVC pipe comes through the floor. Approximately 2 3/4" of joist was cut from the top in a wedge shape in the middle 1/3 of the span. The repair for this condition is to attach a layer of 3/4" OSB on each side of the joist and minimum 18" on either side of the notch to make up for the missing material.

-Address holes for pex drilled closer than 2" to one another in floor joists above garage 2 places.

The repair for this condition is to attach a layer of 3/4" OSB on each side of the joist to make up for the missing material.

-Address top plate connections at exterior corners bed 2 -block sheathing breaks in bed 2.

The repair for this condition is installation of steel strap bent 90 degrees to connect the exterior and interior walls.

-Address top plate penetration left of laundry entry.

We could not determine exactly where this was but have assumed that it refers to a break in the top plate that creates an unblocked path to the attic. This can be repaired by installing fire caulk in the opening.

If there are any questions, please let me know.

Yours truly,

Albert Hermans, P.E.

