



August 1, 2023

New Mark Homes

Re: 2602 SW Farm Field Rd
Lot 39, Hook Farms
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. *Deck framing not per plans. Engineer to address.*

- Deck posts are not continuous per plans.
 - Install 24" long Simpson CS16 straps or Simpson LCE4Z or LCE6Z post end caps connecting the upper and lower posts to the rim beam. Installation per manufacturer's recommendations.
- Ledger connection not per plans
 - Install Fastenmaster Ledgerloks at 12" on center.
- Deck girder beam connection to house inadequate.
 - Install new 6x6 treated post on 18" diameter pier (min. 36" deep) with Simpson ABU66Z post base at mid-span of the beam.
 - The plies of the deck girder beam shall be fastened together with (3) 16d x 3.5" common nails at 4" on center for the entire length of the beam.
 - The girder beam shall be fastened to the treated ledger board of the home with Simpson LS90Z angle clip.
 - The treated ledger shall be fastened to the rim board of the structure with min (4) Fastenmaster Ledgerloks at the location of the LS90 clip.
- Reference Figure 1.0 for revised deck framing plans

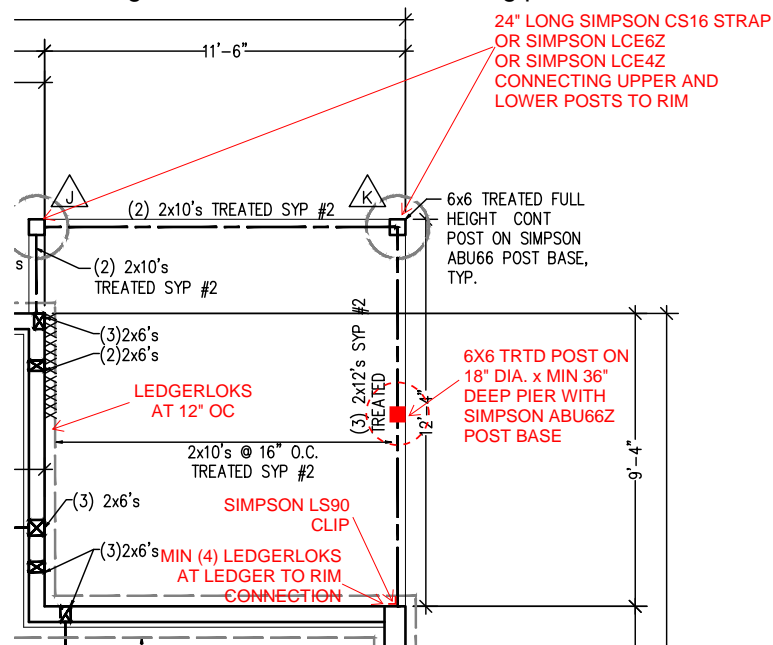


Figure 1.0 – Deck Framing

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

