



July 18, 2023

John B. Nagle, P.E.

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Re: Visual Structural Review
519 Southwest 3rd Street
Lee's Summit, MO 64063

Dear Adam Mundy:

The building located at the above address was visually evaluated on July 18, 2023, to evaluate the items below. No other portions of the structure were evaluated at the time of inspection. The structure generally faces north for purposes of this report.

Elevated concrete and steel walkway and stairway on south side of the building.

Observations and Recommendations:

- Walkway consists of a 4" thick x 4' wide reinforced concrete deck supported by a steel framework structure consisting of 4x4 structural tubing columns and L6x4x1/4 edge angle. Concrete deck is formed over a metal pan.
- Stairway on east end of walkway consists of C12 stringers and concrete metal pan stair treads.
- Significant corrosion of stairway structure was observed. It is recommended that stairway be replaced in its entirety.
- The concrete walkway exhibited significant corrosion on the east 40' of walkway length. It is recommended that, at a minimum, this section of the walkway be replaced with new steel decking and reinforced concrete deck. It appears that 4x4 tube columns and L6x4 edge angles are in satisfactory condition and may be reused. Transverse support members are an extension of interior building bar joists bottom flange and are supported by CMU walls. Transverse members should be inspected closely for corrosion. If necessary, metal plates may be added to these members to reinforce them.
- Members to be reused should have all rust and loose paint removed and painted. Additional member replacement may be identified during this process.
- Note that this review is for structural items only. It is recommended that a licensed architect be engaged to review other issues such as egress and stair rebuild for code compliance.
- Schroeder Engineering can provide additional design services as required to support permitting and construction as project progresses.

See Appendix A for more details.



Limitations of Evaluation

The structural analysis provided under this agreement is visual only. When making visual observations, certain assumptions about the methods of construction and site conditions must be made. These assumptions cannot be verified without expensive and destructive testing. Similarly, finished surfaces and excessive clutter can lead to the same limitations.

For a full explanation of the limitations of this evaluation, please refer to the signed contract.

If you have any questions, please contact me via cell phone at 913-314-5737.

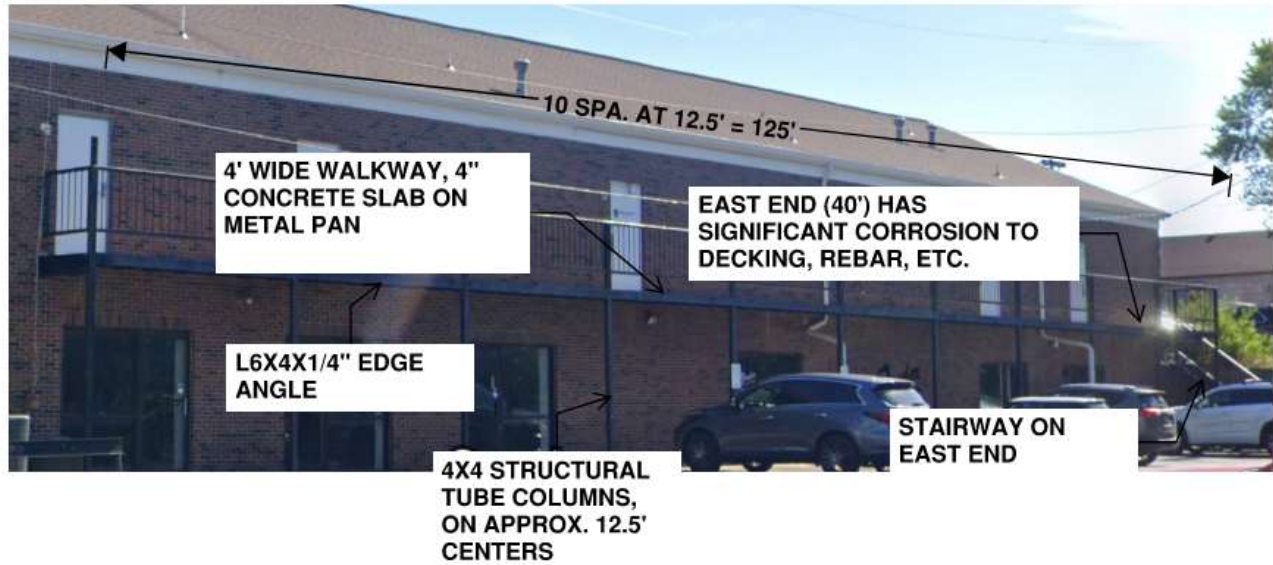
Regards,

John B. Nagle, P.E.

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APPENDIX A – IMAGES AND DETAILS



WALKWAY ON SOUTH SIDE OF BUILDING



Corrosion of Stair Stringer



Corrosion of Steel Decking and Transverse Supports