



September 21, 2023

KC Custom Homes

Re: 2062 NW O'Brien Rd
Lot 145, Woodside Ridge
Lee's Summit, MO

Apex Engineers Inc. has been retained to address comments at the above-referenced address from the city rough-in inspection. For the purposes of this report, the house will be referred to as facing south.

1. *Address 2x10 valley sliced together.*

- A hip strut shall be installed at the splice location and bear on the north side of the rear garage (over the foundation wall). The hip strut shall not exceed a 45-degree angle from the vertical axis.
- Minimum 7/16" sheathing shall be installed on both sides of the splice and nailed with (3) 8d nails (0.131x2.5) vertical rows at 3" OC. Sheathing shall be continuous and shall extend 16" past both sides of the splice.
- (2) 2x4 wall studs shall be installed at the strut location.

2. *Address spliced king and jack studs at the front door need to be continuous.*

- Minimum 22-gauge coil straps (I.G. Simpson CS22) shall be installed where studs are discontinuous. The strap shall extend a minimum of 6" past each side of the splice. Fasten per manufacturer's recommendations.
- Alternatively, the discontinuous studs shall be reinforced with an additional full-height stud and fastened with 10d (0.148x3.0) common nails at 9" OC

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

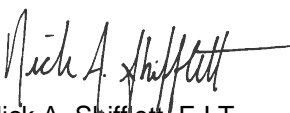
Please call if our firm can of further assistance.

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, PE
Principal

