



VAN DEURZEN AND ASSOCIATES, P.A.
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January 4, 2024

Mr. Jordan Jackson
JFE Construction Inc.
1314 SW Market St
Lee's Summit, MO 64081

Re: 2109 NW OBrien St. – Framing Evaluation Report
Lee's Summit, MO

Dear Mr. Jackson,

This letter is in regard to our evaluation of the framing discrepancies noted by the city during a rough-in framing inspection of the above mentioned residence. The following are the noted discrepancies which required engineering evaluation.

- **Replace damaged stud in upstairs bath bearing wall and provide where over bored.** The damaged stud in the upstairs bathroom which was bored for the installation of the vanity drain was evaluated by our office. Based on our evaluation of the stud and the remaining portion remaining, the stud may be reinforced with a Simpson SS1.5 stud shoe. The stud may remain and does not require replacement.
- **Provide hangers for dbl LVL stair header over 4'.** The LVL to LVL header attachment at the base of the second floor stair consists of three headlok screws which were toe screwed into the supporting LVL member. Based on our evaluation of the installed fasteners, the installed headlok fasteners are structurally adequate to support the imposed load from the header. No corrective action is required.
- **Notched top plate in second floor wall between bedroom #3 and great room.** We had noted that a portion of the wall double top plate had been notched to allow for the installation of the HVAC supply. Approximately 2/3 of the width of the top plate had been notched. We had noted that a double metal strap had been installed on the open notch side and a ripped 2x had been installed on the un-notched side of the double top plate. Based on our evaluation of the notch and the repairs made, the double strap on the open side and the ripped 2x on the un-notched side is adequate to provide the required continuity of the double top plate. No additional corrective action is required.

We trust this report will meet your needs. If you need any additional information, please contact this office.

Mr. Jordan Jackson
2109 NW OBrien

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January 4, 2024

Sincerely,

VAN DEURZEN AND ASSOCIATES, P.A.



Chad M. Streeter, P.E.



1/4/2024