

February 5, 2024

Structural Inspection Letter

Snappy Clean Laundry, LLC

404 SW Nichols Street, Lee's Summit, Missouri

The contents of this memo are based upon the observations made at the property on the date of this memo. I was able to observe the structure from the exterior on the ground and in the basement and throughout the interior. Structural inspections are based upon observations made on the date of inspection. Any and all repairs made to a building should be compliant with the International Code Council (ICC) requirements and recommendations. Structural repairs should be made by qualified contractors with knowledge of load transfer and typical construction techniques.

This review was conducted at the request of the property owner to accommodate new ventilation on the rear wall.

Observations and Analysis:

The single-story concrete block structure is required to have additional ventilation and therefore a new lintel is needed to allow the 40" opening to accommodate the 40" x 64". It is important to have a stiff enough lintel to prevent cracking or breaking of the concrete block.

Conclusions and Recommendations:

It is recommended to install steel angles on each side of the opening. The lintel should be created by installing L4x3.5x5/16 angles on each side. This will provide sufficient support for the concrete block above the ventilation opening to prevent deflection from being higher than the masonry maximum of L/600.

The angles on each side should be bolted with concrete anchors into the block and coated with a rust resistant coating. The steel lintel should bear on the existing concrete block a minimum of 6" each side.

Terms:

It should be noted that this inspection did not attempt to examine for structural components which are concealed from view by finish materials. When making visual observations of a building, certain assumptions must be made regarding the existing conditions. The assumptions made may not be verifiable without expending significant resources or destroying serviceable portions of the building. The report owners and recipients agree that, except for negligence on the part of the engineer, the engineer will be held harmless, indemnified, and defended from and against all claims arising out of the services provided by this report.

The structural soundness of any building is not a guarantee against water or future damage to the structure. In the case of any structure, changing soil conditions, drainage patterns, extreme weather, or other factors can create damage. The owner of the building must continue to monitor the structure and provide for preventative maintenance as the need arises. If future changes in the structure are observed, then a re-inspection by a qualified Professional Engineer is recommended.



---

Eric Strack, PE  
MO-2013000635

