



April 3, 2024

Wood Brother Construction

Re: 3211 SW Enoch Street
Lot 102, Summit View Subdivision
Lee's Summit Permit #: PRRES20233628

Apex Engineers Inc. observed the house under construction at the above referenced address. For the purpose of this report the house will be referred to as facing west. Our firm has been asked to address the following item:

1. *Address holes drill to close to one another above garage, garage entry, and laundry room.*
 - The drilled holes in the joists at the back of the garage have been drilled too close to one another (within 2") and several have holes in the bottom 2". After computations, our firm recommends attaching a Simpson CS16 steel strap or equivalent to the bottom of each joist that has been improperly drilled. The straps shall extend from the east end of the joist to approximately 12" past the last drilled hole. Fill all nail holes in the strap with 10d nails per the manufacturer's specifications.
 - The drilled holes in the joists at the laundry have been drilled too close to one another (within 2") and several have holes in the bottom 2". After computations, our firm recommends attaching a Simpson CS16 steel strap or equivalent to the bottom of each joist that has been improperly drilled. The straps shall extend from the where the joist meets the stud wall to approximately 12" past the last drilled hole. Fill all nail holes in the strap with 10d nails per the manufacturer's specifications.
2. *Missing king studs at great room ends. Plans call for 2 king studs.*
 - The print requires a (2) king studs and (1) trimmer. In the field, (1) king stud and (2) trimmer studs have been installed. The south end of the header is braced by the gathering floor room above and therefore the additional king stud is not required. Our firm recommends adding a king stud at the north end per print.
3. *Missing king studs at entry ends.*
 - The print requires (2) king studs and (1) trimmer at the entry room ends. In the field, (1) king stud and (2) trimmer studs have been installed. Our firm recommends installing a vertical 1-1/2" wide, 18 ga. steel strap on the interior side of the jack studs at the entry room wall. The straps shall span from the top of the double plate and extend below the header a minimum of 12". Fill all nail holes in strap with 10d common nails above and below the header.
4. *Joists above south wall basement over-notched, drilled.*
 - Our firm recommends headering off the notched joist at each side of the notch (see attached). This will require doubling the 2x10 joist that the headered joist will be hangered to.
 - In addition, the west side of the severely notched joist also has drilled holes in the bottom 2" of the joist. Our firm recommends attaching a Simpson CS22 steel

strap or equivalent to the bottom of the joist. The strap shall run from the steel beam to the end of the headered joist. Fill all nail holes with 10d nails.

This report does not constitute approval by the enforcing jurisdiction. Please call if our firm can be 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 presence of any other toxic substance or environmental risks).

In addition, the scope 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 omission, 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.

Theron M. Barton, P.E., P.C.
Principal





Apex Engineers, Inc.
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Kansas City, Missouri 64108
www.apex-engineers.com

Job Address: 3211 SW Enoch Street
Lot 102, Summit View

Sheet # 1 of 1

Engineer: TMB

Date: 04/04/2024

ITEM # 4

