



**VAN DEURZEN AND ASSOCIATES, P.A.**  
**CONSULTING STRUCTURAL ENGINEERS**  
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**COMMERCE TERRACE BUILDING D**  
**OVERLAND PARK, KANSAS 66210**  
**(913) 451 - 6305 FAX (913) 451 - 1021**

May 20, 2024

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

**Re: 2210 NW Killarney Lane – Framing Evaluation Report**  
**Lee's Summit, MO**

Dear Mr. Jackson,

This letter is in regard to deficiencies noted during a rough-in inspection performed by the City of Lee's Summit for the above mentioned residence. We will respond to those items which require engineering evaluation.

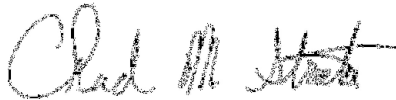
- **Replace all over notched studs at PFH or provide engineered Correction.** At the time of our inspection, we had noted that the studs for the portal frame were in-line with the holdown bolts and required notching in order to install the studs over the bolts. We had noted that multiple studs were installed and were notched approximately half of the depth of the studs. An evaluation of the bearing area remaining was performed by our office. Based on our evaluation, sufficient stud width is present to support the compression load of the portal frame. No corrective action is required.
- **Provide lateral restraint at ceiling joists above load bearing walls and beam.** At the time of our inspection, we had noted that all ceiling joist members located above bearing locations had been adequately restrained against lateral rotation. No additional blocking or bridging is required. The ceiling joists as installed are adequate.
- **Headers at load bearing wall to have min (2) 2x4 jack studs at mud room/garage entry, at basement door and sliding glass doors.** The installed jack studs at those locations are adequate to support the imposed load from the headers. No additional studs are required.
- **Missing (4) 2x6 studs under LVL at dining/living room.** At the time of our inspection, we had noted that the steel beam was bearing on (4) 2x4 studs in lieu of the 2x6 studs noted on the permit drawings. The installed studs were evaluated by our office. Based on our evaluation, the installed (4) 2x4 studs are structurally adequate to support the steel beam. No corrective action is required.
- **Connect and support hips and ridges per note 15 on GA5 and details S2.** At the time of our inspection, the hips and ridges had been adequately supported by diagonal braces. No additional support is required.

- **Provide engineered connection for discontinuous posts on deck.** At the time of our inspection, we had noted that the post above the header and below the header had been fastened to the header with four ledgerlok screws which had been toe-screwed. We had noted four screws from the lower post into the bottom of the header and four screws from the upper post into the top of the header. Based on our evaluation, the installed screws have sufficient capacity to resist the uplift loads. No additional corrective action is required.

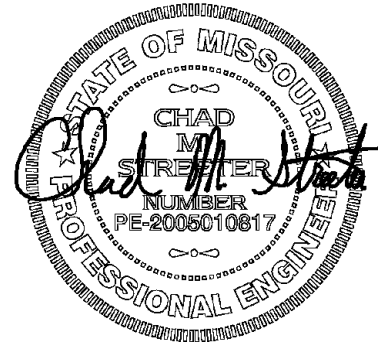
We trust this report will meet your needs. If you need any additional information, please contact this office.

Sincerely,

VAN DEURZEN AND ASSOCIATES, P.A.



Chad M. Streeter, P.E.



5/20/2024