



May 23, 2024

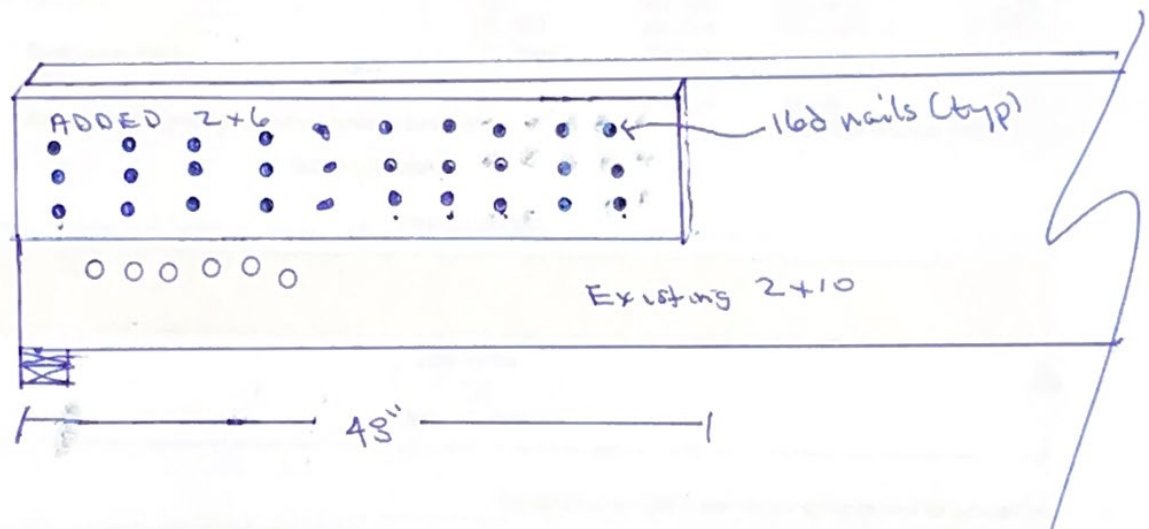
Wood Brother Construction

Re: 2307 SW Serena Place
Lot 83, Summit View Subdivision
Lee's Summit Permit #: PRRES20234906

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 north. Our firm has been asked to address the following item:

1. *Several joists at back of garage have holes that have been drilled too close together and/or within the bottom 2".*
 - After computations, the drilled joists were found to be sufficient with the exception of the single joist located directly below the 2nd floor ridge interior bearing point. The ridge is placing a point load on the joist, which has caused the joist to fail in bending at the holes. Our firm recommends the following:
 - Scab an additional 4'-0" long 2x6 to the side of the existing 2x10. The 4'-0" long scab shall be placed above the drilled holes and placed from the south support (drilled end) and extend inward 4'-0". The scab shall be glued and nailed to the existing 2x10 with 3 rows of 16d nails at 4" on-center (See below).

DRILLED HOLE REPAIR



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

