



**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**

January 28, 2025

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

**Re: 2508 NE Woodland Oak Cir – Framing Evaluation Report**  
**Lee's Summit, MO**

Dear Mr. Bryant,

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.

- **Bearing wall top plates cut above cooktop.** At the location where the double top plates had been cut for the installation of the vent duct, we had noted that the floor joists above were bearing directly above the wall studs below. The discontinuous top plate at this location does not affect the support of the floor above or the structural integrity of the framing. No corrective action is required.
- **Engineer address support for ridge and hips above loft.** At the time of our inspection of the framing, we had noted that a double rafter and a 2x6 tie had been installed to create a truss for the support of the ridge and hips. Based our inspection and evaluation of the framing, the ridge and hips are adequately supported. No corrective action is required.
- **Provide full width support for I-beam at rear dining.** At the location where the 2<sup>nd</sup> floor steel beam bears on the exterior corner of the wall by the dining, we had noted that the flange of the beam was projecting beyond the inside face of the wall approximately 2 ½" and that the web of the beam was bearing over the studs below. Based on our evaluation of the wood plates below the beam, there is adequate bearing area present so as not to over stress the wood. The beam as installed has sufficient bearing and support and no corrective action is required.
- **Install hangers near basement stair.** At the location where the double LVL framing the stair opening below the second floor stair, we had noted that the LVL headers were fastened to the main support LVL with three HeadLOK screws. The installed connection was evaluated by our office. Based on our evaluation, the three HeadLOK screws are adequate to support the LVL header. Hangers are not required to be installed in conjunction with the screws. No corrective action is required.

Mr. Zack Bryant  
2508 NE Woodland Oak Cir

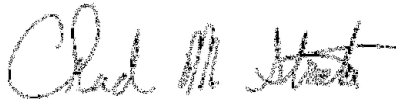
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January 28, 2025

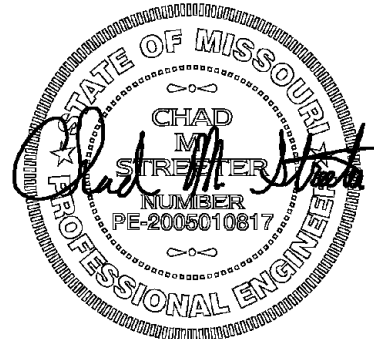
We trust this report will meet your needs. If you need any additional information, please contact this office.

Sincerely,

VAN DEURZEN AND ASSOCIATES, P.A.



Chad M. Streeter, P.E.



1/28/2025