



August 20, 2024

Wood Brothers

Re: 3116 SW Summit View Trail
Lee's Summit, MO

Apex Engineers Inc. observed the house under construction at the above-referenced address. Our firm has been retained to address comments from the city rough-in inspection.

1. *Sheathing for the portal frame at the double garage door opening does not extend above the double top plate. The sheathing is spliced at the portal frame header location.*
 - **One** of the following repairs shall be followed to ensure the sheathing of the portal frame is in compliance with IRC:
 1. Remove and replace exterior sheathing and install per plan.
 2. The sheathing shall be installed on the interior side of the portal frame. All specifications shall follow detail R602.10.6.2.
 3. Install Simpson LTP5 shear plates on the interior side of the portal frame in the vertical orientation ('H' direction according to the literature). The shear plate shall be installed to connect both top plates to the LVL header. The plates shall be installed at 12" OC for the entire length of the portal frame. Fasteners shall be installed per the manufacturer's recommendations.

Contingent upon the repairs outlined above, our firm recommends approval of these items.

Please call if our firm can 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 the presence of any other toxic substance or environmental risks).

In addition, the scope of 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, and appropriate codes, and, for repairing defects, deficiencies or omissions, 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.

Nick A. Shifflett, E.I.T.
Field Engineer

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

