

Inspector Brad Huxol		Inspection Date 20 AUG 2025	Time 11:30 am
Address 1130 SE Ranchland St	City Lee's Summit	Permit # PRRES20253369	Owner/Builder Summit Homes
Inspection Type Footing		Subdivision Bailey Farms	Lot # 0360

Site Conditions (all must comply if applicable)

- ☐ Erosion control is in place and functional (inspection shall not be performed if erosion control is not functionally in compliance with the City requirements).
- ☐ Soils – bearing capacity as determined by:
 - ☐ Bearing on undisturbed soil @ 1,500 psf
 - ☐ Per engineer report (comment or attach report)
- ☐ Cold weather protection _____

Foundation Wall Elements

- ☐ Wall forms centered on footings
- ☐ Wall thickness as specified on approved plans
- ☐ Reinforcement installed per approved plans
- ☐ Hold downs placed and installed properly
- ☐ Wall openings installed in accordance with City approved plans
- ☐ Deck/porch/balcony columns
- ☐ Top of wall and steps formed a minimum of 8" above proposed grading contours.
- ☐ Max. 12" block down at garage doors.
- ☐ Ufer Ground attachment rod left exposed (Give approx. location in comments)

Retaining walls (for multiple walls on the plot plan clarify which walls are being inspected in the comments)

- ☐ Installation per approved plans

Comments:

Forms and installation of reinforcement are installed per plan specifications. Garage column pads (2), basement column pads (4) are approved for concrete. Footings are approved for concrete. Ufer rod is located near the center left of the rear garage wall.

This is to certify that I, or qualified individuals working under my direction, inspected and/ or tested the above checked items in accordance with the applicable City approved building and site plans, codes and engineering details. The work is complete and to the best of my knowledge was found to be in substantial compliance with the approved plans and specifications.

Signed:



Date:

20 AUG '25

Slab (Basement or Garage As Marked)

- ☐ Formed & Reinforced Per City Approved Dwgs
- ☐ Garage **structural** slab per approved plan
- ☐ Basement slab on grade per approved plan
- ☐ 6 mil vapor barrier installed – not required for garage slab
- ☐ Isolation rings or block-outs are provided over pier pads for columns

Footings

- ☒ Reinforced per city approved plans or engineer report
- ☐ Deck/porch/balcony footings
- ☒ Footing – width, depth and location per approved plans and/ or engineer report
- ☒ Solid jumps
- ☒ Frost depth (min. 36 inches)
- ☒ Column pads – basement
- ☒ Column/pad at garage structural slab
- ☒ Ufer Ground attachment rod provided

Drilled Piers (refer to footings for deck piers)

- ☐ Pier foundation per approved plan

Size: _____

Depth: _____

Bearing: _____

