

CITY OF LEE'S SUMMIT
Development Services Department
220 SE Green Street
Lee's Summit, MO 64063
(816)969-1200
OnlinePortal at DEVSERVICES.CITYOFLS.NET

Inspection Summary

Permit #: PRRES20253204

Address: 213 NW ORCHARD CT, LEES SUMMIT, MO 64063211 NW ORCHARD CT, LEES SUMMIT, MO 64063

This work has been inspected and the inspection results noted below. Please schedule inspections once all corrective actions have been completed. Do not cover any work until approved.

Inspection:	Inspector:	Outcome:	Date:
All Rough Inspection - Residential	Robb Popp	Failed	Monday, September 08, 2025

Corrective Action Required:

1	Miscellaneous Correction	Items are on both units unless otherwise noted: <ul style="list-style-type: none">-Solid block above walls between joists at cantilevers (can install insulation first then block, or block no further than 16" from top plate and insulate later)-Missing (2) LVL in garage per plan-Nail top plate to header at PFH with 2 rows 16d sinkers 3" oc per code-Holes not permitted to be bored closer than 2" together at ceiling joists in garage, powder room, entry closet, and throughout-Install bocca plates properly where attached to nailer instead of top plate-Nail intersecting and corner wall studs 12" oc-Fireblock mechanical chase to powder room in joist space-Seal gaps at Fireblocking in ceiling line at entry closet-Fridge boxes installed are not rated for installation in 1 hour wall-Remove foam from electrical boxes and cover completely with putty packs at separation wall-Provide security blocking at front door strike plate location-Straps required at both sides of over bored load bearing wall at stairwell/ kitchen-Strap over bored top plates both sides at load bearing walls second floor per code
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- Support dwv max 48" oc in attic space
- Provide lateral restraint at ceiling joists above all load bearing walls in 2nd floor
- Protect dryer duct min 2" below plate lines
- Secure/support mechanical at master bed attic space
- Putty pack at master bed must cover entire box (behind sheet rock in 211)
- Roof load is landing on non load bearing walls in second floor
- Install header joist and Fireblock top of dwv chase
- Correct gap at gable end separation wall (211)
- 2x10 ceiling joists required at master spanning from exterior to separation wall
- Replace over bored stud and provide protection plates at dwv in master bath
- Support gas piping in basement per code
- Fb ceiling lines in basement
- Protect all plumbing within 1.25" to face of framing
- Joist cut short of beam at powder room (213)
- Fireblock dead space at owner's entry (213)
- Anchor bolts to be in middle third of plate in garage (213)
- Joist cut short of beam at powder room (213)
- Exterior wall framing over 16" oc at bed 3 (213)
- Seal top plate penetration bed 3 (213)
- Fur out and fireblock at line sets in basement bath

Comments: