

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

Inspection Summary

Permit #: PRCOM20235208
Address: 2911 SE SHENANDOAH DR, 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 - Commercial	Khanh Nguyen	Failed	Thursday, October 16, 2025

Corrective Action Required:

1 LOWER LEVEL Pre-rock for corridor ceiling corrections:
-complete framing outside north stair; install hanger support for joists

Corrective Action Required:

2 FIRST FLOOR Pre-rock for corridor ceiling-OK

****Dwelling units only****

****Check all:**

- Complete panel makeup. Tape ungrounded conductors with proper color
- Protect duct at balcony
- Fc demising wall at tub
- Protect wiring at top plates where within 1.25" of nailing surface throughout

101:

- Fb double stud wall at entry door
- Anchor sill plates per plan
- Install fire stop for 4" pipe
- Engineer address for damaged truss above shower and kitchen

102:

- Tie down lvl beam against uplift
- Fb double stud wall at mechanical closet

-Protect plumbing at demising wall; install structural strap

103:

- Install fire stop collar
- Fb gap at top wall plate at balcony beam

104:

- Straighten laundry wall and fb as required
- Over bored studs at laundry drain
- Tape damaged NM cable jacket at bedroom window
- Tie down lvl beam against uplift

105:

106:

- Move sprinkler head min 3 ft from fan box
- Missing floor-floor screw at window
- Fb gap at top wall plate at balcony beam
- Install new stud at bathroom within 24" of other studs
- Protect plumbing in bathroom

107:

- Move sprinkler head min 3 ft from fan box
- Install fire stop for 4" pipe

108:

- Full support for beam at bathroom door

109:

- Replace broken electrical box

110:

- Not ready

Corrective Action Required:

3

SECOND FLOOR

Pre-rock for corridor ceiling-OK

Pre-rock at shearwall:

- Fc all holes, penetrations, and gap at top of wall
- Reinforce over-bored studs at 213

**check all

- Complete electrical panel makeup
- Protect ducts at balcony
- Trusses not having min 1.5" of bearing on demising wall plate

201:

- Engineer repair for damaged truss above shower

203:

- Have engineer address floor truss offset from bearing wall (above doorway)

to bathroom); add stud under truss and block truss end
-Damaged truss above door to balcony

205:

-Protect wiring at wall top plate in bedroom

210:

-Block above door offset from point load

Corrective Action Required:

4 THIRD FLOOR

-Pre-rock for corridor ceiling-OK

**Check all

-Exterior wall not rated 1-hr per plan

-Balcony framing not completed

-Provide attic access to end units

317:

-No header above transom windows

Corrective Action Required:

5 FOURTH FLOOR

-Framing of balcony ceiling not per plan

Corrective Action Required:

6 STAIR TOWER 1

-Provide support at all lvl beam hangers

Corrective Action Required:

7 STAIR TOWER 2

-Provide support at all lvl beam hangers

Corrective Action Required:

8 STAIR TOWER 3

Corrective Action Required:

9 ELEVATOR 1

Corrective Action Required:

10 Misc

Interior and exterior sheathed shear walls:

-Lower floor, 1st, 2nd fl

Comments: