

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

Inspection Summary

Permit #: PRCOM20235207
Address: 2931 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:
Miscellaneous Inspection	Khanh Nguyen	Failed	Tuesday, December 16, 2025

Informational:
1 Misc

****All units:**

- Complete bath fan and dryer exhaust outlets. Some are stuck open
- Fire alarm strobes in bedrooms
- Afcı breaker for refrigerator outlet

411:

- Patch hole at ceiling of mechanical closet
- Fix the dishwasher/disposal breaker ground fault

413:

- The gfci for the clothes washer must be readily accessible. Install gfci&afci breaker at panel

412:

409:

- Complete roof drainage

410:

407:

-Replace broken bedroom window

408:

-Fix receptacle at end of kitchen peninsula

405:

406:

401:

403:

-Secure balcony receptacle

402:

-Correct ground fault for dishwasher outlet

-The gfci for the clothes washer must be readily accessible. Install gfci&afci breaker at panel

404:

-Broken damper above balcony

-Ground fault at kitchen countertop receptacle left of range

**Corridor mechanical:

-Firecaulk floor penetration

-Condensate pipe clean out

-Complete electrical to mechanical unit

**Rooftop:

-Install roof drain strainers

-Label all AC units

-Install tamper proof caps at AC valves

-Install weatherproof cover for receptacle near AC units. Check these receptacles for ground fault condition. Make sure there's power to the receptacles and the receptacles are tested

-Complete exterior siding

Informational:

2 Misc

**All 3rd floor units:

-Balcony bath fan and dryer exhaust dampers stuck open

-Install alarm strobes in bedrooms

-Provide box extension for all electrical boxes recessed more than 1/4" behind non-combustible wall finish

-Provide AFCI protection for refrigerator circuit

-Check all units for proper fire caulking of ceiling penetrations by the AC coolant lines inside mechanical closet

Mechanical closet:

-Fc floor and ceiling penetrations; Fc penetration of firewall

-Provide clean out for condensation drain pipe

-Complete electrical to heating & cooling units

-Secure MC cable and other wiring per code

301:

- Secure MC within 12" of switch under kitchen sink
- Hot&neutral reversed receptacle in master bedroom
- Master bathroom fan not working

302:

- Secure kitchen peninsula receptacle

303:

304:

- Mount disposal/dishwasher receptacle outlets
- Gfci for clothes washer shall be readily accessible

306:

- Fix ground fault condition at kitchen countertop circuit
- Check range anti-tipping device

305:

- Close out excessive gap at balcony fire sprinkler head
- Loose receptacle inside bedroom 2
- Correct panel labeling. There's no bedroom 3

308:

- Fire sprinkler above balcony

307:

310:

- Loose receptacle right of kitchen range
- Secure receptacle box under kitchen sink
- Fire sprinkler above balcony
- Close out open panel slot
- Loose receptacle below panel

309:

- Loose kitchen countertop receptacles
- Gypcrete damaged at mechanical closet

312:

- Missing balcony light switch cover plate

311:

- Secure kitchen peninsula receptacle
- Fc ceiling penetration above air handler
- Loose balcony receptacle

314:

-Open ground laundry receptacle

316:

-Patch demising wall hole adjacent to kitchen

-Gfci for clothes washer shall be readily accessible

313:

-No power to this unit

315:

-Install face plates throughout

-Complete bathroom

-Close open panel slot

317:

-Gfci for clothes washer shall be readily accessible

-Water heater drain pan covers the floor drain receptor

-Install face plates throughout

-East side of balcony opening exceed 4"

318:

-Broken bedroom window

-Complete attic access opening. Min size is 22"x30"

-Install face plates throughout

-Complete bathroom

South corridor closet:

-Fc ceiling penetration

-Power and fire alarm wirings exposed to damage

Comments: