

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 #: PRCOM20235207  
Address: 2931 SE SHENANDOAH DR, LEES SUMMIT, MO 64063

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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:
<b>Miscellaneous Inspection</b>	Mark Harding	Failed	Wednesday, December 31, 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

Corrective Action Required:

3

Misc

Provided is a revised list from 12/31/2025

4 inspectors walked the building to try and remove previous list from roof, 4th, 3rd floors. There were not enough items completed off the roof, 3,4th floor to continue the inspection.

2nd floor items -although it is an incomplete list. Please complete entire list in all units prior to scheduling an inspection.

This is a non conclusive list. No garage units or lower storm room was inspected, no exterior items were inspected.

Top Floor

-Roof access room-no light in ceiling.

-South end of building roof top wall hatch: label disconnects, complete GFI's, roof drains ,clean trash off roof. Need permanent labels not a Sharpie.

-mechanical room secure MC Fire caulk penetration through rear wall

- Mount Elevator signage

- Center Roof access: provide fall protection per IBC.

- Roof top wall covers , vent covers etc incomplete.

-Missing exit sign south end of corridor top 4th floor, on south wall.

-North roof top needs completed.

- Seal stair wall penetration on top landing south stair tower for sprinkler riser.
  - Exterior Dryer vent caps need removed, permanent covers need installed.
  - Roof drains need to be installed & wall roof drain covers.
  - Missing threshold at Northwest exit door ground level.
  - Guard rails at landing between floors are not 42". Provide minimum 42" rail.
- Check all locations.

- Handrails need to meet code at all levels, need to extend 12" past the top or bottom step and be within 34-38".
- Center stairs lower level: bottom step at landing is over 7", rise variance at the lowest was 6". Check all stairs for rise variance at similar locations.

4th unit below:

**\*\*All units:**

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- Afcı breaker for refrigerator outlet

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

409:

- Complete roof drainage

407:

- Replace broken bedroom window

408:

- Fix receptacle at end of kitchen peninsula

401:

403:

- Secure balcony receptacle

402:

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- 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:**

- Fire caulk 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

**\*\*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

**304:**

- Mount disposal/dishwasher receptacle outlets
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- Check range anti-tipping device

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- 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:

-

- Complete attic access opening. Min size is 22"x30", no access incomplete.
- Complete bathroom

South corridor closet:

- Fc ceiling penetration
- Power and fire alarm wirings exposed to damage

2nd

\*\*All 2nd floor units:

- Balcony bath fan and dryer exhaust dampers stuck open
- Install alarm in bedrooms per Fire requirement
- Provide box extension for all electrical boxes recessed more than 1/4" behind non-combustible wall finish
- Install box extension for balcony electrical boxes
- Provide AFCI protection for refrigerator circuit
- Check all units for proper fire caulking of ceiling penetrations by the AC coolant lines inside mechanical closet. All gaps must be filled in with fire caulk
- All studio units (2nd to 4th floors) closets-remove the LV panel and provide 1-hr rating of the wall

Corridor mechanical closet:

- Fc all floor and ceiling penetrations and penetrations of fire-rated wall
- Provide clean out for condensation drain pipe
- Complete electrical to heating & cooling units
- Any NM cannot be exposed
- Secure MC cable and other wiring per code
- Pack mineral wool into gap around return air fire damper

201:

- Correct kitchen circuit #10 ground fault condition; no power to receptacles of circuit #12
- Install cover plates throughout
- Close open panel slot
- Install smoke alarm in west bedroom
- Receptacle spacing in master bedroom or compliant

202:

- Correct disposal/dishwasher circuit ground fault condition
- Install cover plates throughout
- Box extension for switch box recessed more than 1/4" behind non-combustible wall (hallway bathroom)

203:

- Correct kitchen countertop receptacle ground fault condition
- No power to disposal/dishwasher receptacle
- Balcony fire sprinkler covered

204:

- Corridor wall behind low voltage panel not built as 1-hr
- Kitchen countertop receptacle
- Gfci for clothes washer shall be readily accessible
- Complete balcony electrical and exterior wall covering

206:

- Fix ground/arc fault condition at kitchen countertop circuit 10

205:

- No power to disposal/dishwasher receptacle
- Support balcony receptacle
- Fire sprinkler above balcony is covered
- Install light and receptacle at other balcony
- Install box extension for electrical box recessed behind combustible wall

208:

- Support receptacle below bedroom window

207:

- Fix ground/arc fault condition at kitchen countertop circuit 10
- Fire sprinkler above balcony is covered

210:

- Provide verification of the 6" roof drain fire stop collar inside closet
- Secure receptacle box at kitchen peninsula. Install cover plate
- Complete bathroom receptacle installation

209:

212:

- Open neutral receptacles in living room
- Floor gypcrete at mechanical closet drain receptor

211:

- Box extension at balcony light switch
- Fire sprinkler above balcony is covered
- Reinstall weatherproof cover for the balcony outside living room
- Fc under bathroom sink

1st floor-

Janitors closet incomplete: support Fire alarm wire, complete water heater , plumbing, mop sink etc. Nothing installed.

Bsmt Lower level- walked 2 units and fire caulking needs to be installed in the mechanical closets, receptacles hanging out of wall at the kitchen counter. Corridor on the lower, 1st, 2nd had holes in the ceilings for installation of the Fire line for CO2 detectors.

**Comments:**