

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 #: PRCOM20235206
Address: 2971 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, March 05, 2026

Corrective Action Required:
1 Misc Garage PHF portal walls framing-OK to cover

**install blockings under window jack and kings studs

Corrective Action Required:
2 LOWER LEVEL OK:
-Pre-rock for corridor ceiling

**Pre-rock at showers and tubs corrections:
007:
-Strap over-bored top plate per plan

Corrective Action Required:
3 FIRST FLOOR OK:
-Pre-rock for corridor ceiling
-Pre-rock at showers and tubs
-Balconies- 106, Rafter has no bearing at top at middle of soffit
All others framing ok

Corrective Action Required:
4 SECOND FLOOR OK:
-Pre-rock for corridor ceiling
-Pre-rock at showers and tubs
- Balconies

204,216,217 not built others framing ok

Corrective Action Required:

5 THIRD FLOOR

OK:

- Pre-rock for walls at showers and tubs
- Pre-rock for corridor ceiling
- Balconies framing ok except:
316,312, 304, not built
- 316- no guard installed
- 301- provide joist hangers at beam
- 302- correct hanger on wall side for bearing

Corrective Action Required:

6 FOURTH FLOOR

OK:

- Pre-rock for walls at showers and tubs
- Balconies

Common deficiencies:

- Fc all wall plate holes and penetrations
- Secure SE cable within 12" of panel
- Tape ungrounded conductor with proper color
- Provide vertical fire blockings at max ten ft intervals
- Strap bearing wall top plates where lapped less than 4 ft
- Fc penetrations of elevator wall

401:

402:

- Seal floor at tub trap

404:

- Add another h clip at beam

403:

- Install long screws and red screws at truss girder support stud pack
- Fc penetration above alarm; secure alarm box to stud
- Tie down window header to wall

406:

405:

- Balcony hanger missing nails

408:

- Move refrigerator water line to inside wall
- Protect range wiring at bottom wall plate
- Staple wiring near bathroom receptacle box

407:

- Fc all wall plate holes and penetrations
- Complete electrical to bedroom receptacle

- Complete alarm wiring to box
- Install truss hanger above shower

410:

409:

- Protect fire sprinkler pipe at refrigerator
- Complete soffit around roof drain

412:

- Protect fire sprinkler pipe near balcony door

413:

- Protect fire sprinkler pipe near entry door
- Protect 3" pvc at laundry per code

411:

- Protect wiring at laundry wall top plate

Corrective Action Required:

7 ELEVATOR 1

OK:

- Pre-rock for top lid

Comments: