

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 #: 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	Monday, March 16, 2026

Corrective Action Required:

1	Misc	Garage PHF portal walls framing-OK to cover **install blockings under window jack and kings studs
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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
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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
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Corrective Action Required:

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

204,216,217 not built others framing ok

OK:

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

Common deficiencies:

- Secure all wirings within 12" of panels
- Tape ungrounded conductor with proper color
- Fc wall plate holes and penetrations throughout
- Draft stop all penetrations above demise walls
- Fire caulk at 4" or bigger roof drain penetrations of subfloor
- Kickers framing not per plan
- Install squash blocks above bathroom where required
- Protect wiring at top plates where within 1.25" of nailing surface in bedrooms

318:

- Protect wiring at back side of panel
- Fc hole at closet/kitchen bottom wall plate
- Support dryer duct every 4 ft

317:

- Fc wall plate penetrations; fc penetration above and hole below panel

315:

- Fc holes at bottom wall plate

316:

- Fc membrane penetration behind media panel
- Protect wiring at balcony switch

314:

- Protect sprinkler pipe in closet
- Squash block above doorway
- Protect wiring below media panel

311:

- Install floor-floor screw at rear window
- Move sprinkler head min 3 ft from fan

312:

- Protect wiring at top plates where within 1.25" of nailing surface

309:

310:

- Fc around elevator wall
- Install squash block; strap top plates below
- Provide access to roof space

-Hanger above laundry not installed properly

307:

-Fc around elevator wall

308:

-Provide stud support for lvl beam at kitchen/demising wall

305:

-Protect wiring at top plates where within 1.25" of nailing surface in bedrooms

-Repair damaged truss

-Install squash block above bathroom

306:

304:

303:

-Protect wiring at top plates where within 1.25" of nailing surface in bedrooms

301:

-Move sprinkler head to ceiling level

-Complete the fresh air ducting

302:

-Fb wall space from roof space

Corrective Action Required:

6 FOURTH FLOOR

OK:

-Pre-rock for walls at showers and tubs

-Balconies

-Units, corridor

Common deficiencies:

-Install GB at ceiling of dead space adjacent to storage space. Fire-stop penetration

Corrective Action Required:

7 ELEVATOR 1

OK:

-Pre-rock for top lid

**Corrections:

-Fc top plate penetrations

Comments: