

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 #: 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 23, 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

Common deficiencies:

- Fc 4" or bigger roof drain penetrations at subfloor
- Protect ducts at balcony
- Check all box puddy pad fully cover around boxes

218:

- Protect back-back boxes
- Provide hanger support for trusses where bearing is less than 1.5" of bearing

- Secure SE within 12" of panel
- Strap top plates lapped less than 4 ft at laundry

217:

- Protect SE at top plate

215:

213:

216:

- Protect water lines above kitchen sink
- Fb fur out wall in bedroom

214:

- Protect back-back boxes; secure wiring near box
- Protect wiring at top plate in closet

211:

- Protect wiring below media box
- Move sprinkler head min 3 ft away from fan
- Secure receptacle in master bathroom

212:

209:

- Fc penetration below media
- Fb fur out wall in bedroom; fb gap between wall top plates

210:

- Complete fur out wall at 6" roof drain
- Fc wiring penetration in close
- Receptacle spacing at rear wall exceed 12 ft

207:

- Provide hanger support for trusses where bearing is less than 1.5" of bearing

- Fc water line penetration of wall plate
- Mud and fire tape elevator firewall

208:

-Move sprinkler head min 3 ft away from fan

205:

-Protect wiring at top plate near SE cable

206:

-Protect back-back boxes

-Screw down the floor-floor screw in bedroom

204:

-Protect wiring at kitchen top plate; below balcony light switch

-Fc holes and penetrations of stair wall plate

203:

-Protect wiring at top plate in bedroom

-Secure MC cable near panel

-Protect fire sprinkler at top wall plate in closet

201:

200:

-Provide hanger support for trusses where bearing is less than 1.5" of bearing

-Protect sprinkler pipe in bedroom

Corrective Action Required:

5 THIRD FLOOR

OK:

-Pre-rock for corridor ceiling

-Pre-rock at showers and tubs

-Balconies

**Correction:

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

Corrective Action Required:

6 FOURTH FLOOR

OK:

-Pre-rock for walls at showers and tubs

-Balconies

-Units, corridor

**Correction:

-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 and wall

Comments: