

CITY OF LEE'S SUMMIT  
Development Services Department  
220 SE Green Street  
Lee's Summit, MO 64063  
(816)969-1200  
**DEVSERVICES.CITYOFLS.NET**

Inspection Summary

Permit #: PRRES20201764  
Address: 2935 SW ARBOR TREE DR, LEES SUMMIT, MO 64082

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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>All Rough Inspection - Residential</b> | John Morris | Failed   | Tuesday, November 03, 2020 |

Corrective Action Required:

1 Misc

2935 SW. Arbor Tree Dr.  
20201764

- Unable to verify hold downs and fastening at method PFH brace wall at double portal opening
- Unable to verify 3 inch grid fastening at PFH double portal opening
- Unable to verify hold down device fastening at single car opening
- 6 inch OC edge 12 inch OC field exterior sheathing fastening
- Repair Erosion control the curb line
- Minimum four studs under all girder truss bearing points
- Continue fastening interior tension straps at PFH
- Properly tighten all anchor bolts. Anchor bolt required within 12 inches of all plate splices
- Furr out all duct and Plenum in garage for insulation
- Fireblock beam pocket, garage corner
- joist hanger in garage at LVL connection
- When piping or ductwork is placed in or partly in an interior load bearing wall, necessitating cutting, drilling or notching of the top plate by more than 50 percent of its width, a galvanized metal tie not less than 0.054 inch thick (1.37 mm) (16 ga) and 1½ inches (38 mm) wide shall be fastened across and to the plate at each side of the opening with not less than four 10d (0.148 inch

diameter) having a minimum length of 1½ inches (38 mm) at each side or equivalent. The metal tie must extend a minimum of 6 inches past the opening. See figure R602.6.1

- proper fastening of floor joists to rim joist, second floor line above garage
- Ensure proper nail plate protection for all plumbing top and bottom plate penetrations, 2" above bottom and below top plates
- Midpoint strap for all vertical 2 inch and smaller DWV
- 12 inch OC Fastening stud to stud and abutting studs at intersecting wall corners at brace wall panels
- Security blocking at all exterior doors and solid wood shims between framing and hinges
- Address overbored floor joists above living area
- Top plate splices must offset minimum 24 inches, above windows in living area
- Ensure all top and bottom plate penetrations are fire blocked
- Properly secure and replace damaged water distribution piping at master shower
- Provide stud shoes at exterior bearing wall master bath
- Provide all interior wall bracing per plan
- 2 2x4 under double 2 x 10 bearing at void near foyer
- 3 2x4 Under LVL bearing foyer/living room
- Complete gas piping and pressure test
- Complete mechanical equipment installation

**Comments:**