

CITY OF LEE'S SUMMIT
Development Services Department
220 SE Green Street
Lee's Summit, MO 64063
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DEVSERVICES.CITYOFLS.NET

Inspection Summary

Permit #: PRRES20204525
Address: 111 NW GRADY CT, LEES SUMMIT, MO 64081

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 - Residential	John Morris	Failed	Friday, April 02, 2021

Corrective Action Required:

1	Misc	<ul style="list-style-type: none">-Flash above front window-PFH requires double bottom plate with exterior sheathing fastened 3"oc-fasten exterior sheathing at top plates 3"oc, portal opening-Address drilled portal opening LVL header-Anchor bolt required within 12 inches of plate splice, garage & basement-Grounding electrode conductor connection to concrete encased electrode is required to remain accessible-Address areas of inadequate fireblock-Fireblock vertical to horizontal, garage/dwelling separation wall at radon piping-Provide nail plate protection at bottom plate Penetration, radon piping-Fireblock vertical to horizontal at clothes dryer exhaust duct and left side of same cantilevered wall-Maintain minimum required air space at attic insulation shield-Top plates places to offset minimum 24 inches-Unable to verify truss hold downs at girder bearing points in garage-12" oc fastening, stud to stud and abutting studs at intersecting braced walls-Provide minimum 16g galvanized metal ties 1.5" wide at over bored top plates of interior load bearing walls. Fasten ties across and to the plate at each side of the opening with minimum 4-10dx1.5" at each side. The metal tie must extend a minimum of 6" past the opening. Both sides of top plate
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- Unable to verify truss hold down device in master bath, truss spans from garage/dwelling separation wall to exterior wall at bathroom
- Unable to verify truss hold down device in master bedroom,
- Repair vapor barrier and provide snow block, master bath
- Protect NM conductors from physical damage minimum 6" AFF at floor penetrations
- fireblock through floor penetrations with approved material, inadequate under tub
- fireblock vertical to horizontal, wall between stairs and bath
- address framing & sheathing attachment, bed 3/covered porch wall, Ensure all braced wall panels are fastened per plan
- Repair/replace solid blocking over beam removed by other trades
- Provide solid blocking at floor cantilever
- Pressure test gas piping minimum 10 psi for 15 minutes
- Provide engineer report regarding cracked foundation wall in east corner
- Provide proper support of HVAC supply duct in basement
- Seal all joints in ductwork
- Provide lateral support per approved truss documentation
- Stud packs per plan at girder truss bearing points, see roof plan
- Double joist under interior non-loadbearing walls Per plan framing notes
- Return air from bathroom/closet space is prohibited

Comments: