

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 #: PRRES20215067

Address: 2032 SW HOLDBROOKS DR, LEES SUMMIT, MO 640822034 SW HOLDBROOKS DR, LEES SUMMIT,
MO 640822036 SW HOLDBROOKS DR, LEES SUMMIT, MO 640822038 SW HOLDBROOKS
DR, LEES SUMMIT, MO 64082

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	Patrick Schonfeldt	Failed	Tuesday, December 06, 2022

Corrective Action Required:

2	Misc	Have engineer address condition of trusses used that were stored outside for extended time, sun/water damage, gusset plate condition
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UNIT 2038:

- fireblock mechanical/plumbing chase at garage wall
- provide nail protection plate at pex stud penetration for fridge at kitchen wall
- great room wall 2x4 continuous stud wall with (5) top plates, structural screws, blocking per detail in plans
- have engineer with truss manufacturer address trusses at 2nd floor master bed notched at chords/plates around lay in trusses
- complete gas line at furnace
- bond gas line
- gas line pressure test required
- secure HVAC duct and bath exhaust fan at ceiling line of furred down basement bath
- Provide bocca protection plate at top plate DWV basement hall closet
- tighten all anchor bolts
- fireblock vertical to horizontal at furred down soffit ends basement

- waste line and HVAC above service panel at mech room doesn't allow for clearance per IRC E3405.1
- Fire rated wall to extend to roof deck, R302.2.3 Continuity. The fire-resistance-rated wall or assembly separating townhouses shall be continuous from the foundation to the underside of the roof sheathing, deck or slab. The fire-resistance rating shall extend the full length of the wall or assembly, including wall extensions through and separating attached enclosed accessory structures.

UNIT 2036:

- anchor bolts to be within middle third of sill plate
- fireblock mechanical/plumbing chase at garage wall
- provide nail plate at top plate for HVAC intake/exhaust piping at kitchen/bath wall
- nail stud shoes at 2nd floor
- (2) nails each stud/plate at lib x bracing strap
- great room wall 2x4 continuous stud wall with (5) top plates, structural screws, blocking per detail in plans
- land electrical to boxes at basement den
- waste line and HVAC above service panel at mech room doesn't allow for clearance per IRC E3405.1
- seal top plate penetrations at basement bedroom
- Provide bocca protection plate at top plate DWV basement hall closet
- gas line bond required (Gas pressure ok)

UNIT 2034: NOT READY FOR ROUGH INSPECTION

UNIT 2032: NOT READY FOR ROUGH INSPECTION

Comments: