

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 #: PRRES20231091

Address: 2123 SW OSAGE DR, LEES SUMMIT, MO 640822121 SW OSAGE 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:
Occupancy Inspection - Codes Residential	Kyle Beard	Failed	Friday, July 07, 2023

Corrective Action Required:

1	Miscellaneous Correction	2121 <ul style="list-style-type: none">- Address numbers are not properly illuminated. Numbers need to be below the light fixture for full coverage- Kitchen sink hot water does not have a anti hammer valve installed- Garage to house stair has a riser to threshold at 7 3/4 inch and the next riser is at 7 1/8. Code is no more than a 3/8 riser difference- Sump pump electric conduit at the top needs a bushing installed so the wire does not rub through- Address in basement where the electrician cut two holes closer than two inches apart where the main line goes through the floor/ceiling joist- First tread riser from main floor to upstairs it greater than allowable 7 3/4 inches high- Washer/dryer does not have a anti water hammer devise installed- Master bath shower is missing it's fixtures- Front porch electrical box is missing the cover- Sod is not installed- Splash blocks are not installed- Sump pump discharge must be 36 inches away from the foundation- Exterior electrical panels need to be sealed at the top- A/C disconnect needs to be sealed at the top- A/C disconnect whip needs to be secured within 12 inches from disconnect
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at the siding/foundation

- Address erosion under the front porch entry sidewalk
- Erosion control is not in place
- Rock siding is missing at garage
- Exterior garage lights are not sealed

2123

- address numbers are higher than the exterior light fixture and will not illuminate correctly
- Oven anti tip bracket is not working
- Anti water hammer device is not installed under the kitchen sink
- Garage to house door self closing hinge is not working
- Vertical boards above garage overhead door needs to be sealed
- Basement bathroom electrical has a hot ground reverse
- Main water line in the basement does not have a anti siphon valve installed
- Sump pump metal conduit needs a bushing at the top install so it rub the wiring
- First step riser from wood floor to the stairwell is 8 1/4 inches in height. Code calls for a maximum riser height to be 7 3/4 inches
- First step to second step in the stairwell is over the allowed height difference of 3/8 of an inch (8 1/4 to 7 5/8 inch)
- Electrical panel does not have clearance width of 30 inches E3405.2
- Washer/dryer does not have a anti water hammer device installed
- Exterior sump pump extension is not installed
- A/C anti siphon knobs are not installed
- Top of A/C disconnect is not sealed
- Sod is not installed
- Exterior splash pads are not installed
- Erosion control is not in place
- Rock siding is missing at garage
- Exterior garage lights are not sealed

Comments: