

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 #: PRRES20216100  
Address: 4813 NE JAMESTOWN DR, LEES SUMMIT, MO 64064

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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>	Khanh Nguyen	Failed	Monday, July 10, 2023

Corrective Action Required:

1 Misc

**\*\*CLEAN MUD AND DEBRIS FROM STREET CURB AND STORM INLET. INSTALL GUTTER BUDDY IN FRONT OF THE STORM INLET WITH THE CONCRETE BLOCK BETWEEN THE INLET AND GUTTER BUDDY TO ALLOW WATER TO FLOW INTO THE INLET**

- Nail the garage PFH walls sheathing per code. Remove all siding and trims for verification
- Nail siding per code @ 6" oc along the edge and 12" oc in field
- Fb penetrations of wall plates throughout; Fb plumbing wall space at entry closet from joist space; fb plumbing space at rear hearth room wall; fb floor penetration at plumbing traps
- Notched joist above foyer exceeds code allowance
- Bolt flitch plate beam above front dining per plan
- Provide triple joist above front dining per plan or have engineer address/change plan
- Pan off return air space at front dining from joist space and adjacent garage space
- Seal all holes/gaps and penetrations of return air space throughout
- Nail corner studs w/16d @12" oc or equivalent nailing
- Nail joists to interior wall top plates per code
- Fasten fireplace to framing

- Engineer to address rear living room walls not framed per plan. Plan calls for 2x6 walls with two min 1200 lbs straps on both sides and HDU4 straps to tie down walls to foundation wall. See detail on 3/S505
- Strap unlapped top plates of the same curved walls above
- Install (8)2x6 support for I beam near rear patio door
- Install hanger at connection to I beam above rear patio door
- Provide security blockings at patio door per security code ; fill in (with solid wood) void behind hinges and at strike plate side from 12" above to 12" below strike plate
- Protect wiring at bottom wall plate near patio door
- Provide CSPF walls at rear dining room per plan
- Provide roof collar ties @ 4 ft interval above rear patio
- Fur out garage wall at return air space for R-13 insulation; do same for R-19 at ceiling
- Fully nail stud shoe at half bathroom
- Strap exterior wall top plate where bored more than 50%
- Anchor garage sill plates within 12" of breaks
- Complete garage duct/plumbing spaces and fire block as required
- Fur around garage steel column for GB fire protection
- Tighten anchor nuts at garage PFH walls
- Support duct above garage minimum every 10 ft
- Provide (2)2x4 support for double joist at garage/kitchen wall
- Strap exterior wall top plates where lapped less than 24" at 2nd fl rear bathroom; strap at master shower wall plates
- Reinforce non-continuous studs at bedroom 4 gable wall
- Install H2.5 straps for lvl ridge beam above bedroom 4 per plan; provide (2)2x4 support for lvl ridge beam support
- Fb 2nd fl duct chase from roof
- Pan off return air space from 2nd fl duct chase
- Close off hole in laundry floor
- Tape seal dryer duct joint
- Bathroom fan flexible duct is limited to maximum 14 ft per UL label. Install combination of flexible duct and hard duct to meet code requirement
- Provide master bedroom wall receptacle spaced per code
- Provide attic access to roof space
- Provide studs shoes for master bathroom exterior wall studs bored more than 40%
- Complete all trades at front of master bathroom; Support ridge above window
- Provide ceiling rafter space for R-30 insulation above master bathroom
- Interior braced wall at kitchen /garage wall will be per GB method. Call for inspection of nailing pattern when ready

**\*\*DO NOT INSULATE**

**Comments:**