

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 #: PRRES20233616

Address: 2202 SW OSAGE DR, LEES SUMMIT, MO 640822204 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:
All Rough Inspection - Residential	Kyle Beard	Not Ready	Friday, October 20, 2023

Corrective Action Required:

1	Miscellaneous Correction	-Plumbing is not completed in unit 2202 (missing bath tub up stairs and it's drain hook up) -garage insulation needs to be removed in unit 2202 for inspection -Property needs to be walked before calling in for inspections
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Not ready for inspection
10/16/2023 KBEARD

Corrective Action Required:

2	Miscellaneous Correction	2204 Electrical wires can not obstruct access to attic access in garage Anchor bolts in garage need to be in the middle 1/3 sole plate Provide load bearing point for truss in garage and provide tie downs afterwards Nail double truss in great room 16 inches on center Address broken truss above bedroom 1 Entry west wall has two holes in the sole plate that needs to be sealed Entry west wall has electrical wire going through the plywood to the second story that needs to be sealed Seal 2 inch hole in kitchen floor All plumbing lines within 1 1/4 of wall edge needs to have a BOCA plate
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installed to extend not less than 2 inches up or down past the sole or top plate for protection (P2603.2.1)
Seal HVAC chase in bathroom 2 at ceiling better after installation of 3/4 inch plywood
Provide electrical within 6 feet of attic access
Two joist hangers are missing in bedroom 3
HVAC in bedroom 3 needs to be hung from the top to allow proper installation according to approved plans
Through penetrations in basement party wall needs to be sealed
Provide documentation for sealant used in party wall for electrical service line
2 inch round hole in kitchen area floor needs to be sealed for fire blocking
Provide engineers recommendation and replacement or repair for over bored and split ceiling joist 8-9 over from the HVAC
Rated assembly decking has a large square hole cut in it for a roof vent
Garage attic is not vented
Electrical disconnect panel inside needs to have paint removed at the grounding point for proper grounding current

2202

LIB's in garage are missing
Hole in chase behind pantry needs to be fire blocked
Fire blocking in garage around plumbing needs to be sealed better (2 areas)
Rated assembly decking above utility room has a large square hole cut in it for venting
Fire blocking in top plate located in the utility room is missing
Kitchen floor has a hole in it
LIB in bathroom of bedroom 1 is missing nails
LIB in bedroom 1 is missing nails
Joist hangers are not installed in great room and bedroom 1 like unit 2204
HVAC above bedroom 3 needs to be hung from above to allow proper installation according to plans
Bathroom 2 HVAC chase can not be fire blocked using 1/2 inch plywood and new to be sealed better
Drain holes under tub in bathroom 2 has a large gap and needs to be fire blocked
Electrical around attic access hatch up stairs needs to be protected within 6 feet of opening
Bathroom 2 vent above to roof needs to be supported every 4 feet on center
Provide manufacturer recommendations for repairs for multiple gang plates that are damaged above kitchen and dining room
Provide manufacturer recommendations for broken top cords above bed/bath 1
Fire block electrical service line through party wall
Fire block ground wire through party wall
Gas line needs to be supported to the wall in basement
Double joist hanger is missing in basement by HVAC unit
Provide engineers recommend repair or replacement for basement ceiling joist that have been over bored two over from the HVAC system and bathroom drain line about 10 feet from the HVAC system

Garage attic space is not vented
Provide load bearing point for truss in garage and proper tie downs for trusses afterwards
Electrical disconnect inside panel needs paint to be removed at grounding points
THIS IS NOT A COMPLETE LIST, Sheetrock in garage along west wall needs to be removed for inspection behind it

Plans are left in garage of unit 2204

Corrective Action Required:
3 Miscellaneous
 Correction

2202 and 2204

2204

Electrical wires can not obstruct access to attic access in garage
Anchor bolts in garage need to be in the middle 1/3 sole plate
Provide load bearing point for truss in garage and provide tie downs afterwards
Nail double truss in great room 16 inches on center
Address broken truss above bedroom 1
Entry west wall has two holes in the sole plate that needs to be sealed
Entry west wall has electrical wire going through the plywood to the second story that needs to be sealed
Seal 2 inch hole in kitchen floor
All plumbing lines within 1 1/4 of wall edge needs to have a BOCA plate installed to extend not less than 2 inches up or down past the sole or top plate for protection (P2603.2.1)
Seal HVAC chase in bathroom 2 at ceiling better after installation of 3/4 inch plywood
Provide electrical protection within 6 feet of attic access
Two joist hangers are missing in bedroom 3
HVAC in bedroom 3 needs to be hung from the top to allow proper installation according to approved plans
Through penetrations in basement party wall needs to be sealed
Provide documentation for sealant used in party wall for electrical service line
2 inch round hole in kitchen area floor needs to be sealed for fire blocking
Provide engineers recommendation and replacement or repair for over bored and split ceiling joist 8-9 over from the HVAC
Rated assembly decking has a large square hole cut in it for a roof vent
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THIS IS NOT A COMPLETE LIST

Most of this list has not been completed. Duplex has been insulated and some inspections can not be completed. Engineer letters have not been uploaded to the cities portal. Electrician is working in both sides of duplex. Duplex is NOT READY for re inspection
10/20/2023 KBEARD 9:55AM

Comments: