

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 #: PRRES20234721

Address: 2002 SW HOLDBROOKS DR, LEES SUMMIT, MO 640822004 SW HOLDBROOKS DR, LEES SUMMIT,  
MO 640822006 SW HOLDBROOKS DR, LEES SUMMIT, MO 640822008 SW HOLDBROOKS  
DR, LEES SUMMIT, MO 64082

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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> | Kyle Beard | Failed   | Thursday, December 07, 2023 |

Informational:

|   |                          |  |
|---|--------------------------|--|
| 1 | Miscellaneous Correction | All units portal frame inspection passed. This is a partial pass for all rough only. Okay to cover |
|---|--------------------------|--|

Corrective Action Required:

|   |                          |   |
|---|--------------------------|---|
| 2 | Miscellaneous Correction | 2008 Holdbrooks all rough <ul style="list-style-type: none"><li>LIB in garage needs to be at a 45 degree angle</li><li>Top plate in dining needs to be fire blocked along shared wall</li><li>LIB in kitchen needs to be nailed at the bottom using two nails</li><li>Fire block top of chase in kitchen to upper room</li><li>Roof boot jackets are missing</li><li>Attic access needs to have 30 inches of head room</li><li>Plumbing pipes require BOCA plates at ceiling and floors</li><li>Nails missing in LIB in bedroom 1</li><li>Electrical panel lugs could be compromised due to over tightening and at a angle</li><li>Basement anchor bolts need to be in the middle 1/3 of sole plate</li><li>Gas line pressure gauge reads 0 at inspection</li></ul> |
|---|--------------------------|---|

2006

- Garage top plate above overhead door has a break within 4 feet of corner
- LIB's need to be at a 45 degree angle
- BOCA plates need to be applied at all plumbing top and sole plate areas
- Attic access needs to have a minimum 30 inch head clearance
- Address broken trusses in master bathroom
- A/C supply line in basement needs to be hung every 10 feet on center
- Fire blocking is needed above I beam in basement
- Plumbing is not completed in basement vanity
- Lugs in electrical panel are twisted and may be compromised
- Service cable used under ground is a SE type R which is not supposed to be in wet locations
- Gas line does not have a pressure gauge

2004

- a/c supply line in garage is not supported every 10 feet on center
- 3 inch drain line in garage ceiling is cut into the 2x10 ceiling joist
- LIB in garage needs to be on a 45 degree angle
- BOCA plates needed on all plumbing at top and sole plates
- Hurricane dip needed for truss tie down in living room
- Fire block hole in chase in kitchen area
- Electrical nail plate needed in pantry
- Roof boot needed above living room area
- Attic access needs 30 inch head clearance
- Vanity plumbing in basement is not complete
- HVAC vent in basement bathroom not completed at ceiling
- SE type R service cable can not be used for underground electrical
- Gas line does not have a pressure gauge

2002

- Not inspected

Corrective Action Required:

3 Miscellaneous  
Correction

Inspection is denied because of the following conditions

Some erosion control is missing or damaged. Required gravel is missing from the front of the lot. Street has mud and gravel in it creating a hazard for motorists and pedestrians. Gravel is needed, erosion barriers need to be installed and STREET NEEDS TO BE CLEARED.

No inspections will be completed until full erosion control is in place and street maintenance is obtained. Have all items completed before a stop work order is issued

12/04/2023 KBEARD

I did a drive by this morning because of a scheduled inspection and noticed that no improvement with erosion control had been made. Not ready fee will be added

12/05/23 KBEARD time 9:13am

Corrective Action Required:

4            Miscellaneous  
              Correction

All rough inspection was denied because proper erosion control was still not in place. The street being clean was noted when I arrived. Full erosion control must be in place and maintained when scheduling for inspections and throughout the entire building process.

120/6/23 KBEARD 9:20am

Corrective Action Required:

5            Miscellaneous  
              Correction

2008 Holdbrooks all rough

Gas line pressure gauge reads 0 at inspection

2006

Gas line does not have a pressure gauge

2004

Gas line does not have a pressure gauge

2002

LIB in garage is not at a 45 degree angle Stair stringers do not sit at least 1 1/2 inches on living room LIB in kitchen is missing nail at the top right corner Electrical nails are needed in top plate in utility room Electrical line by attic access needs to be protected within 6 feet Stud in bedroom 1 is not nailed at the bottom Regular plywood is installed instead of fire rated above bedroom 1 Anchor bolts in basement need to be located in the middle 1/3 of sole plate Gas gauge is at 0

Ok to insulate all units

**Comments:**