

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

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	Wednesday, January 31, 2024

Corrective Action Required:

2	Miscellaneous Correction	2022 SW Holdbrooks. Occupancy
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Front porch is required to have a guard rail installed since 36 inches out from the porch is over 30 inches in height
Utility room ceiling light is falling down
Bottom step to ground pad at back deck is has a riser height of 8 1/4 inch high. Code is no more than a 7 3/4 inch in riser height
Under stairs closet needs the hatch installed for fire protection
Exterior is not ready for inspection

2204

Bottom step to ground pad at back deck has a riser height of 8 1/2 inches in height. Code is no more than a 7 3/4 inch in riser height
The first step up to the second step from the dining room to the upstairs is over the allowable 3/8 of an inch in riser height difference
Hatch under the stairwell needs to be installed for fire protection
Knob is not installed at service utility room
Exterior is not ready for inspection

2006

Riser height on the back deck stairs exceed the allowable $7 \frac{3}{4}$ of an inch
Hatch under the stairwell needs to be installed for fire protection
Exterior is not ready for inspection

2008

handrail at the Bottom in entry to living room does not meet at stair nosing
Back deck lower step is over the allowable $7 \frac{3}{4}$ riser height
First step up from the dining room to up stairs has a riser difference to the second step of over $\frac{3}{8}$ of an inch and does not meet code
Top step at the upper bedroom landing has carpet that is not nailed down and is a trip hazard (FYI)
House to garage door does not fully close with self closing hinge
Lower stair hand rail going to the basement does not go all the way to the stair nosing
Secure electrical whip for the hot water tank
Exterior is not ready for inspection

Comments: