

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 #: PRRES20240700

Address: 207 NW ORCHARD CT, LEES SUMMIT, MO 64063 205 NW ORCHARD CT, LEES SUMMIT, MO 64063

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	Khanh Nguyen	Failed	Wednesday, November 27, 2024

Corrective Action Required:

1 Misc

Unit 205:

- Install flashing above window trim
- Strap top plate lapped less than 24" at garage wall
- Vent master bathroom shower trap. Support plumbing at 4 ft or less
- Fb duct chase from soffit and joist space
- Provide 5/8" type X rock at fire separation wall inside duct chases and soffit space; take care of the rated wall before all-rough can be approved
- Provide 4-stud pack at stair
- Toe nail joists to wall top plates
- Nail rear PFH wall sheathing to headers and rim
- Protect refrigerator water line at bottom wall plate. Use BOCA strike plate
- Fb laundry wall at top plate
- Provide wall receptacle at master bedroom wall exceeding 2 ft
- Washer plumbing outside of wall space
- Protect water lines at master bathroom shower
- Protect nm across studdings within 6' of attic access
- Protect dryer duct min 2" below plate line
- Provide direct illumination of basement stair treads per code
- Gas test failed. No pressure
- Provide a stud directly under (2)2x10 above bottom stair landing
- Fb basement wall from all soffits

- Provide venting for basement bathroom sink. Vent connection cannot be below trap weir
- Provide stud shoes for basement non-bearing wall studs bored more than 60%
- Vent half bathroom water closet per code. Cannot use the 3" waste stack to vent the water closet
- Provide 5/8" type X rock at fire separation wall at back of furnace
- Toe nail joists to wall sill plates
- Staple wiring minimum 1.25" away from nailing surface
- Remove insulation and expose the rim below the rear PFH walls

****DO NOT INSULATE**

Unit 207:

- Install flashing above window trim
- Strap top plate lapped less than 24" at garage wall
- Support plumbing above garage at 4 ft or less
- Provide 5/8" type X rock at fire separation wall inside duct chases and soffit space; take care of the rated wall before all-rough can be approved
- Vent 2nd floor bathroom tub trap
- Reinforce notched joist (same location as above)
- Fb duct chase from soffit and joist space
- Protect water lines at half bathroom/duct chase wall
- Provide 4-stud pack at stair
- Provide full support for (2)2x10 above entry door header
- Toe nail joists to wall top plates
- Tighten down the PFH wall hold down nut at rear dining
- Nail rear PFH wall sheathing to headers (with 3" grid pattern) and rim
- Protect wiring at rear dining wall corner
- Protect refrigerator water line at bottom wall plate. Use BOCA strike plate
- Install stud shoe at laundry wall where bored more than 60%
- Provide wall receptacle at master bedroom wall exceeding 2 ft
- Protect nm across studdings within 6' of attic access
- Protect dryer duct min 2" below plate line
- Provide direct illumination of basement stair treads per code
- Provide a stud directly under (2)2x10 above bottom stair landing
- Fb basement wall from all soffits
- Provide stud shoes for basement non-bearing wall studs bored more than 60%
- Vent half bathroom water closet per code. Cannot use the 3" waste stack to vent the water closet
- Provide 5/8" type X rock at fire separation wall at back of furnace
- Toe nail joists to wall sill plates
- Staple wiring minimum 1.25" away from nailing surface

****DO NOT INSULATE**

Comments: