

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 #: 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	Robb Popp	Failed	Thursday, December 05, 2024

Corrective Action Required:

1	Misc	Unit 205: <ul style="list-style-type: none">-Install flashing above window trim-Vent master bathroom shower trap. Support plumbing at 4 ft or less-Fb duct chase from soffit and joist space-seal gaps and penetrations-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-Secure drywall and seal gaps-Provide wall receptacle at master bedroom wall exceeding 2 ft-seal plate penetrations-Protect water lines at master bathroom shower-DWV outside of shower wall-Provide a stud directly under (2)2x10 above bottom stair landing-Use stud grade material and nail 12" oc-Fb basement wall from all soffits-seal gaps-Strap load bearing wall both sides at top plate stairwell wall overbored for vent-Provide venting for basement bathroom sink. Vent connection cannot be below trap weir-Block between all ceiling joists above load bearing walls-Provide stud shoes for basement non-bearing wall studs bored more than 60%-Use proper nails-Protect DWV at stairwell wall
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- Egress windows in 2nd floor above 44"-must comply with R310
- Complete DWV in basement
- Secure receptacle at garage
- Engineer to provide specs for hold down devices used as alternative on back wall PFH locations

****DO NOT INSULATE**

Unit 207:

- Install flashing above window trim
- 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
- Reinforce notched joist (same location as above) (Garage)
- Fb duct chase from soffit and joist space-Seal gaps
- Protect water lines at half bathroom/duct chase wall
- Provide 4-stud pack at stair-Use stud grade lumber
- Tighten down the PFH wall hold down nut at rear dining
- 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%-Use proper fasteners
- Provide wall receptacle at master bedroom wall exceeding 2 ft-seal penetrations
- Protect dryer duct min 2" below plate line
- Provide a stud directly under (2)2x10 above bottom stair landing-Use stud grade lumber
- Fb basement wall from all soffits-Seal gaps
- Provide stud shoes for basement non-bearing wall studs bored more than 60%-Use nails
- 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
- Engineer to provide specs for hold down devices used as alternative on back wall PFH locations
- Egress windows in 2nd floor above 44"-must comply with R310

****DO NOT INSULATE**

Comments: