

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 #: PRRES20236587  
Address: 1404 NE ERNEST WAY, LEES SUMMIT, MO 64086

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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>Occupancy Inspection - Codes Residential</b>	Khanh Nguyen	Failed	Friday, December 20, 2024

Corrective Action Required:

1	Misc	<ul style="list-style-type: none"><li>-All re-inspection fees must be paid prior to issuance of any occupancy</li><li>-Obtain lawn irrigation permit and submit backflow valve test report to city</li><li>-Sidewalk and driveway not approved on record</li><li>-As-graded plot plan is required</li><li>-Final grade, sod, downspout and sump pump extension</li><li>-Seal exterior wall penetrations; seal above meter, AC disconnect, seal exterior lights, etc</li><li>-Install tamper-proof caps at AC valves</li><li>-The front light fixtures shall be such that the bulbs cannot be removed without the use of tooling (security code requirement)</li><li>-Provide security strike plate at front door with 4-3" screws</li><li>-Replace defective receptacle inside half bathroom</li><li>-Garage stair is not compliant. Maximum stair riser shall be no more than 7.75". Stair riser height shall be consistent with maximum difference of no more than 3/8". Treads shall be min 10" in depth</li><li>-Fire-stop penetrations of garage wall under sink</li><li>-No power to garage receptacle outlets</li><li>-Provide a CO/smoke alarm immediately outside master bedroom</li><li>-Pendant light fixture not allowed within a bath tub zone (space encompassing the tub, measured 3 ft out and 8 ft above the flood rim)</li><li>-All rceptacles inside master bathroom shall be tamper-resistant receptacles</li></ul>
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- Access to hydrotub motor and receptacle
- Stair handrail shall be continuous and uninterrupted for the entire flight of stair
- All receptacles located within six ft of the wet bar sink shall be gfci-protected
- Receptacles at wet bar shall be tamper-resistant receptacles; same for basement bathroom; check the whole house. All receptacles shall be TR receptacles
- Basement bathroom fan not working
- Provide combustion air openings per code for mechanical space. Two openings are required, one within 12" of floor and one within 12" of ceiling. Each opening shall be min 100 square inches
- Enclosed and accessible space underneath the stair shall be protected with 1/2" gypsum
- Secure LFNC raceway within 12" of floor heater disconnect
- Provide means to clean out the furnace condensate drain pipe without requiring removal of the pipe
- Receptacles in shop shall be gfci-protected and tamper-resistant
- Install backflow preventer at hose bibb
- Where is the grounding connection to get rebar?

**Comments:**