



**KCMO HEALTH DEPARTMENT**  
**Healthy Homes Rental Inspection Program**  
 2400 TROOST AVE, SUITE 3600  
 KANSAS CITY, MO 64108  
 Phone: (816) 513-6347 Fax: (816) 513-6356

**EXHIBIT 7A**  
**LCRA 12/9/20**



**Public Health**

## Healthy Homes Rental Inspection Report

PROPERTY OWNER <b>Kensington Heights MO, LLC</b>		COMPLAINANT NAME	
ADDRESS <b>1600 Jackson Ave</b>			ZIP CODE <b>64127</b>
PURPOSE <input type="checkbox"/> Annual <input type="checkbox"/> Follow-up <input checked="" type="checkbox"/> Complaint <input type="checkbox"/> Field Visit <input type="checkbox"/> Other		TELEPHONE <b>816-483-2727</b>	NUMBER OF RESIDENTS

IN = In Compliance    OUT = Not In Compliance    N/O = Not Observed    N/A = Not Applicable    COS = Corrected on Site    R = Repeat Violation

Compliance Status					COS	R	Compliance Status					COS	R					
<b>Life Safety</b>							<b>Ventilation</b>											
1	✓	OUT	N/O	N/A			25	✓	OUT	N/O	N/A							
Smoke Alarm Present					Habitable Rooms Ventilated													
2	IN	OUT	N/O	N/A			26	IN	OUT	N/O	N/A							
Carbon Monoxide Alarm Present/Level 0					Furnace and Water Heater Properly Vented													
3	✓	OUT	N/O	N/A			27	✓	OUT	N/O	N/A							
Exits Free of Obstruction					Restrooms Properly Vented													
4	IN	Q/T	N/O	N/A			<b>Electrical Safety</b>											
Protective Railings and Walls Intact					28	✓	OUT	N/O	N/A			28	✓	OUT	N/O	N/A		
Gas Leak Inside Structure					Outlet Covers and Switchplates Present													
5	✓	OUT	N/O	N/A			29	✓	OUT	N/O	N/A							
Egress Meets Minimum Standards					Cover On Fusebox													
6	✓	OUT	N/O	N/A			30	✓	OUT	N/O	N/A							
No Active Water Leak					Electrical System Maintained & in Good Repair													
<b>Kitchen Facilities</b>							31	✓	OUT	N/O	N/A							
Kitchen Sink Present/No leaks					<b>Sanitary Conditions for Refuse</b>													
8	✓	OUT	N/O	N/A			32	IN	OUT	N/O	N/A							
Minimum Appliance Requirements					Trash Receptacles Durable, Covered, Adequate													
9	✓	OUT	N/O	N/A			33	✓	OUT	N/O	N/A							
Countertops and Flooring Non-Absorbent and Cleanable					Exterior Property Maintained and Sanitary													
10	IN	Q/T	N/O	N/A			34	IN	Q/T	N/O	N/A							
Common Areas Maintained					<b>Pest Management</b>													
<b>Bathroom Facilities</b>							35	IN	Q/T	N/O	N/A							
Bathroom Sink, Toilet, Shower/Tub Available and Private					Building Free from Points of Entry for Pests													
11	✓	OUT	N/O	N/A			36	IN	Q/T	N/O	N/A							
Bathroom Facilities in Working Condition					No Evidence of Pests (Light/Moderate/Severe)													
12	✓	OUT	N/O	N/A			37	✓	OUT	N/O	N/A							
Floor and Counters Smooth, Cleanable, Non-Absorbent					No Evidence of Pest Harborage													
13	✓	OUT	N/O	N/A			38	IN	OUT	N/O	N/A							
Meets Minimum Requirements					<b>Structural Safety</b>													
<b>Appliances</b>							39	IN	OUT	N/O	N/A							
Properly Installed, Clean, Working Condition					Home Structures Intact/Meet Minimum Requirements													
15	IN	Q/T	N/O	N/A			40	IN	Q/T	N/O	N/A							
Gas Service Lines/Shut-Off Valve/Proper Connections					Free From Visible Moisture and Leaks/Humidity Control													
16	IN	OUT	N/O	N/A			41	✓	OUT	N/O	N/A							
<b>Water</b>							Lighting Requirements											
Water Supply Available					42	IN	Q/T	N/O	N/A									
17	✓	OUT	N/O	N/A			Minimum Requirements for Locks											
No Plumbing Back Up					43	✓	OUT	N/O	N/A									
18	✓	OUT	N/O	N/A			Water-tight Elements											
Kitchen and Bath Water Max Temp 120 F					44	IN	Q/T	N/O	N/A									
19	IN	OUT	N/O	N/A			Maintained In Good Repair											
Waste Water Connected to Public Sewerage					<b>Lead Paint Safety</b>													
20	✓	OUT	N/O	N/A			45	IN	OUT	N/O	N/A							
Proper Plumbing Connections					Lead Paint Compliance/Chipped Paint													
<b>Heating</b>							46	IN	Q/T	N/O	N/A							
Heat Provided (Minimum 65 F)					No Evidence of Suspect Mold													
22	✓	OUT	N/O	N/A			47	IN	OUT	N/O	N/A							
Furnace Filter Installed and Functioning					Radon Levels/Hazardous Materials													
23	IN	OUT	N/O	N/A			48	IN	OUT	N/O	N/A							
No Prohibited Heat Source					Other:													

DATE INSPECTED <b>11/19/2020</b>	ANNUAL INSPECTION PASSED <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	RECEIVED BY PRINT
INSPECTED BY Irene Manning/Alexus Hudson/Dominique McDonald/Sherran Burns/Gabrielle Saunders		RECEIVED BY SIGN



**KCMO HEALTH DEPARTMENT**  
**Healthy Homes Rental Inspection Program**  
 2400 TROOST AVE, SUITE 3600  
 KANSAS CITY, MO 64108  
 Phone: (816) 513-6347 Fax: (816) 513-6356



**Public Health**

## Healthy Homes Rental Inspection Report

PROPERTY OWNER Kensington Heights MO, LLC	ADDRESS 1600 Jackson Ave
<b>Observations &amp; Comments</b>	

This following is a field investigation resulting from reports of mold and other health and safety concerns at this property.

Investigation as follows: Every floor was walked and at least one unit was inspected per floor as requested by the tenants. Management was on site and present during the walkthrough. Any observed health and safety violations were documented below:

### 9th Floor

#### Unit 901

(35)5-A1: Observed a pest entry hole behind the stove on the wall in the kitchen.

(36)5-A2: Observed the mice droppings on the stove in the kitchen.

(40)6-H: Observed moisture stains on the plywood underneath the bathroom sink.

#### Unit 907

- (44)6-J: Observed the trim in the bathroom to be in disrepair and detached from the wall behind toilet.  
 -Observed the vanity cabinet in bathroom to have a hole and to be in disrepair on right bottom side.  
 - Observed the wall in the bathroom behind toilet to be deteriorating.

#### Unit 912

- (12)2-B1: Observed the tub in the bathroom backed up and unable to drain water.  
 -Observed the toilet in the bathroom to continuously run after flushing.

(15)2-C: Observed the garbage disposal not to be operable.

### 9th Floor Common Areas

(35)5-A1: Observed the utility closet to have pest entry hole on the floor near door.

(36)5-A2: Observed live roaches in the hallway in between 915-917 unit.

DATE INSPECTED <b>11/19/2020</b>	ANNUAL INSPECTION PASSED <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	RECEIVED BY PRINT
INSPECTED BY Irene Manning/Alexius Hudson/Dominique McDonald/Shannan Burns/Gabrielle Saundaker		RECEIVED BY SIGN



**KCMO HEALTH DEPARTMENT**  
**Healthy Homes Rental Inspection Program**  
 2400 TROOST AVE, SUITE 3600  
 KANSAS CITY, MO 64108  
 Phone: (816) 513-6347 Fax: (816) 513-6356



**Public Health**

## Healthy Homes Rental Inspection Report

PROPERTY OWNER Kensington Heights MO, LLC	ADDRESS 1600 Jackson Ave
<b>Observations &amp; Comments</b>	

### 8th Floor

#### Unit 815

(40)6-J: Observed water damage on plywood underneath kitchen sink.

(44)6-J: Observed a hole inside bathroom vanity cabinet on the wall.

-Observed the plywood underneath kitchen sink to be detached and in disrepair.

### 8th Floor Common Areas

#### Utility Closet

(34)4-B3: Observed feces on the floor inside utility closet.

(44)6-J: Observed the trim on the wall to be detaching from wall.

(46)7-E: Observed suspect mold on the ceiling inside utility closet.

### 7th Floor

#### Unit 710

(12)2-B1: Observed the toilet to run continuously after flushing.

(42)6-G: Observed the lock plate on front door not to be secure and assembled incorrectly.

(44)6-J: Observed the a hole in the wall in bathroom on D wall.

-Observed vanity cabinet in bathroom on right side to be in disrepair near toilet.

#### Unit 711

(44)6-J: Observed closet door in hallway to be detached and not secure.

#### Unit 712

(46)7-E: Observed suspect mold on ceiling in living room above A wall.

-Observed suspect mold on A wall in living room near floor.

### 6th Floor

#### Unit 609

(44)6-J: Observed the trim in the bathroom on wall to be loose and detached surrounding toilet and sink.

-Observed the tile in the shower to be missing, detached and in disrepair.

DATE INSPECTED 11/19/2020	ANNUAL INSPECTION PASSED <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	RECEIVED BY PRINT
INSPECTED BY Irene Manning/Alexius Hudson/Dominique McDonald/Shannan Burns/Gabrielle Saundaker		RECEIVED BY SIGN



**KCMO HEALTH DEPARTMENT**  
**Healthy Homes Rental Inspection Program**  
 2400 TROOST AVE, SUITE 3600  
 KANSAS CITY, MO 64108  
 Phone: (816) 513-6347 Fax: (816) 513-8356



**Public Health**

## Healthy Homes Rental Inspection Report

PROPERTY OWNER Kensington Heights MO, LLC	ADDRESS 1600 Jackson Ave
--	-----------------------------

### Observations & Comments

#### 6th Floor Common Areas

##### Utility Closet

(34)4-B3: Observed the utility closet to be unclean with trash not disposed properly.

#### 5th Floor

##### Unit 505

(14)2-B: Observed the lower bathroom D-wall to be missing a baseboard, exposing an absorbent surface.

(44)6-J: Observed the baseboard in the C/D corner of the living room to be pulling away from the wall.

(46)7-E: Observed suspect mold behind the baseboard in the C/D corner of the living room.

#### 4th Floor

##### Unit 406

(10)2-A: Observed the counter top to the left of the sink in the kitchen to be wearing away, exposing an absorbent surface.

(40)6-H: Observed the floor and the wall below the kitchen sink to have moisture damage.

#### 3rd Floor

##### 3rd Floor Common Area

(4)1-C: Observed the hallway handrail to be pulling away from the wall.

(36)5-A2: Observed a live roach on the door to unit 301.

##### Unit 305

(12)2-B1: Observed the bathtub not to drain properly and to have water pooled in the bottom.

(40)6-H: Observed the bubbling paint and moisture damage in the upper A/D corner of the bathroom above the shower.

(44)6-J: Observed the threshold between the kitchen and the living room to be coming off, constituting an accident hazard.

(46)7-E: Observed suspect mold inside the air register in the C/D corner of the living room.

#### 2nd Floor

DATE INSPECTED 11/19/2020	ANNUAL INSPECTION PASSED <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	RECEIVED BY PRINT
INSPECTED BY Irene Manning/Alexius Hudson/Dominique McDonald/Shannan Burns/Gabrielle Saundaker		RECEIVED BY SIGN



## Healthy Homes Rental Inspection Report

PROPERTY OWNER <b>Kensington Heights MO, LLC</b>	ADDRESS <b>1600 Jackson Ave</b>
---	------------------------------------

### Observations & Comments

#### 2nd Floor

##### 2nd Floor Common Area

(40)6-H: Observed the hallway between units 201 and 203 to be saturated with water.  
 - Observed the hallway wall between units 201 and 203 to have a high moisture meter reading of 99.9%.

##### Unit 203

(36)5-A2: Observed live roaches throughout the bathroom cabinets and floor.

(40)6-H: Observed the bathroom vanity to have to moisture damage on the right side.  
 - Observed the lower kitchen cabinet under the sink to have moisture damage.

(44)6-J: Observed the towel rack in the bathroom to be in disrepair.  
 Observed the baseboard on the D-wall of the bathroom to be pulling away.

#### 1st Floor

##### 1st Floor Tenant Storage Area

(34)4-B: Observed a pile of trash in along the C-wall of the tenant storage area.

(46)7-E: Observed suspect mold in the tenant storage room on the wall of storage stall #2.  
 - Observed suspect mold in the tenant storage room on the wall of storage stall #3.  
 - Observed suspect mold in the tenant storage room on the upper wall near storage stall #7.  
 - Observed suspect mold in the tenant storage room on the pipes above storage stalls #21 and #22.

##### 1st Floor Common Area

(40)6-H: Observed the hallway in front of the bathrooms to have moisture damage and bowing on the lower part of the C-wall.

- Observed moisture stains on the common area men's room ceiling on the B-wall above the sink.
- Observed moisture stains on the common area women's A-wall and ceiling near the A-wall.
- Observed moisture stains on the ceiling in the center of the community room.

(44)6-J: Observed the cover for the sewage clean-out in front of the community room to have a screw sticking out, constituting an accident hazard.

- Observed the cover for the sewage area clean-out in front of the east stairs to be dislocated, constituting an accident hazard.

DATE INSPECTED <b>11/19/2020</b>	ANNUAL INSPECTION PASSED <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	RECEIVED BY PRINT
INSPECTED BY <b>Irene Manning/Alexius Hudson/Dominique McDonald/Shannan Burns/Gabrielle Saundaker</b>		RECEIVED BY SIGN



**KCMO HEALTH DEPARTMENT**  
**Healthy Homes Rental Inspection Program**  
 2400 TROOST AVE, SUITE 3600  
 KANSAS CITY, MO 64108  
 Phone: (816) 513-6347 Fax: (816) 513-6356



**Public Health**

## Healthy Homes Rental Inspection Report

PROPERTY OWNER Kensington Heights MO, LLC	ADDRESS 1600 Jackson Ave
--	-----------------------------

### Observations & Comments

#### 1st Floor Common Area Continued

(44)6-J: - Observed the entry door to the building to have a gap around the frame and the wall, with the seals broken. Observed a temporary repair in place for this violation.

Violations (12,35,36,40,46) are health hazardous and must be corrected within 5 days.

Violations (4,10,14,15,42,44) are non-health hazardous and must be corrected within 10 days.

Please provide verification of repairs (photos, work orders, invoices) to irene.manning@kcmo.org when the repairs are complete.

Failure to provide requested documents can lead to a re-inspection with an associated \$150 re-inspection fee assessed at that time.

DATE INSPECTED 11/19/2020	ANNUAL INSPECTION PASSED <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	RECEIVED BY PRINT
INSPECTED BY Irene Manning/Alexius Hudson/Dominique McDonald/Shannen Burns/Gabrielle Saundaker		RECEIVED BY SIGN