



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 9
LCRA 4/28/21



Public Health

Healthy Homes Rental Inspection Report

PROPERTY OWNER Kensington Heights MO, LLC		COMPLAINANT NAME LCRA	
ADDRESS 1600 Jackson Ave			ZIP CODE 64127
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 (816) 483-2727	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	
Life Safety						Ventilation								
1	IN	Q/T	N/O	N/A			25	✓	OUT	N/O	N/A			
Smoke Alarm Present							Habitable Rooms Ventilated							
2	IN	OUT	N/O	✓			26	✓	OUT	N/O	N/A			
Carbon Monoxide Alarm Present/Level 0							Furnace and Water Heater Property Vented							
3	✓	OUT	N/O	N/A			27	✓	OUT	N/O	N/A			
Exits Free of Obstruction							Restrooms Property Vented							
4	✓	OUT	N/O	N/A			Electrical Safety							
Protective Railings and Walls Intact							28	IN	Q/T	N/O	N/A			
Gas Leak Inside Structure							Outlet Covers and Switchplates Present							
5	IN	OUT	✓	N/A			29	✓	OUT	N/O	N/A			
Egress Meets Minimum Standards							Cover On Fusebox							
6	✓	OUT	N/O	N/A			30	IN	Q/T	N/O	N/A			
No Active Water Leak							Electrical System Maintained & in Good Repair							
Kitchen Facilities						31	✓	OUT	N/O	N/A				
Kitchen Sink Present/No leaks							Sanitary Conditions for Refuse							
8	✓	OUT	N/O	N/A			32	✓	OUT	N/O	N/A			
Minimum Appliance Requirements							Trash Receptacles Durable, Covered, Adequate							
9	IN	Q/T	N/O	N/A			33	✓	OUT	N/O	N/A			
Countertops and Flooring Non-Absorbent and Cleanable							Exterior Property Maintained and Sanitary							
10	✓	OUT	N/O	N/A			34	✓	OUT	N/O	N/A			
Countertops and Flooring Non-Absorbent and Cleanable							Common Areas Maintained							
Bathroom Facilities						Pest Management								
11	✓	OUT	N/O	N/A			35	✓	OUT	N/O	N/A			
Bathroom Sink, Toilet, Shower/Tub Available and Private							Building Free from Points of Entry for Pests							
12	✓	OUT	N/O	N/A			36	✓	OUT	N/O	N/A			
Bathroom Facilities in Working Condition							No Evidence of Pests (Light/Moderate/Severe)							
13	IN	Q/T	N/O	N/A			37	✓	OUT	N/O	N/A			
Floor and Counters Smooth, Cleanable, Non-Absorbent							No Evidence of Pest Harborage							
14	✓	OUT	N/O	N/A			38	IN	OUT	✓	N/A			
Meets Minimum Requirements							Reporting Requirements							
Appliances						Structural Safety								
15	IN	Q/T	N/O	N/A			39	✓	OUT	N/O	N/A			
Properly Installed, Clean, Working Condition							Home Structures Intact/Meet Minimum Requirements							
16	IN	OUT	✓	N/A			40	✓	OUT	N/O	N/A			
Gas Service Lines/Shut-Off Valve/Proper Connections							Free From Visible Moisture and Leaks/Humidity Control							
Water						41	✓	OUT	N/O	N/A				
17	IN	Q/T	N/O	N/A			Lighting Requirements							
Water Supply Available							42	IN	Q/T	N/O	N/A			
18	✓	OUT	N/O	N/A			Minimum Requirements for Locks							
No Plumbing Back Up							43	IN	Q/T	N/O	N/A			
19	✓	OUT	N/O	N/A			Water-tight Elements							
Kitchen and Bath Water Max Temp 120 F							44	IN	Q/T	N/O	N/A			
20	✓	OUT	N/O	N/A			Maintained In Good Repair							
Waste Water Connected to Public Sewerage							Lead Paint Safety							
21	✓	OUT	N/O	N/A			45	✓	OUT	N/O	N/A			
Proper Plumbing Connections							Lead Paint Compliance/Chipped Paint							
Heating						46	IN	Q/T	N/O	N/A				
22	✓	OUT	N/O	N/A			No Evidence of Suspect Mold							
Heat Provided (Minimum 65 F)							47	IN	OUT	N/O	✓			
23	✓	OUT	N/O	N/A			Radon Levels/Hazardous Materials							
Furnace Filter Installed and Functioning							48	IN	OUT	N/O	✓			
24	✓	OUT	N/O	N/A			Other:							
No Prohibited Heat Source														

DATE INSPECTED 4/20/2021	ANNUAL INSPECTION PASSED <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	RECEIVED BY PRINT Not Available
INSPECTED BY B. Williams, D. Blue, S. Burns, B Watson, M. Mohamed, G. Soendker, T Cassell		RECEIVED BY SIGN



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Observations & Comments

This is a complaint investigation resulting from a request to inspect units throughout the building. A list was given of the units requesting inspections. Those units doors were knocked on, if there was no answer a HHRIP pamphlet was left. Any persons requesting an inspection on site was inspected by the team.

Violations surrounding observations listed below:

Unit 100:

Unable to make contact with tenant, HHRIP pamphlet left with the tenant.

1st floor common Community Room:

(28)3-H3a: Observed the outlet cover was loose on the D wall (the outside wall of the storage room).

1st floor Common Hallway

Utility Closet:

No violations were observed at the time of inspection.

Trash Room:

No violations were observed at the time of inspection.

Unit 202:

No violations were observed at the time of inspection.

Unit 203:

Unable to make contact with tenant, HHRIP pamphlet left with the tenant.

Unit 204:

Unable to make contact with tenant, HHRIP pamphlet left with the tenant.

Unit 208:

No violations were observed at the time of inspection.

Unit 211:

Tenant reported no issues, HHRIP pamphlet left with the tenant.

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Observations & Comments	

2nd floor Common Hallway

Utility Closet:

No violations were observed at the time of inspection.

Trash Room:

No violations were observed at the time of inspection.

Unit 315:

Tenant reported no issues, HHRIP pamphlet left with the tenant.

Unit 317:

Unable to make contact with tenant, HHRIP pamphlet left with the tenant

3rd floor Common Hallway

Utility Closet:

No violations were observed at the time of inspection.

Trash Room:

No violations were observed at the time of inspection.

Unit 402:

(44)6-J: Observed that the clothes rack was detached from the wall in the bedroom closet.

Unit 404:

- (44)6-J: Observed that the cove base at the bottom of the bathroom vanity was detached.
- Observed that the cove base to the left of the bathroom door entering the bathroom was detached.
 - Observed that the cove base on the living room D wall, near the C wall was coming loose at the top.
 - Observed that the cove base under the bedroom window was loose.

Unit 410:

Tenant reported no issues, HHRIP pamphlet left with the tenant.

Unit 411:

Unable to make contact with tenant, HHRIP pamphlet left with the tenant

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4th floor Common Hallway

Utility Closet:

No violations were observed at the time of inspection.

Trash Room:

No violations were observed at the time of inspection.

Unit 500:

- (28)3-H3a: Observed the outlet cover was loose on the D wall in the living room.
 - Observed the cable cover was missing on the D wall in the living room.
 - Observed there was a J box with no cover with exposed electrical wires in the living room.
 - Observed there were exposed electrical wires in the bedroom on the B wall.
- (30)3-H3a: Observed the light was not working in the entry closet.
- (42)6-G: Observed that the lock did not work on the entry door.
- (44)6-J: Observed that the strike plate on the bedroom door was bent and did not work as intended.
 - Observed that the vent in the living room had stuck louvers and did not work.
 - Observed that there was a board hanging from the cabinet under the sink.
 - Observed that the cove base behind the toilet was off
 - Observed that the cove base behind the refrigerator was detached.

Unit 505:

Tenant reported no issues, HHRIP pamphlet left with the tenant.

Unit 515:

Unable to make contact with tenant, HHRIP pamphlet left with the tenant.

5th floor Common Hallway

Utility Closet:

No violations were observed at the time of inspection.

Trash Room:

No violations were observed at the time of inspection.

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Unit 602:

Reported that unit was vacant.

Unit 603:

Tenant reported no issues, HHRIP pamphlet left with the tenant.

Unit 605:

(44)6-J: Observed peeling plaster along the C wall on the ceiling in the living room.

Unit 607: Tenant reported no issues, HHRIP pamphlet left with the tenant.

Unit 611:

(42)6-F: Observed the dead bolt was not securely attached to the front door of the unit.

6th floor Common Hallway

Utility Closet:

No violations were observed at the time of inspection.

Trash Room:

No violations were observed at the time of inspection.

Unit 700:

(43)6-F: Observed the upper portion of the window was unable to be locked and properly secured.

Unit 703:

Tenant reported no issues, HHRIP pamphlet left with the tenant.

Unit 704:

(44)6-J: Observed the trim on the lower portion of the D wall unsecured and loose beside vanity.

7th floor Common Hallway

Utility Closet:

No violations were observed at the time of inspection.

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Observations & Comments

Trash Room:

No violations were observed at the time of inspection.

Unit 802:

No violations were observed at the time of inspection, HHRIP pamphlet left with the tenant.

Unit 803:

No violations were observed at the time of inspection, HHRIP pamphlet left with the tenant.

Unit 804:

- (1)-A: Observed the smoke alarm to not be present/or not function when tested.
- (9)2-A1b: Observed in the kitchen the oven door to be unable to close properly.
- (15)2-C: Observed the refrigerator to have a loud knocking sound coming from the motor.

Unit 808:

- (1)-A: Observed the smoke alarm to not be present/or not function when tested.
- (15)2-C: Observed the thermostat cover to be missing.
- (15)2-C: Observed the refrigerator to have a loud knocking sound coming from the motor.
- (43)6-F: Observed the front entry door handle to be loose and unsecure.
- (46)7-E: Observed suspect mold along the upper portion of the A,B,C and D walls of the living room.
 -Observed suspect mold under the bathroom sink along the B wall.

Unit 810:

- (9)2-A1: Observed one of the four stove knobs to be missing.
- (15)2-C: Observed the refrigerator temperature to be above 41 degrees. (The refrigerator had a temperature of 48 degrees, temperature was taken with infrared thermometer.)

Unit 811:

Tenant reported no issues, HHRIP pamphlet left with the tenant.

Unit 815:

Tenant reported no issues, HHRIP pamphlet left with the tenant.

8th floor Common Hallway

Utility Closet:

No violations were observed at the time of inspection.

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Unit 907:

(17)3-B1: Observed the hot water in the bathroom to be unable to be heated to a minimum of 110 degrees. (observed the hot water to reach the maximum temperature of 89 degrees, temperature was taken with an infrared thermometer)

Unit 911:

Unable to make contact with tenant, HHRIP pamphlet left with the tenant.

Unit 915:

(13)2-B2: Observed the plaster on the ceiling above the shower to be hanging.
 (44)6-J: Observed A,B,C and D walls are in disrepair.
 -Observed the board under the kitchen sink to be buckling.

Unit 917:

Tenant reported no issues, HHRIP pamphlet left with the tenant.

9th floor Common Hallway

Utility Closet:

No violations were observed at the time of inspection.

Trash Room:

No violations were observed at the time of inspection.

Violations (1, 17, 28, 30, 46) are health hazardous and must be corrected within 5 days.
 Violations (9, 13, 15, 42, 43, 44) are non-health hazardous and must be corrected within 10 days.

Please forward verification of repairs (invoices, photos, work orders) to shannan.burns@kcmo.org within given time frames. Failure to do so can result in re-inspections and \$150 associated fees.

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