

North Lawn / N Lawn Timeline

June 26, 2026

Initial City Awareness

The Multidisciplinary Public Safety Task Force became aware of conditions at North Lawn following a KCUR news report regarding tenant complaints and property conditions. Staff began collecting inspection histories, complaint records, and enforcement information from City departments. The Health Department conducted an investigation the same day.

June 29, 2026

Nuisance Inspection

Neighborhoods staff re-inspection noted that prior violations of trash, weeds, and open storage were abated. New 10-day notices were issued for new trash and open storage. New 30-day notices were issued for unpainted surfaces, exterior wall disrepair, door and window disrepair.

Inspection completed with the Task Force. The Healthy Homes Program also received a file containing 19 new complaints on the property via email from Mary Allision.

July 1, 2026

Health suspends the permit and issues Notice of Violation to KC Wiser for failure to notify, per ordinance, Health of the HVAC outage lasting more than 12 hours.

July 6, 2026

Interdepartmental Coordination Begins

ACM Binckley convened a meeting involving multiple City departments and the Public Safety Task Force to coordinate a response to reported conditions at North Lawn. A multidisciplinary inspection strategy was developed.

July 7, 2026

Initial Comprehensive Inspection

A joint inspection was conducted by the Multidisciplinary Public Safety Task Force and participating departments. Multiple public health, fire, building code, and life-safety violations were identified.

CPD Inspection Activity Begins

City Planning and Development later documented inspections beginning July 7 and continuing through August 3. Numerous violations were ultimately identified. (CPD is scheduled for inspection on 8/13/26)

Relocation Assistance Offered

The City offered KC Tenants:

- Relocation assistance to residents.
- Providing access to United Way support.
- Offering security deposit assistance.

The City did not issue a formal vacate order after requests from KC Tenants. It should be noted that most tenants declined relocation, and that relocation of tenants is not required by city code.

July 8, 2026**Tenant Relocation**

Richard Flores and family were rehoused with support from United Way.

Nuisance Inspection

Neighborhoods staff issued additional 10-day and 30-day notices for trash, sewer line, unlicensed vehicle, excessive vegetation growth, unapproved storage, graffiti, missing window screens, and doors in disrepair.

July 9, 2026**City Council/ City Manager Site Visit**

City Council/City Manager and staff toured the site and discussed potential actions including enforcement, legal review, subsidy recovery, and tenant safety responses.

July 10, 2026**Notices of Violation Issued**

CPD reported that Notices of Violation (NoV) were mailed on July 10 following inspections. Follow-up inspections continued throughout July.

Consolidated Violation Report

The Public Safety Task Force compiled a comprehensive violation summary and forwarded information to the owner's attorney.

July 11-23, 2026

Legal Review of Subsidy Recovery

City Manager requested legal analysis regarding whether the City could recover subsidy funding previously paid to the property owner. The Law Department reviewed the agreement and concluded recovery would likely be difficult because:

- The agreement expired April 30, 2025.
- Formal notice requirements were not exercised during the contract period.
- Payments continued despite prior issues.
- Existing Healthy Homes complaints were not used as contractual defaults.

July 21, 2026

Expansion of Inspections to Related Properties

The Public Safety Task Force inspected additional Wiser KC-owned properties at:

- 3214 St. John
- 3216 St. John
- 3218 St. John
- 3220 St. John
- 3909 Scarritt
- 3911 Scarritt

Inspectors found similar issues including sewage backups, electrical hazards, trash accumulation, and life-safety concerns. CPD notated work without a permit for electrical, plumbing, and mechanical.

July 23, 2026

Ordinance Adopted

City Council approved Ordinance 260667 directing emergency repairs and City intervention relating to North Lawn.

Contractor Procurement Initiated

Following passage of the ordinance, the City began engaging contractors to assess emergency repairs.

July 24, 2026

Field Deployment and Property Walkthrough Planning

A large interdepartmental team organized immediate site inspections and contractor coordination.

Participants included:

- Neighborhood Services
- City Planning and Development
- Fire Department
- Health Department
- General Services
- Public Safety Task Force

Tenant organizer Mary Allison Joseph assisted with site access and tenant coordination.

Contractor Engagement

Director McKinzy contacted several construction companies. The first to respond was Vazquez Commercial Contracting. Goal was to seek an emergency assessment regarding:

- Electrical systems
- Plumbing systems
- Carpentry needs
- Life-safety repairs

The contractor agreed to conduct a comprehensive assessment beginning July 27.

July 27, 2026

Comprehensive Contractor Assessment

City staff and Vazquez Construction conducted a large-scale walkthrough of North Lawn. The purpose was to determine:

- Scope of emergency repairs
- System failures
- Cost estimates
- Habitability conditions

Additional life-safety issues were identified during the assessment.

Additional Structural Findings

- Damaged floor joists
- Structural modifications without permits
- Electrical system deficiencies
- Ventilation issues
- Ongoing sewage infiltration
- Potential Dangerous and Unfit Occupancy conditions (D.N.O.)

Mary Allison had agreed to be onsite to help with tenant coordination and access but did not appear. The contractor could not get into all buildings nor into actual units.

July 29-31, 2026

Contractor Assessment Delivered

Vazquez Construction completed its preliminary report. According to City communications:

- Extensive structural and environmental remediation was recommended.
- Temporary tenant relocation was recommended.
- Utility shutdowns would be required.
- Work was projected to take months and potentially cost millions.

Emerging Sale Discussions

Information began circulating that the property might be under contract for sale.

Rent Strike Publicized

An August 1 media report referenced a North Lawn tenant rent strike.

August 3-6, 2026

Comprehensive City Status Updates

ACM Binckley requested detailed departmental updates for the City Manager.

Departments reported:

- Multiple inspections
- Notices of violation
- Pending citations
- Enforcement actions
- Follow-up inspections

CPD reported no communication from permit holders or ownership and planned issuance of citations.

Healthy Homes Findings

Healthy Homes inspected 135/137 N Lawn and found:

- Limited hot water
- Gas service disruptions
- Utility uncertainty
- Tenant concerns regarding service interruptions.

August 4, 2026

City Reviews Contractor Findings

The City met with Vazquez Construction to discuss recommendations and implications.

August 7, 2026

Emergency Sewer Order Issued to Owner

Neighborhood Services prepared an emergency order addressing:

- Wastewater accumulation
- Sewage system failures
- Public health hazards

- Toxic and noxious conditions

August 9-10, 2026

Ownership Transition

Shawn Johnson of Rubicon advised City staff that they:

- Cleared sewage blockages
- Pressure washed affected basements
- Disinfected impacted areas
- Removed trash
- Secured vacant buildings

August 10, 2026

Nuisance Inspection

Neighborhoods staff prepared summons for court for excessive growth of vegetation, unpainted surfaces, broken windows.

August 10-12, 2026

New Owner Coordination

Manager Vasquez directed staff to:

- Compile all violations.
- Identify emergency conditions.
- Meet with the new owner.
- Issue new emergency orders.
- Warranty Deed has not been recorded with Jackson County. New NoV will be sent once recorded.

Violation Consolidation

Departments assembled comprehensive violation inventories including:

- Wastewater intrusion
- Electrical hazards

- Structural failures
- Mold conditions
- Illegal construction
- Fire code deficiencies
- Unsafe occupancy conditions

Potential D.N.O. actions were identified for multiple buildings.

August 11, 2026

Mark One visited location and provided report on August 13th.

- Did a quick tour of three basements that contained electrical panels, meters and disconnects
- Unit 146 electrical mostly intact
- Second and third units had been severely vandalized and would need complete updated of the electrical from service to panel
- Safety concern happened while on site contractor left per direction of General Services Department
- Additional time is needed to get a full assessment of electrical needs to provide a cost estimate for repairs to be completed

August 12, 2026

Emergency Order to New Owner

Re-issued expanded Emergency Order to New Owner under Chapter 48-33 & 48-63 to immediately abate itemized issues in buildings 134/136, 138/140, & 142/144.

- Electrical service in units.
- No functional smoke alarms in common areas.
- No carbon monoxide detectors near gas lines.
- No lighting in common area stairwells.
- Inadequate means of egress constituting a fire hazard.
- Exterior and interior openings and unprotected doors.
- Dilapidated floor joists due to water damage in 134-140.
- Trash, refuse, and rubbish throughout interior and exterior of property.
- Sewer, wastewater, and odor issues cited under 48-24, 48-26, 48-33, 48-21, and 48-23.

Work Stoppage Due to Safety Threat

During contractor work:

- A person on-site became upset with the contractors and threatened to shoot workers who were at the site. Witnesses reported that this individual emerged from a unit that is listed as vacant on the current rent rolls.
- Because of the serious nature of the threat, all work was stopped immediately. The Kansas City Police Department was called and responded to the scene. Officers took statements from those involved.
- This incident raised serious safety concerns and additional safety planning is necessary.

Executive Takeaways

1. At least eight documented inspection dates occurred between July 7 and August 3.
2. Ordinance 260667 triggered emergency intervention on July 23.
3. Contractor assessments identified problems far beyond isolated electrical or sewer repairs, including structural, fire, permitting, and unsafe occupancy issues.
4. Property ownership changed in early August, materially altering enforcement and implementation efforts.
5. Emergency sewer remediation was the first targeted abatement effort selected by the administration.
6. As of August 12-13, City staff were transitioning from enforcement against the former owner to coordination with the new owner.

Summary – August 10, 2026

Fire Department:

Based on the observations of the fire inspector, these are the IFC 2018 fire codes that apply. The building owner, or owner's representative shall abate all fire code violations, or shall relocate all tenants. The fire inspector will return for reinspection on 07/13/2026.

111.1 General.

If during the inspection of a premises, a building or structure, or any building system, in whole or in part, constitutes a clear and inimical threat to human life, safety or health, the fire code official shall issue such notice or orders to remove or remedy the conditions as shall be deemed necessary in accordance with this section, and shall refer the building to the building department for any repairs, alterations, remodeling, removing or demolition required.

111.1.1 Unsafe conditions.

Structures or existing equipment that are or hereafter become unsafe or deficient because of inadequate means of egress, that constitute a fire hazard, are otherwise dangerous to human life or the public welfare, or involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. A vacant structure that is not secured against unauthorized entry as required by Section 311 shall be deemed unsafe.

111.2 Evacuation.

The fire code official or the fire department official in charge of an incident shall be authorized to order the immediate evacuation of any occupied building deemed unsafe where such building has hazardous conditions that present imminent danger to building occupants. Persons so notified shall immediately leave the structure or premises and shall not enter or re-enter until authorized to do so by the fire code official or the fire department official in charge of the incident.

113.1 Authority to disconnect service utilities.

The fire code official shall have the authority to authorize disconnection of utility service to the building, structure or system in order to safely execute emergency operations or to eliminate an immediate hazard. The fire code official shall notify the serving utility and, where possible, the owner or the owner's authorized agent and the occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnection, then the owner, the owner's authorized agent or occupant of the building, structure or service system shall be notified in writing as soon as practical thereafter.

111.4 Abatement.

The owner, the owner's authorized agent, operator or occupant of a building or premises deemed unsafe by the fire code official shall abate or cause to be abated or corrected such unsafe conditions either by repair, rehabilitation, demolition or other approved corrective action.

311.2.1 Security.

Exterior and interior openings open to other tenants or unauthorized persons shall be boarded, locked, blocked or otherwise protected to prevent entry by unauthorized individuals. The fire code official is authorized to placard, post signs, erect barrier tape or take similar measures as necessary to secure public safety.

City Planning & Development:

Ref: ***CPIN-PC-2026-00436, CPIN-PC-2026-00437, & CPIN-PC-2026-00438***

- Observed standing water and/or evidence of prior water intrusion in the lower-level/basement areas serving Units 134–140. A tenant reported that she frequently accesses the basement to reset a tripped electrical breaker, stating that the breaker trips when water reportedly leaks onto or above the electrical service panel during toilet flushing or shower/bath use in the units above. This reported condition could not be verified during the inspection because standing wastewater-like liquid was present in the area, preventing safe access to the electrical equipment. Additionally, a mold-like substance was observed on surfaces within a lower-level unit that exhibited evidence of previous water intrusion.
- Observed that Units 126–132 were without electrical service at the time of the inspection. The electrical meter bank located at the northwest corner of the structure had service-entrance conductors that appeared to have been cut. The associated raceway/gutter was open and lacked its intended protection. The fusible disconnect remained installed; however, evidence of thermal damage/charring was observed within the disconnect enclosure.
 - Based on conditions observed at the time of the inspection, the majority of the units in this building section appeared to be vacant. The structure was not secured, as the rear egress stairwell door was unsecured, and multiple plywood coverings installed over unit openings had been breached, allowing unrestricted access to the interior. Animals were observed within the upper northwest corner unit. The inspector knocked on the unit door and received no response. The Property Manager was present during the inspection.
- Observed that the northern units (Units 146–148) were boarded and appeared to be out of service at the time of the inspection. The Property Manager stated that this section of the building had sustained significant fire damage and that the affected units were not usable. This statement was not independently verified as part of this inspection.

- A broken basement window was observed at the northwest corner of the building. Portions of the ceiling assembly had been removed, including gypsum wallboard and PEX piping, based on visible conditions at the time of the inspection. As observed, the removal of these materials has compromised the continuity of the fire-resistance-rated separation between units.
- (9) permits have been pulled for 118-132 N. Lawn from 2023/2024. (2) of those permits are in suspended status. Permit records indicate various stages of construction; during site visit not construction was present in the buildings that had access.
- (8) permits have been pulled 134-148 N Lawn from 2023/2024. (1) permit was issued on 7/7/26 for low voltage alarm by ADT. Permits records indicate various stages of construction; during site visit not construction was present in the buildings that had access.
- (3) permits have been pulled for 135 N Lawn. (1) interior demo permit is in HOLD status. Electrical service passed and meter was released. Building permit has no inspections. During site visit, it was observed that new PEX was installed in the corridor walls without permits. Additional electrical wiring not covered in permit was present. Work without a permit observed.
- D.N.O. to be issued for units 126-132 & 134-140 N. Lawn Ave, per 18-10 (b)(h). S.W.O. to be placed on all other that have permits issued; any permits that have gone more than 180 days without inspection will be expired. Owner to be notified via certified mail of D.N.O. Permit applicants to be sent N.O.V. for failure to obtain final inspection for all permits. Review of CVLN-3099 for conversion of basement level unit for maintenance personnel for 135 N. Lawn Ave. Tenants stated "unit is vacant and has been for some time". New permits required to bring all buildings back into compliance.

Neighborhood Preservation:

The compliance timeframes for notices allow 10 days for CH 48 violations and 30 days for CH 56 violations.

135 N Lawn NPD-2026-10284

- 48-32 Unapproved Storage
- 48-27 Unlicensed vehicle
- 48-30 Excessive growth
- 48-25 Trash
- 56-132 Unprotected surface, peeling paint, exterior wall disrepair

- 56-135 Missing window screens, window disrepair
- 56-136 Exterior door disrepair
- 56-93 Porch disrepair

148 N Lawn NPD-2025-16892

- 48-32 Unapproved Storage
- 48-27 Unlicensed vehicle
- 48-30 Excessive growth
- 48-24 Wastewater
- 48-25 Trash
- 48-26 Malfunctioning sewage disposal system
- 48-46 Graffiti
- 56-132 Unprotected surface, peeling paint, exterior wall disrepair
- 56-135 Missing window screens, window disrepair
- 56-136 Exterior door disrepair
- 56-93 Porch and handrail disrepair
- 56-114 Fence disrepair
- 56-133 Gutter disrepair

132 N Lawn NPD-2026-01089

- 48-32 Unapproved Storage
- 48-30 Excessive growth
- 48-25 Trash
- 48-46 Graffiti
- 56-132 Unprotected surface, peeling paint, exterior wall disrepair
- 56-135 Missing window screens, window disrepair
- 56-136 Exterior door disrepair
- 56-93 Porch and handrail disrepair
- 56-114 Fence disrepair, retaining wall disrepair
- 56-133 Gutter disrepair

Health Department

Immediate / 24-Hour Life Safety Violations as of 08/11/2026

- **118-148 N. Lawn Ave** (Field Visit 06/26/2025)
 - No functional smoke alarms in common areas.
 - No carbon monoxide detectors near gas lines.
 - Missing/damaged handrails and stair balusters.
 - Egress/life-safety hazards in stairwells.
 - Plumbing backup and standing water in basements.

- No lighting in multiple common-area stairwells.
 - Entry doors and common-area windows are not secure or missing.
- **142 N. Lawn Ave #1S** (Complaint inspection 07/02/2026)
 - No working smoke detectors.
 - No working carbon monoxide detector.
- **140 N. Lawn Ave #1N** (Complaint inspection 07/02/2026)
 - No smoke detectors.
 - No carbon monoxide detector.
- **137 Lawn Ave #6** (Complaint inspection 07/02/2026)
 - No smoke detectors.
 - No carbon monoxide detectors.
- **135-137 N. Lawn Ave Common Areas** (Building inspection 07/02/2026)
 - Multiple missing stair balusters in common hallway.
- **140 N. Lawn Ave Common Areas** (Complaint inspection 07/07/2026)
 - Hallway egress blocked by cabinet.
 - Missing stair balusters and damaged handrail.

Emergency Orders Issued

August 7, 2026 to previous owner

- Issued Emergency Order under Chapter 48-33 & 48-63 to immediately abate sewer issues cited under 48-24, 48-26, 48-33, 48-21, and 48-23 in buildings 134/136 & 138/140.

August 12, 2026 to new owner

- Re-issued expanded Emergency Order to New Owner under Chapter 48-33 & 48-63 to immediately abate itemized issues in buildings 134/136, 138/140, & 142/144.
 - Electrical service in units. **(Service orders submitted by new ownership on August 10, working with Evergy's Planning Division on permits).**
 - No functional smoke alarms in common areas. **(Repaired by new owner on August 12, 2026).**
 - No carbon monoxide detectors near gas lines. **(Repaired by new owner on August 12, 2026).**
 - No lighting in common area stairwells. **(In process of repair by new owner beginning August 12, 2026).**

- o Inadequate means of egress constituting a fire hazard. **(Abatement began August 8 by new owner, continued August 12 by City contractor, continuing under new owner).**
- o Exterior and interior openings and unprotected doors.
- o Dilapidated floor joists due to water damage in 134-140.
- o Trash, refuse, and rubbish throughout interior and exterior of property. **(Abatement began August 8 by new owner, continued August 12 by City contractor, continuing under new owner).**
- o Sewer, wastewater, and odor issues cited under 48-24, 48-26, 48-33, 48-21, and 48-23. **(Repaired by new owner on August 8 and 9, 2026).**



Neighborhood Services Department

Office of the Director

City of Kansas City, Missouri
City Hall, 4th Floor
414 E. 12th Street
Kansas City, Missouri 64106

816-513-6562

EMERGENCY ORDER TO IMMEDIATELY REMOVE NUISANCES

Wiser KC LLC
Yeruchom Levovitz
475 Oberlin Ave S
Lakewood, NJ 08701

August 7, 2026

Wiser KC LLC c/o Registered Agent Solutions, Inc.. (Registered Agent)
5661 Telegraph Rd Ste 4B
Saint Louis, MO 63129-4275

Susan Bledsoe, ESQ
Vice President, iCare Consulting Services, LLC
8153 Lawndale Ave
Skokie, IL 60076

RE: 134, 136, 138, & 140 N. Lawn Ave, Kansas City, MO 64123

Mr. Levovitz and Wiser KC LLC,

As owner of the premises at the above-described location (and legally described in Exhibit B), you are hereby ordered pursuant to Sections 48-68 and 48-63 of the Kansas City Code of General Ordinances, to immediately take such action as is necessary to correct the emergency nuisances listed herein, which present an immediate risk to public health and safety. See Ex. A of this Emergency Order (listing sections of City Code in violation). If you do not comply immediately, the City may cause such nuisances to be removed or abated, and City's costs for the same, including administrative costs, will be assessed against the owner(s) of the property via a special tax bill, which shall also be a lien on the property until paid. Section 48-66.

Failure to comply with the terms of this Order is also a violation of Section 48-61, which may result in prosecution in municipal court with a fine of up to \$450.00 and/or imprisonment for not more than 180 days, or administrative citation up to \$1,000.00. Sections 48-72 and 48-73.
A hard copy of this notice is also being sent via First Class Mail.

Exhibit A

Violations

- 48-24 C.O. WASTEWATER ALLOWED TO REMAIN ON PREM. Wastewater is allowed to remain upon the premises at 134/136 and 138/140 N. Lawn. Wastewater may harbor harmful and potentially life-threatening disease, bacteria, and viruses. Corrective Action:

Immediately remove wastewater from property and resolve issues that caused wastewater to be deposited.

- 48-26 Malfunctioning sewage disposal systems. Malfunctioning sewage disposal system(s) which allow(s) polluted, raw or partially treated wastewater or effluent to be deposited or stand upon the premises a nuisance at 134/136 and 138/140 N. Lawn. Raw and partially treated sewage and wastewater may harbor harmful and potentially life-threatening disease, bacteria, and viruses. Corrective Action: Immediately remove wastewater from property and resolve sewage issues that allow wastewater to be deposited.
- 48-33 Health and safety hazards. Wastewater on the premises at 134/136 and 138/140 N. Lawn may transmit, generate or promote disease and presents an immediate safety hazard to the general public. Corrective Action: Immediately remove wastewater from property and resolve issues that caused wastewater to be deposited.
- 48-21 Substances emitting noxious or toxic odor, dust, etc. Substances on the premises at 134/136 and 138/140 N. Lawn emit, generate or cause noxious or toxic odor, dust, vapor, fume or mist in the neighborhood where they exist. Corrective Action: Immediately remove substances emitting noxious odors and fumes from property, and immediately resolve issues that caused noxious odors and fumes to be emitted.
- 48-23 Establishments or structures emitting noxious or toxic odors, dust, etc. Structures on the premises at 134/136 and 138/140 N. Lawn emit, generate or cause hazardous, noxious or toxic dust, vapor, fume, mist, odor or condition. Corrective Action: Immediately remove substances from structures causing hazardous or noxious fumes and odors, and immediately resolve issues that caused hazardous or noxious fumes and odors to be emitted.

Exhibit B

Legal Description

Lots 1, 2, 3, 4 & 5, Block 4, Burge Park, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.



Forest Decker

Director, Neighborhood Services Department





Neighborhood Services Department

Office of the Director

City of Kansas City, Missouri
City Hall, 4th Floor
414 E. 12th Street
Kansas City, Missouri 64106

816-513-6562

EMERGENCY ORDER TO IMMEDIATELY REMOVE NUISANCES

Shawn Johnson
Designated Broker, Rubicon Realty LLC
2202 W. Lone Cactus Ste A1
Phoenix, AZ 85027

August 12, 2026

Shawn Johnson
Designated Broker, Rubicon Realty LLC
905 McGee St #124
Kansas City, MO 64106

RE: 134, 136, 138, 140, 142, & 144 N. Lawn Ave, Kansas City, MO 64123

Mr. Johnson,

As owner of the premises at the above-described location (and legally described in Exhibit B), you are hereby ordered pursuant to Sections 48-68 and 48-63 of the Kansas City Code of General Ordinances, to immediately take such action as is necessary to correct the emergency nuisances listed herein, which present an immediate risk to public health and safety. See Ex. A of this Emergency Order (listing sections of City Code in violation). If you do not comply immediately, the City may cause such nuisances to be removed or abated, and City's costs for the same, including administrative costs, will be assessed against the owner(s) of the property via a special tax bill, which shall also be a lien on the property until paid. Section 48-66.

Failure to comply with the terms of this Order is also a violation of Section 48-61, which may result in prosecution in municipal court with a fine of up to \$450.00 and/or imprisonment for not more than 180 days, or administrative citation up to \$1,000.00. Sections 48-72 and 48-73.

A hard copy of this notice is also being sent via First Class Mail.

Exhibit A

Violations (unless specified, violations apply to all structures at 134, 136, 138, 140, 142, & 144 N. Lawn)

- **48-33 Health and safety hazards.** Any condition or substance whatever which may transmit, generate or promote disease or which may present a safety hazard to the general public is hereby declared to constitute a nuisance.
 - No electrical service observed in units. Corrective Action: Immediately restore electrical service to all inhabited structures.



- No functional smoke alarms in common areas throughout all structures. Corrective Action: immediately place functional smoke alarms in all common areas.
- No carbon monoxide detectors near gas lines. Corrective Action: Immediately place functional carbon monoxide detectors near all gas lines.
- No lighting in common area stairwells. Corrective Action: Immediately place/restore functional safety lighting in all common area stairwells.
- Inadequate means of egress that constitute a fire hazard and are dangerous to human life and public welfare in multiple structures. Corrective Action: Immediately restore safe egress in all unsecured structures.
- Exterior and interior openings and doors are not protected to prevent entry by unauthorized individuals. Corrective Action: Immediately secure openings and doors against entry by unauthorized individuals.
- Dilapidated floor joists due to water damage in structures 134-140. Corrective Action: Immediately repair dilapidated floor joists.
- Trash, refuse, and rubbish present throughout property, interior and exterior. Corrective Action: Immediately remove all trash, refuse, and rubbish from interior of all structures, and exterior property.
- 48-24 **WASTEWATER ALLOWED TO REMAIN ON PREM.** Wastewater is allowed to remain upon the premises. Corrective Action: Immediately remove wastewater from property and resolve issues that caused wastewater to be deposited.
- 48-26 **Malfunctioning sewage disposal systems.** Malfunctioning sewage disposal system(s) which allow(s) polluted, raw or partially treated wastewater or effluent to be deposited or stand upon the premises a nuisance. Corrective Action: Immediately remove wastewater from property and resolve sewage issues that allow wastewater to be deposited.
- 48-21 **Substances emitting noxious or toxic odor, dust, etc.** Substances on the premises emit, generate or cause noxious or toxic odor, dust, vapor, fume or mist in the neighborhood where they exist. Corrective Action: Immediately remove substances emitting noxious odors and fumes from property, and immediately resolve issues that caused noxious odors and fumes to be emitted.
- 48-23 **Establishments or structures emitting noxious or toxic odors, dust, etc.** Structures on the premises emit, generate or cause hazardous, noxious or toxic dust, vapor, fume, mist, odor or condition. Corrective Action: Immediately remove substances from structures causing hazardous or noxious fumes and odors, and immediately resolve issues that caused hazardous or noxious fumes and odors to be emitted.

Exhibit B

Legal Description

Lots 1, 2, 3, 4 & 5, Block 4, Burge Park, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.



Forest Decker

Director, Neighborhood Services Department





New board up



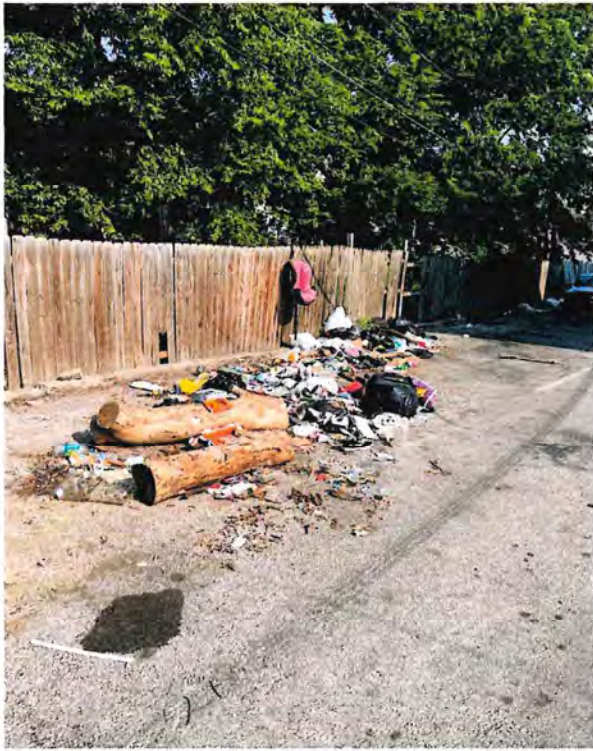
New owner cleaning basements



Basement before



Basement after



removal of trash



Smoke detectors and Carbon Monoxide Detectors



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 Wiser KC LLC	COMPLAINANT NAME N/A
ADDRESS 118-148 N. Lawn Ave (Multiple Buildings)	ZIP CODE 64123
PURPOSE ☐ Annual ☐ Follow-up ☐ Complaint ☒ Field Visit ☐ Other	TELEPHONE (816) 398-1678
NUMBER OF RESIDENTS Unknown	

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

DATE INSPECTED 06/29/2026	ANNUAL INSPECTION PASSED ☐ YES ☐ NO ☒ N/A	RECEIVED BY PRINT
INSPECTED BY Namanjaba Mabwa		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 Wiser KC LLC	ADDRESS 118-148 N. Lawn Ave (Multiple Buildings)
Observations & Comments	

This is a complaint investigation addendum resulting from information received on 06/29/2025.

Healthy Homes was requested to meet with the Director of the Multi-disciplinary Public Safety Task Force, Neighborhoods Preservation Division Manager, Environmental Division Manager, and representatives from the Northland Asset Management Group to discuss the complaint issues submitted to the City. The meeting was scheduled for 3pm at the property. The joint agencies walked the property and knocked on doors to assess the current conditions. A volunteer interpreter representing KC Tenants was on-site at the time of arrival.

146-148 N. Lawn Ave

- Main entrance front door locked on arrival, Northland representatives informed the group the building was vacant with no tenants holding leases.
- Observed multiple windows open in unit #1S, #2N, #2S, #3N, #3S.
- Observed west facing basement window broken sash/no window pane.

142-144 N. Lawn Ave

- Main entrance front door open on arrival.
- Unit #1S, knocked on door and informed by a male who answered the door that the property owner was not home. Verification of residency was unsuccessful despite a name on associated rent roll.
- Unit #1N, no answer when knocked.
- Unit #2N, no answer when knocked.
- Unit #2S, no answer when knocked.
- Unit #3N, no answer when knocked.
- Unit #3S, no answer when knocked.

138-140 N. Lawn Ave

- Main entrance front door open on arrival.
- Unit #1N, door answered, 1 adult, 3 children, confirmed working utilities. Interpretater required.
- Unit #1S, no answer when knocked.
- Unit #2N, door answered, 2 adults, pest infestation reported, no A/C, 3 working fans, 1 large dog.
- Unit #2S, no answer when knocked.
- Unit #3S, no answer when knocked.
- Unit #3N, no answer when knocked. Observed a security camera installed outside of the door with stored trash and belongings on the landing.

DATE INSPECTED 06/29/2026	ANNUAL INSPECTION PASSED ☐ YES ☐ NO ☒ N/A	RECEIVED BY PRINT
INSPECTED BY Namanjaba Mabwa	RECEIVED BY SIGN	



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Public Health

Healthy Homes Rental Inspection Report

PROPERTY OWNER Wiser KC LLC	ADDRESS 118-148 N. Lawn Ave (Multiple Buildings)
Observations & Comments	

138-140 N. Lawn Ave continued...

-Basement plumbing back confirmed. Back entry doors in disrepair.

134-136 N. Lawn Ave

-Main entrance front door open on arrival.

-Unit #1N, door answered when knocked. No entry.

-Unit #1S, door answered when knocked. No entry. Tenant confirmed utilities working.

-Confirmed plumbing backup in the basement.

-Unit #2N, no entry, 1 adult present in the window, confirmed not a tenant but girlfriend of current tenant.

-Basement plumbing back confirmed. Back entry doors in disrepair.

126-128 N. Lawn Ave

-Unit #3N, tenant outside of unit in the back parking area. Confirmed cash for keys given. Electrical power confirmed to be off. Observed vandalism of wires removed from meters in the back of building.

-Basement door removed hinges at the back of the building.

-Excessive trash, refuse, tires, furniture harborage stored on the exterior property grounds behind the building. Back entry doors in disrepair.

This report is intended as an addendum for the collection of observations from the conducted field visit. Healthy homes is actively investigating multiple complaints submitted for this property and working with Northland Asset Management to find corrective actions.

DATE INSPECTED 06/29/2026	ANNUAL INSPECTION PASSED ☐ YES ☐ NO ☒ N/A	RECEIVED BY PRINT
INSPECTED BY Namanjaba Mabwa	<i>Namanjaba Mabwa</i>	RECEIVED BY SIGN



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KANSAS CITY, MO 64108
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Public Health

Healthy Homes Rental Inspection Report

PROPERTY OWNER Wiser KC LLC	COMPLAINANT NAME N/A
ADDRESS 118 N. Lawn Ave-148 N. Lawn Ave	ZIP CODE 64123
PURPOSE ☐ Annual ☐ Follow-up ☐ Complaint ☒ Field Visit ☐ Other	TELEPHONE (732) 904-3643
NUMBER OF RESIDENTS N/A	

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

DATE INSPECTED 06/26/2025	ANNUAL INSPECTION PASSED ☐ YES ☐ NO ☒ N/A	RECEIVED BY PRINT
INSPECTED BY Namanjaba Mabwa	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 Wiser KC LLC	ADDRESS 118 N. Lawn Ave-148 N. Lawn Ave
Observations & Comments	

This is a field visit investigation resulting from information received on 6/26/2026.

Investigation as follows: Healthy Homes inspection team conducted a large scale property inspection to document conditions on the property in regards to minimum health and safety standards of the city rental Ordinance #180248.

Violations surrounding observations listed below:

- (1) 1-A: Observed common area without functional fire-safety alarms.
- (2) 1-A: Observed common areas without carbon monoxide detector present near gas lines.
- (4) 1-C: Observed exterior hand-railings for stairs to building entrances in disrepair or missing.
Observed missing 1-2 balusters in multiple stair-wells.
- (6) 1-E1: Observed multiple window panes cracked, broken, or missing throughout the property.
- (18) 8-C2: Observed plumbing backup and pooling in basements.
- (30) 3-H: Observed electrical systems non-functional or not maintained.
- (33) 4-B1: Observed exterior property littered with trash bags and refuse in walk-ways.
Observed exterior property with stored harborage throughout the backside of the property.
- (34) 4-B3: Observed furniture stored in common area stair-well landings.
- (35) 5-A1: Observed exterior and interior pest entry points.
- (36) 5-A2: Observed evidence of pests throughout the buildings.
- (39) 6-E: Observed damaged/broken guttering systems.
- (41) 6-F4: Observed no light fixtures provided in multiple common area stair-wells inside buildings.
- (42) 6-G: Observed main front entry doors not secure against unlawful entry.
Observed main back entry doors not secure against unlawful entry.
Observed windows in common areas without locks.
- (44) 6-J: Observed multiple damaged cement stair treads on exterior.
Observed multiple interior stairwell steps damaged/ disrepair.
- (45) 7-(A): Observed chipping paint in common area entrance foyer walls.

DATE INSPECTED 06/26/2025	ANNUAL INSPECTION PASSED ☒ YES ☐ NO ☐ N/A	RECEIVED BY PRINT
INSPECTED BY Namanjaba Mabwa	RECEIVED BY SIGN	



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Public Health

Healthy Homes Rental Inspection Report

PROPERTY OWNER Wiser KC LLC	ADDRESS 118 N. Lawn Ave-148 N. Lawn Ave
Observations & Comments	

Violations (1,2,4,6,18,41,42) are life-safety concerns and must be corrected in **24 hours.**

Violations (30,33,34) are health hazardous and must be corrected within **3 days.**

Violations (35,36,44,45) are health hazardous and must be corrected within **5 days.**

Violations (39) are non-health hazardous and must be corrected within **10 days.**

Please provide verification of repairs (photos, work orders, invoices) to Namanjaba.Mabwa@kcmo.org when the repairs are complete. Failure to provide requested documents can lead to an re-inspection with an associated \$187.50 re-inspection fee that will be assessed.

No landlord nor designee on site at the time of inspection. Report later forwarded.

DATE INSPECTED 06/26/2025	ANNUAL INSPECTION PASSED ☐ YES ☐ NO ☒ N/A	RECEIVED BY PRINT
INSPECTED BY Namanjaba Mabwa	RECEIVED BY SIGN	



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Healthy Homes Rental Inspection Program
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KANSAS CITY, MO 64108
Phone: (816) 513-6347 Fax: (816) 513-6356



Public Health

Healthy Homes Rental Inspection Report

PROPERTY OWNER	Wiser KC LLC	COMPLAINANT NAME	Paula Talley
ADDRESS	142 N. Lawn Ave. #1S	ZIP CODE	64123
PURPOSE	☐ Annual ☐ Follow-up ☒ Complaint ☐ Field Visit ☐ Other	TELEPHONE	732-904-3643
		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	QNT	N/O	N/A	Smoke Alarm Present		25	IN	OUT	N/O	N/A		
2	IN	QNT	N/O	N/A	Carbon Monoxide Alarm Present/Level 0		26	IN	OUT	N/O	N/A		
3	IN	OUT	N/O	N/A	Exits Free of Obstruction		27	IN	OUT	N/O	N/A		
4	IN	OUT	N/O	N/A	Protective Railings and Walls Intact		Electrical Safety						
5	IN	OUT	N/O	N/A	Gas Leak Inside Structure		28	IN	OUT	N/O	N/A		
6	IN	OUT	N/O	N/A	Egress Meets Minimum Standards		29	IN	OUT	N/O	N/A		
7	IN	OUT	N/O	N/A	No Active Water Leak		30	IN	QNT	N/O	N/A		
Kitchen Facilities							31	IN	OUT	N/O	N/A		
8	IN	OUT	N/O	N/A	Kitchen Sink Present/No Leaks		Sanitary Conditions for Refuse						
9	IN	OUT	N/O	N/A	Minimum Appliance Requirements		32	IN	OUT	N/O	N/A		
10	IN	OUT	N/O	N/A	Countertops and Flooring Non-Absorbent and Cleanable		33	IN	OUT	N/O	N/A		
Bathroom Facilities							34	IN	OUT	N/O	N/A		
11	IN	OUT	N/O	N/A	Bathroom Sink, Toilet, Shower/Tub Available and Private		Pest Management						
12	IN	OUT	N/O	N/A	Bathroom Facilities in Working Condition		35	IN	OUT	N/O	N/A		
13	IN	OUT	N/O	N/A	Floor and Counters Smooth, Cleanable, Non-Absorbent		36	IN	QNT	N/O	N/A		
14	IN	OUT	N/O	N/A	Meets Minimum Requirements		37	IN	OUT	N/O	N/A		
Appliances							38	IN	OUT	N/O	N/A		
15	IN	QNT	N/O	N/A	Properly Installed, Clean, Working Condition		Structural Safety						
16	IN	OUT	N/O	N/A	Gas Service Lines/Shut-Off Valve/Proper Connections		39	IN	OUT	N/O	N/A		
Water							40	IN	OUT	N/O	N/A		
17	IN	OUT	N/O	N/A	Water Supply Available		41	IN	OUT	N/O	N/A		
18	IN	OUT	N/O	N/A	No Plumbing Back Up		42	IN	OUT	N/O	N/A		
19	IN	OUT	N/O	N/A	Kitchen and Bath Water Max Temp 120 F		43	IN	OUT	N/O	N/A		
20	IN	OUT	N/O	N/A	Waste Water Connected to Public Sewerage		44	IN	OUT	N/O	N/A		
21	IN	OUT	N/O	N/A	Proper Plumbing Connections		Lead Paint Safety						
Heating							45	IN	OUT	N/O	N/A		
22	IN	OUT	N/O	N/A	Heat Provided (Minimum 65 F)		46	IN	OUT	N/O	N/A		
23	IN	OUT	N/O	N/A	Furnace Filter Installed and Functioning		47	IN	OUT	N/O	N/A		
24	IN	OUT	N/O	N/A	No Prohibited Heat Source		48	IN	QNT	N/O	N/A		

DATE INSPECTED	7/2/2026	ANNUAL INSPECTION PASSED	☐ YES ☐ NO ☒ N/A	RECEIVED BY PRINT
INSPECTED BY	Brett Cox	Brett Cox		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



Healthy Homes Rental Inspection Report

PROPERTY OWNER Wiser KC LLC	ADDRESS 142 N. Lawn Ave. #1S
Observations & Comments	

This is a complaint investigation resulting from information received on 6/28/2026. Complaint reads as follows: I haven't had a stove for the last year. The sink leaks. I have cockroaches in my unit. There is sewage in the basement. Electricity only works on one side of the apartment. AC doesn't work. Basement door bolted shut, no one can get in during tornado, or reach breaker box. Windows won't lock.

Investigation as follows: Upon arriving to the unit the inspectors inspected the tenants areas of concern, kitchen, and living room. The kitchen had no working stove, and tenant was using a portable 2 burner electrical unit. There were numerous mice droppings and cockroach fras at the back door in the kitchen, and at the baseboards around the kitchen. The unit had no working smoke detectors, or carbon monoxide detectors. Living room outlets are not working, and tenant is using power from the kitchen using and extension cord.

Violations surrounding observations listed below:

(1) 1-A: Observed no working smoke detectors in the unit.

(2) 2-A: Observed no working carbon monoxide detector in the unit.

(15) 2-C: Observed no working stove in the unit, and only a range hood where the stove use to be.

(30) 3-H3b: Observed an extension cord being used for power in the living room coming from the kitchen due to no working outlets in the living room.

(36) 5-A2: Observed mice droppings near the back door in the kitchen.
Observed cockroach fras around the baseboards in the kitchen.

~~(48) This property is not registered with the Healthy Homes Rental Inspection Program.~~

Violations (1,2) are life safety and must be corrected within 24hrs.

Violations (30,36) are health hazardous and must corrected within 5 days.

Violations (15,36) are non-health hazardous and must be corrected within 10 days.

DATE INSPECTED 7/2/2026	ANNUAL INSPECTION PASSED ☐ YES ☐ NO ☒ N/A	RECEIVED BY PRINT
INSPECTED BY Brett Cox	RECEIVED BY SIGN	



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Public Health

Healthy Homes Rental Inspection Report

PROPERTY OWNER Wiser KC LLC	ADDRESS 142 N. Lawn Ave. #1S
--------------------------------	---------------------------------

Observations & Comments

Please provide verification of repairs (photos, work orders, invoices) to (brett.m.cox@kcmo.org) when the repairs are complete. Failure to provide requested documents can lead to a re-inspection with an associated \$187.50 re-inspection fee assessed at that time.

No landlord nor designee on site at the time of inspection. Report later forwarded.

DATE INSPECTED 7/2/2026	ANNUAL INSPECTION PASSED ☐ YES ☐ NO ☒ N/A	RECEIVED BY PRINT
INSPECTED BY Brett Cox		RECEIVED BY SIGN



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Healthy Homes Rental Inspection Program
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KANSAS CITY, MO 64108
Phone: (816) 513-6347 Fax: (816) 513-6356



Public Health

Healthy Homes Rental Inspection Report

PROPERTY OWNER Wiser KC LLC		COMPLAINANT NAME Kinthe Twai	
ADDRESS 140 N. Lawn Ave. #1N		ZIP CODE 64123	
PURPOSE ☐ Annual ☐ Follow-up ☒ Complaint ☐ Field Visit ☐ Other		TELEPHONE 816-660-4703	
		NUMBER OF RESIDENTS 1	
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	QNT	N/O	N/A	Smoke Alarm Present			25	IN	OUT	WO	N/A	Habitable Rooms Ventilated		
2	IN	QNT	N/O	N/A	Carbon Monoxide Alarm Present/Level 0			26	IN	OUT	WO	N/A	Furnace and Water Heater Properly Vented		
3	IN	OUT	WO	N/A	Exits Free of Obstruction			27	IN	OUT	WO	N/A	Restrooms Properly Vented		
4	IN	OUT	WO	N/A	Protective Railings and Walls Intact			Electrical Safety							
5	IN	OUT	WO	N/A	Gas Leak Inside Structure			28	IN	OUT	WO	N/A	Outlet Covers and Switchplates Present		
6	IN	OUT	WO	N/A	Egress Meets Minimum Standards			29	IN	OUT	WO	N/A	Cover On Fusebox		
7	IN	OUT	WO	N/A	No Active Water Leak			30	IN	OUT	WO	N/A	Electrical System Maintained & in Good Repair		
Kitchen Facilities							31	IN	OUT	WO	N/A	Minimum Requirements for Electric Fixtures			
8	IN	OUT	WO	N/A	Kitchen Sink Present/No leaks			Sanitary Conditions for Refuse							
9	IN	OUT	WO	N/A	Minimum Appliance Requirements			32	IN	OUT	WO	N/A	Trash Receptacles Durable, Covered, Adequate		
10	IN	OUT	WO	N/A	Countertops and Flooring Non-Absorbent and Cleanable			33	IN	QNT	N/O	N/A	Exterior Property Maintained and Sanitary		
Bathroom Facilities							34	IN	OUT	WO	N/A	Common Areas Maintained			
11	IN	OUT	WO	N/A	Bathroom Sink, Toilet, Shower/Tub Available and Private			Pest Management							
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14	IN	OUT	WO	N/A	Meets Minimum Requirements			37	IN	QNT	N/O	N/A	No Evidence of Pest Harborage		
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15	IN	OUT	WO	N/A	Properly Installed, Clean, Working Condition			Structural Safety							
16	IN	OUT	WO	N/A	Gas Service Lines/Shut-Off Valve/Proper Connections			39	IN	OUT	WO	N/A	Home Structures Intact/Meet Minimum Requirements		
Water							40	IN	QNT	N/O	N/A	Free From Visible Moisture and Leaks/Humidity Control			
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18	IN	OUT	WO	N/A	No Plumbing Back Up			42	IN	QNT	N/O	N/A	Minimum Requirements for Locks		
19	IN	OUT	WO	N/A	Kitchen and Bath Water Max Temp 120 F			43	IN	QNT	N/O	N/A	Water-tight Elements		
20	IN	OUT	WO	N/A	Waste Water Connected to Public Sewerage			44	IN	OUT	WO	N/A	Maintained in Good Repair		
21	IN	OUT	WO	N/A	Proper Plumbing Connections			Lead Paint Safety							
Heating							45	IN	OUT	WO	N/A	Lead Paint Compliance/Chipped Paint			
22	IN	OUT	WO	N/A	Heat Provided (Minimum 65 F)			46	IN	OUT	WO	N/A	No Evidence of Suspect Mold		
23	IN	OUT	WO	N/A	Furnace Filter Installed and Functioning			47	IN	OUT	WO	N/A	Radon Levels/Hazardous Materials		
24	IN	OUT	WO	N/A	No Prohibited Heat Source			48	IN	QNT	N/O	N/A	Other:		

DATE INSPECTED 7/2/2026	ANNUAL INSPECTION PASSED ☐ YES ☐ NO ☒ N/A	RECEIVED BY PRINT
INSPECTED BY Brett Cox <i>Brett Cox</i>		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 Wiser KC LLC	ADDRESS 140 N. Lawn Ave. #1N
Observations & Comments	

This is a complaint investigation resulting from information received on 6/28/2026. Complaint reads as follows: The front door to my building does not lock. The back door to my building does not lock. The doors to my individual unit do not lock. I do not have 2 working window air conditioning units already installed in my home. I have a leak in front of my bathroom. I have pests in my unit: Mice/Rats, Cockroaches, Flies. Most of my rooms do not have doors.

Investigation as follows: Upon arrival to the property the inspectors inspected the tenants areas of concern, exterior, living room, bathroom, kitchen, and bedroom. The south alley, and west alley had large quantities of trash accumulated outside the property. The unit did not have any functioning smoke detectors, or carbon monoxide detectors. Moisture stains were observed above the bathroom door, and top trim surrounding the door. Kitchen cabinets had no shelving in the kitchen. A hole in the ceiling was observed in the center of the dining area. Multiple pest entry points were observed surrounding the perimeter of the kitchen, and back door in the kitchen. Pest harborage was observed with various food items seen throughout the kitchen. The bedroom door was damaged, and off the hinges laying within the bedroom itself.

Violations surrounding observations listed below:

(1) 1-A: Observed no smoke detectors in the unit.

(2) 2-A: Observed no carbon monoxide detectors in the unit.

(33) 4-B1: Observed large quantities of trash accumulated outside in the south alley, and west alley.

(35) 5-A1: Observed multiple pest entry points around the bottom perimeter of the kitchen, and back door.

(36) 5-A2: Observed mice droppings, and cockroach frass throughout the entire floor of the kitchen, and lower cabinets.

(37) 5-A1: Observed numerous food items throughout the entire kitchen countertops, and floor.

(40) 6-H: Observed moisture stains above the bathroom door, and upper trim of the bathroom door.

(43) 6-F: Observed a hole in the center of the dining room ceiling.

(48) ~~This property is not registered with the Healthy Homes Rental Inspection Program.~~

DATE INSPECTED 7/2/2026	ANNUAL INSPECTION PASSED ☐ YES ☐ NO ☒ N/A	RECEIVED BY PRINT
INSPECTED BY Brett Cox		RECEIVED BY SIGN



KCMO HEALTH DEPARTMENT
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KANSAS CITY, MO 64108
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Public Health

Healthy Homes Rental Inspection Report

PROPERTY OWNER Wiser KC LLC	ADDRESS 140 N. Lawn Ave. #1N
Observations & Comments	

Violations (1,2) are life safety and must be corrected within **24hrs.**

Violations (36,40) are health hazardous and must corrected within **5 days.**

Violations (33,35,37,43,~~49~~) are non-health hazardous and must be corrected within **10 days.**

Please provide verification of repairs (photos, work orders, invoices) to (brett.m.cox@kcmo.org) when the repairs are complete. Failure to provide requested documents can lead to a re-inspection with an associated \$187.50 re-inspection fee assessed at that time.

No landlord nor designee on site at the time of inspection. Report later forwarded.

DATE INSPECTED 7/2/2026	ANNUAL INSPECTION PASSED ☐ YES ☐ NO ☒ N/A	RECEIVED BY PRINT
INSPECTED BY Brett Cox		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 Wiser KC LLC		COMPLAINANT NAME Chaw Noud	
ADDRESS 137 Lawn Ave. #6		ZIP CODE 64123	
PURPOSE ☐ Annual ☐ Follow-up ☒ Complaint ☐ Field Visit ☐ Other		TELEPHONE 732-904-3643	
		NUMBER OF RESIDENTS 1	

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

DATE INSPECTED 7/2/2026	ANNUAL INSPECTION PASSED ☐ YES ☐ NO ☒ N/A	RECEIVED BY PRINT
INSPECTED BY Brett Cox	<i>Brett Cox</i>	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 Wiser KC LLC	ADDRESS 137 Lawn Ave. #6
Observations & Comments	

This is a complaint investigation resulting from information received on 6/28/2026. Complaint reads as follows: The back door to my building does not lock. The doors to my individual unit gets stuck. I do not have 2 working window air conditioning units already installed in my home. I have mice/rats in my unit. Cracked wall Bathroom toilet needs replacement, Lightbulb fix, Cabinet under sink broken.

Investigation as follows: Upon arriving to the property the inspectors inspected the tenants areas of concern, exterior, front door, kitchen, and bedroom. Trash was observed on the entire west patio of the building upon entering. The inspectors observed that the front door is not weather tight, and the door can be opened when locked using a hard thin object. There were no working smoke detectors, or carbon monoxide detectors in the unit. There was a large hole in the wall of the rear bedroom creating a pest entry point. Numerous food items, and trash were seen in the kitchen promoting pest harborage. Mice droppings, gnats, and cockroaches were seen throughout the entire kitchen. Pest entry points were seen around the plumbing on the back wall of the lower kitchen sink cabinet.

Violations surrounding observations listed below:

- (1) 1-A: Observed no smoke detectors in the entire unit.
- (2) 2-A: Observed no carbon monoxide detectors in the entire unit.
- (33) 4-B1: Observed trash throughout the entire west patio of the exterior upon entry to the building.
- (35) 5-A1: Observed pest entry point in the rear bedroom with a large hole in the center of the back wall.
Observed pest entry points around the plumbing on the back wall of the lower kitchen cabinet.
- (36) 5-A2a: Observed mice droppings throughout the entire kitchen floor, and pantry.
Observed numerous live cockroaches, and gnats throughout the entire kitchen.
- (37) 5-A1: Observed numerous food items and trash throughout the entire kitchen promoting pest harborage.
- (43) 6-F: Observed that the front door is not weather tight around the perimeter of the entry door.
- (48): ~~This property is not registered with Healthy Homes Rental Inspection Program.~~

DATE INSPECTED 7/2/2026	ANNUAL INSPECTION PASSED ☒ YES ☐ NO ☐ N/A	RECEIVED BY PRINT
INSPECTED BY Brett Cox	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 Wiser KC LLC	ADDRESS 137 Lawn Ave. #6
Observations & Comments	

Violations (1,2) are life safety and must be corrected within **24hrs.**

Violations (36) are health hazardous and must corrected within **5 days.**

Violations (33,35,37,43,44) are non-health hazardous and must be corrected within **10 days.**

Please provide verification of repairs (photos, work orders, invoices) to (brett.m.cox@kcmo.org) when the repairs are complete. Failure to provide requested documents can lead to a re-inspection with an associated \$187.50 re-inspection fee assessed at that time.

No landlord nor designee on site at the time of inspection. Report later forwarded.

DATE INSPECTED 7/2/2026	ANNUAL INSPECTION PASSED ☐ YES ☐ NO ☒ N/A	RECEIVED BY PRINT
INSPECTED BY Brett Cox		RECEIVED BY SIGN



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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 Wiser KC LLC		COMPLAINANT NAME Artemio Tepetlanco	
ADDRESS 137 North Lawn Unit #2			ZIP CODE 64123
PURPOSE ☐ Annual ☐ Follow-up ☒ Complaint ☐ Field Visit ☐ Other		TELEPHONE (732) 904-3643	NUMBER OF RESIDENTS 2
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	OUT	N/O	N/A	Smoke Alarm Present		25	IN	OUT	N/O	N/A	Habitable Rooms Ventilated	
2	IN	OUT	N/O	N/A	Carbon Monoxide Alarm Present/Level 0		26	IN	OUT	N/O	N/A	Furnace and Water Heater Properly Vented	
3	IN	OUT	N/O	N/A	Exits Free of Obstruction		27	IN	OUT	N/O	N/A	Restrooms Properly Vented	
4	IN	OUT	N/O	N/A	Protective Railings and Walls Intact		Electrical Safety						
5	IN	OUT	N/O	N/A	Gas Leak Inside Structure		28	IN	OUT	N/O	N/A	Outlet Covers and Switchplates Present	
6	IN	OUT	N/O	N/A	Egress Meets Minimum Standards		29	IN	OUT	N/O	N/A	Cover On Fusebox	
7	IN	OUT	N/O	N/A	No Active Water Leak		30	IN	OUT	N/O	N/A	Electrical System Maintained & in Good Repair	
Kitchen Facilities							31	IN	OUT	N/O	N/A	Minimum Requirements for Electric Fixtures	
8	IN	OUT	N/O	N/A	Kitchen Sink Present/No leaks		Sanitary Conditions for Refuse						
9	IN	OUT	N/O	N/A	Minimum Appliance Requirements		32	IN	OUT	N/O	N/A	Trash Receptacles Durable, Covered, Adequate	
10	IN	OUT	N/O	N/A	Countertops and Flooring Non-Absorbent and Cleanable		33	IN	OUT	N/O	N/A	Exterior Properly Maintained and Sanitary	
Bathroom Facilities							34	IN	OUT	N/O	N/A	Common Areas Maintained	
11	IN	OUT	N/O	N/A	Bathroom Sink, Toilet, Shower/Tub Available and Private		Pest Management						
12	IN	OUT	N/O	N/A	Bathroom Facilities in Working Condition		35	IN	OUT	N/O	N/A	Building Free from Points of Entry for Pests	
13	IN	OUT	N/O	N/A	Floor and Counters Smooth, Cleanable, Non-Absorbent		36	IN	OUT	N/O	N/A	No Evidence of Pests (Light/Moderate/Severe)	
14	IN	OUT	N/O	N/A	Meets Minimum Requirements		37	IN	OUT	N/O	N/A	No Evidence of Pest Harborage	
Appliances							38	IN	OUT	N/O	N/A	Reporting Requirements	
15	IN	OUT	N/O	N/A	Properly Installed, Clean, Working Condition		Structural Safety						
16	IN	OUT	N/O	N/A	Gas Service Lines/Shut-Off Valve/Proper Connections		39	IN	OUT	N/O	N/A	Home Structures Intact/Meet Minimum Requirements	
Water							40	IN	OUT	N/O	N/A	Free From Visible Moisture and Leaks/Humidity Control	
17	IN	OUT	N/O	N/A	Water Supply Available		41	IN	OUT	N/O	N/A	Lighting Requirements	
18	IN	OUT	N/O	N/A	No Plumbing Back Up		42	IN	OUT	N/O	N/A	Minimum Requirements for Locks	
19	IN	OUT	N/O	N/A	Kitchen and Bath Water Max Temp 120 F		43	IN	OUT	N/O	N/A	Water-tight Elements	
20	IN	OUT	N/O	N/A	Waste Water Connected to Public Sewage		44	IN	OUT	N/O	N/A	Maintained in Good Repair	
21	IN	OUT	N/O	N/A	Proper Plumbing Connections		Lead Paint Safety						
Heating							45	IN	OUT	N/O	N/A	Lead Paint Compliance/Chipped Paint	
22	IN	OUT	N/O	N/A	Heat Provided (Minimum 65 F)		46	IN	OUT	N/O	N/A	No Evidence of Suspect Mold	
23	IN	OUT	N/O	N/A	Furnace Filter Installed and Functioning		47	IN	OUT	N/O	N/A	Radon Levels/Hazardous Materials	
24	IN	OUT	N/O	N/A	No Prohibited Heat Source		48	IN	OUT	N/O	N/A	Other:	

DATE INSPECTED 7/2/2026	ANNUAL INSPECTION PASSED ☐ YES ☐ NO ☒ N/A	RECEIVED BY PRINT
INSPECTED BY Mayah Estill	<i>Mayah Estill</i>	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 Wiser KC LLC	ADDRESS 137 North Lawn Unit #2
Observations & Comments	

This is a complaint investigation resulting from information received on 6/28/2026. Complaint reads as follows: The back door to my building does not lock. I have cockroaches, flies, and spiders in the unit.

Investigation as follows: Observed the tenants concerned areas in the living room, kitchen, bathroom, and building common spaces. Tenant stated that they will not get any repairs done, the tenant will have to fix any issues within the apartment. Tenant also mentioned that they cleaned under the fridge last week, but are still seeing roaches.

Violations surrounding observations listed below:

Interior Violations:

- (13) 2-B3aii: Observed bathroom vinyl floor on the right side of the bathroom vanity to be coming up.
- (36) 5-A2b: Observed live roaches throughout the unit.
- (37) 5-A1: Observed trash can without a lid, with food inside.
- (40) 6-H: Observed moisture damage on the bathroom ceiling.
- (44) 6-: Observed bathroom ceiling above the toilet to be in disrepair.
 - Observed bathroom ceiling to have hole with open duct exposed.
 - Observed door frame to kitchen to be in disrepair with splitting wood.
 - Observed hole in wall covered with tape on the south living room wall.

DATE INSPECTED 7/2/2026	ANNUAL INSPECTION PASSED ☐ YES ☐ NO ☒ N/A	RECEIVED BY PRINT
INSPECTED BY Mayah Estill <i>Mayah Estill</i>		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 Wiser KC LLC	ADDRESS 137 North Lawn Unit #2
--------------------------------	-----------------------------------

Observations & Comments

Building Violations:

(4) 1-C: Observed west-side 1st floor common hallway in building 137-135 to have multiple missing balusters.

(33) 4-B1: Observed exterior property to have trash and bulk items.

(34) 4-B3: Observed common area spaces within building 137-135 to be dirty with food, trash, and bulk items.

~~(48) Property not registered in Healthy Homes Database.~~

Violations (4) are life threatening and must be corrected within 24 hours.

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

Violations (13,33,34,*37*,44,~~48~~) are non-health hazardous and must be corrected within 10 days.

Please provide verification of repairs (photos, work orders, invoices) to Mayah.Estill@kcmo.org when the repairs are complete. Failure to provide requested documents can lead to an re-inspection with an associated \$187.50 re-inspection fee that will be assessed.

No landlord nor designee on site at the time of inspection. Report later forwarded.

DATE INSPECTED 7/2/2026	ANNUAL INSPECTION PASSED ☐ YES ☐ NO ☒ N/A	RECEIVED BY PRINT
INSPECTED BY Mayah Estill		RECEIVED BY SIGN



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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 Wiser KC LLC		COMPLAINANT NAME Su Ban	
ADDRESS 135 N Lawn Ave The Burge			ZIP CODE 64123
PURPOSE ☐ Annual ☐ Follow-up ☒ Complaint ☐ Field Visit ☐ Other		TELEPHONE 732-904-3643	NUMBER OF RESIDENTS 1
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	OUT	WO	N/A	Smoke Alarm Present			25	IN	OUT	WO	N/A	Habitable Rooms Ventilated		
2	IN	OUT	WO	N/A	Carbon Monoxide Alarm Present/Level 0			26	IN	OUT	WO	N/A	Furnace and Water Heater Properly Vented		
3	IN	OUT	WO	N/A	Exits Free of Obstruction			27	IN	OUT	WO	N/A	Restrooms Properly Vented		
4	IN	OUT	WO	N/A	Protective Railings and Walls Intact			Electrical Safety							
5	IN	OUT	WO	N/A	Gas Leak Inside Structure			28	IN	OUT	WO	N/A	Outlet Covers and Switchplates Present		
6	IN	OUT	WO	N/A	Egress Meets Minimum Standards			29	IN	OUT	WO	N/A	Cover On Fusebox		
7	IN	OUT	WO	N/A	No Active Water Leak			30	IN	OUT	WO	N/A	Electrical System Maintained & in Good Repair		
Kitchen Facilities							31	IN	OUT	WO	N/A	Minimum Requirements for Electric Fixtures			
8	IN	OUT	WO	N/A	Kitchen Sink Present/No leaks			Sanitary Conditions for Refuse							
9	IN	OUT	WO	N/A	Minimum Appliance Requirements			32	IN	OUT	WO	N/A	Trash Receptacles Durable, Covered, Adequate		
10	IN	OUT	WO	N/A	Countertops and Flooring Non-Absorbent and Cleanable			33	IN	OUT	WO	N/A	Exterior Property Maintained and Sanitary		
Bathroom Facilities							34	IN	QTY	N/O	N/A	Common Areas Maintained			
11	IN	OUT	WO	N/A	Bathroom Sink, Toilet, Shower/Tub Available and Private			Pest Management							
12	IN	QTY	N/O	N/A	Bathroom Facilities in Working Condition			35	IN	OUT	WO	N/A	Building Free from Points of Entry for Pests		
13	IN	OUT	WO	N/A	Floor and Counters Smooth, Cleanable, Non-Absorbent			36	IN	OUT	WO	N/A	No Evidence of Pests (Light/Moderate/Severe)		
14	IN	OUT	WO	N/A	Meets Minimum Requirements			37	IN	OUT	WO	N/A	No Evidence of Pest Harborage		
Appliances							38	IN	OUT	WO	N/A	Reporting Requirements			
15	IN	OUT	WO	N/A	Properly Installed, Clean, Working Condition			Structural Safety							
16	IN	OUT	WO	N/A	Gas Service Lines/Shut-Off Valve/Proper Connections			39	IN	OUT	WO	N/A	Home Structures Intact/Meet Minimum Requirements		
Water							40	IN	OUT	WO	N/A	Free From Visible Moisture and Leaks/Humidity Control			
17	IN	OUT	WO	N/A	Water Supply Available			41	IN	OUT	WO	N/A	Lighting Requirements		
18	IN	OUT	WO	N/A	No Plumbing Back Up			42	IN	OUT	WO	N/A	Minimum Requirements for Locks		
19	IN	OUT	WO	N/A	Kitchen and Bath Water Max Temp 120 F			43	IN	OUT	WO	N/A	Water-tight Elements		
20	IN	OUT	WO	N/A	Waste Water Connected to Public Sewage			44	IN	QTY	N/O	N/A	Maintained In Good Repair		
21	IN	OUT	WO	N/A	Proper Plumbing Connections			Lead Paint Safety							
Heating							45	IN	OUT	WO	N/A	Lead Paint Compliance/Chipped Paint			
22	IN	OUT	WO	N/A	Heat Provided (Minimum 65 F)			46	IN	OUT	WO	N/A	No Evidence of Suspect Mold		
23	IN	OUT	WO	N/A	Furnace Filter Installed and Functioning			47	IN	OUT	WO	N/A	Radon Levels/Hazardous Materials		
24	IN	OUT	WO	N/A	No Prohibited Heat Source			48	QTY	OUT	N/O	N/A	Other:		

DATE INSPECTED 7/2/2026	ANNUAL INSPECTION PASSED ☐ YES ☐ NO ☒ N/A	RECEIVED BY PRINT
INSPECTED BY Valerie Point-Du-Jour		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 Wiser KC LLC	ADDRESS 135 N Lawn Ave The Burge
Observations & Comments	

This is a complaint investigation resulting from information received on (6/28/26). Complaint reads as follows: The back door to my building does not lock. I have a serious leak in my kitchen ceiling for nearly 2 months. I have reported to the landlord multiple times, and it is getting worse. I have pests in my unit: Mice/Rats, Cockroaches, Flies. My windows need replacing

Investigation as follows: Observed and inspected the tenant's areas of concern throughout the unit, including the bathroom, kitchen, and living room. The tenant expressed concern that whenever the upstairs tenant uses the shower, water leaks into their unit. The tenant also reported that a window without blinds has gaps that allow flies and other insects to enter the unit. Additionally, the tenant expressed concern regarding ongoing pest activity within the unit.

Violations surrounding observations listed below:

(12)2-B1: Observed that the corners of the bathtub is in need of caulking.
-Observed peeling and deteriorated finish on the interior surface of the bathtub.

(36)5-A2: Observed rodent droppings on the corner window area of the unit.

(34)4-B1: Observed that the common area of the building was not being properly maintained at the time of the inspection.

(44)6-J: Observed a crack in the kitchen ceiling.

Violation (36) is health hazardous and must be correct within 5 days.

Violations (12, 34, 44) are non health hazardous and must be corrected in 10 days.

Please provide verification of repairs (photos, work orders, invoices) to (valerie.pointdujour@kcmo.org) when the repairs are complete. Failure to provide requested documents can lead to a re-inspection with an associated \$187.50 re-inspection fee assessed at that time.

No landlord nor designee on site at the time of inspection. Report later forwarded.

DATE INSPECTED 7/2/2026	ANNUAL INSPECTION PASSED ☐ YES ☐ NO ☒ N/A	RECEIVED BY PRINT
INSPECTED BY Valerie Point-Du-Jour		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 KC Wiser LLC		COMPLAINANT NAME Win Shay	
ADDRESS 137 N Lawn #10			ZIP CODE 64123
PURPOSE ☐ Annual ☐ Follow-up ☒ Complaint ☐ Field Visit ☐ Other		TELEPHONE (732) 904-3643	NUMBER OF RESIDENTS 2

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

DATE INSPECTED 7-2-26	ANNUAL INSPECTION PASSED ☐ YES ☐ NO ☒ N/A	RECEIVED BY PRINT
INSPECTED BY Daniel Martin <i>Daniel Martin</i>		RECEIVED BY SIGN



KCMO HEALTH DEPARTMENT
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KANSAS CITY, MO 64108
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Public Health

Healthy Homes Rental Inspection Report

PROPERTY OWNER KC Wiser LLC	ADDRESS 137 N Lawn #10
Observations & Comments	

This is a complaint investigation resulting from information received on 6-28-26.

Complaint reads as follows: The back door to my building does not lock. I have 2 leaks in my unit: in the bedroom and right in front of the door. When it leaks in my bedroom, my elderly husband and I have to sleep on the floor. I have pests in my unit: mice/rats, cockroaches, and flies: Toilet needs fixing - it moves when you sit on it Ceilings need fixing

Investigation as follows: Observed the tenant areas of concern. Inspected the bedroom, living room and kitchen at the time of inspection. Tenant stated that when it rains, the ceiling in her bedroom leaks. She stated that the bathroom toilet is not stable and moves when they sit on it.

Violations surrounding observations listed below:

(12) Observed toilet to not be stable.

(44) Observed the 1st kitchen cabinet drawer to be in disrepair to the left of the hvac unit in the kitchen. Observed the bottom shelf underneath the kitchen sink to be in disrepair and have water damage.

(46) Observed suspected mold on the north and west wall inside of the bedroom.

~~(48) Observed property to not have a current rental permit with Healthy Homes.~~

Violations (46) are health hazardous and must be corrected within 24hrs.

Violations (12, 44, ~~48~~) are non-health hazardous and must be corrected within 10 days.

Please provide verification of repairs (photos, work orders, invoices) to (Daniel.Martin@kcmo.org) when the repairs are complete. Failure to provide requested documents can lead to a re-inspection with an associated \$187.50 re-inspection fee assessed at that time

No landlord nor designee on site at the time of inspection. Report later forwarded.

DATE INSPECTED 7-2-26	ANNUAL INSPECTION PASSED ☐ YES ☐ NO ☒ N/A	RECEIVED BY PRINT
INSPECTED BY Daniel Martin <i>Daniel Martin</i>		RECEIVED BY SIGN



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Public Health

Healthy Homes Rental Inspection Report

PROPERTY OWNER	Wiser KC LLC Gladstone Court	COMPLAINANT NAME	Rochelle Lee
ADDRESS	140 N Lawn Ave Unit #2N	ZIP CODE	64123
PURPOSE	☐ Annual ☐ Follow-up ☒ Complaint ☐ Field Visit ☐ Other	TELEPHONE	816-398-1678
		NUMBER OF RESIDENTS	2

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 OUT N/O N/A			25	IN OUT N/O N/A		
2	IN OUT N/O N/A			26	IN OUT N/O N/A		
3	IN OUT N/O N/A			27	IN OUT N/O N/A		
4	IN OUT N/O N/A			Electrical Safety			
5	IN OUT N/O N/A			28	IN OUT N/O N/A		
6	IN OUT N/O N/A			29	IN OUT N/O N/A		
7	IN OUT N/O N/A			30	IN OUT N/O N/A		
Kitchen Facilities				31	IN OUT N/O N/A		
8	IN OUT N/O N/A			Sanitary Conditions for Refuse			
9	IN OUT N/O N/A			32	IN OUT N/O N/A		
10	IN OUT N/O N/A			33	IN OUT N/O N/A		
Bathroom Facilities				34	IN OUT N/O N/A		
11	IN OUT N/O N/A			Pest Management			
12	IN OUT N/O N/A			35	IN OUT N/O N/A		
13	IN OUT N/O N/A			36	IN OUT N/O N/A		
14	IN OUT N/O N/A			37	IN OUT N/O N/A		
Appliances				38	IN OUT N/O N/A		
15	IN OUT N/O N/A			Structural Safety			
16	IN OUT N/O N/A			39	IN OUT N/O N/A		
Water				40	IN OUT N/O N/A		
17	IN OUT N/O N/A			41	IN OUT N/O N/A		
18	IN OUT N/O N/A			42	IN OUT N/O N/A		
19	IN OUT N/O N/A			43	IN OUT N/O N/A		
20	IN OUT N/O N/A			44	IN OUT N/O N/A		
21	IN OUT N/O N/A			Lead Paint Safety			
Heating				45	IN OUT N/O N/A		
22	IN OUT N/O N/A			46	IN OUT N/O N/A		
23	IN OUT N/O N/A			47	IN OUT N/O N/A		
24	IN OUT N/O N/A			48	IN OUT N/O N/A		

DATE INSPECTED	7/7/2026	ANNUAL INSPECTION PASSED	☐ YES ☐ NO ☒ N/A	RECEIVED BY PRINT
INSPECTED BY	Mayah Estill	Mayah Estill		RECEIVED BY SIGN



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PublicHealth

Healthy Homes Rental Inspection Report

PROPERTY OWNER Wiser KC LLC Gladstone Court	ADDRESS 140 N Lawn Ave Unit #2N
Observations & Comments	

This is a complaint investigation resulting from information received on 6/28/2026. Complaint reads as follows: The front door to my building does not lock. The back door to my building does not lock. The key to my unit opens other unit doors. I do not have 2 working window air conditioning units already I have pests in my unit: Mice/Rats, Cockroaches, Flies, Gnats. There is sewage in my basement. Our back stairwell is infested with flies, gnats, and mosquitoes.

Investigation as follows: Observed the tenant's areas of concern in the bathroom, kitchen, and north bedroom. The tenant mentioned concerns regarding the stove/oven not working. The inspector turned the oven knob to the on position to activate the oven. After approximately 10 minutes, the inspector used an infrared digital thermometer and found the oven's ambient temperature to be 75 degrees F.

Violations surrounding observations listed below:

(3)1-B3: Observed building egress to be blocked by cabinet in hallway in building 140.

(4)1-C4: Observed balusters in building 140 on the 3rd staircase set to be missing.
-Observed handrail across from building entrance to be in disrepair.

(15)2-C: Observed tenants stove not operate properly.

(33) 4-B1: Observed back exterior property to have dumped furniture, trash, and clothes

(34)4-B3: Observed common area to be dirty, with furniture and trash.

(36)5-A2b: Observed moderate roaches throughout tenants unit.
-Observed rodent droppings along the bathroom floor trim.

(37)5-A1: Observed tenants unit to be dirty with food, and trash.

DATE INSPECTED 7/7/2026	ANNUAL INSPECTION PASSED ☐ YES ☐ NO ☒ N/A	RECEIVED BY PRINT
INSPECTED BY Mayah Estill	RECEIVED BY SIGN <i>Mayah Estill</i>	



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Healthy Homes Rental Inspection Report

PROPERTY OWNER Wiser KC LLC Gladstone Court	ADDRESS 140 N Lawn Ave Unit #2N
Observations & Comments	

(40) 6-H: Observed moisture damage on bathroom ceiling.

(42) 6-G: Observed back door of building 140 to not secure against unlawful entry.

(44) 6-J: Observed bathroom ceiling paint to be cracking and peeling.

Violations (3,4) are life threatening and must be corrected within 24 hours.

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

Violations (15,33,34,*37*,42,44) are non-health hazardous and must be corrected within 10 days.

Please provide verification of repairs (photos, work orders, invoices) to Mayah.Estill@kcmo.org when the repairs are complete. Failure to provide requested documents can lead to an re-inspection with an associated \$187.50 re-inspection fee that will be assessed.

Report later forwarded.

Observed By:

Mayah Estill
Sharrecia Cubit
Monique Tate
Ivet Desnick

DATE INSPECTED 7/7/2026	ANNUAL INSPECTION PASSED ☐ YES ☐ NO ☒ N/A	RECEIVED BY PRINT
INSPECTED BY Mayah Estill <i>Mayah Estill</i>		RECEIVED BY SIGN