



AUCTION DIVISION

PROPERTY INFORMATION



6801 E. Kellogg Rd. Wichita, KS

**ONLINE ONLY - Bidding Ends
Thursday, November 3rd, 2022 @ 2:00 PM CDT**

Kevin Howell, Auctioneer
316-292-3971 | khowell@weigand.com



WEIGAND ONLINE AUCTION

6801-6829 E. Kellogg Dr. Wichita

ONLINE ONLY Bidding Ends Thurs. November 3, 2022 @ 2 PM CT

Register & Bid online at WeigandAuctions.com



Highly Visible Retail Investment Opportunity

SITE SIZE
1.45 ACRES

BUILDING SIZE
25,764 SF

ZONING
LIMITED COMMERCIAL

TAXES
GENERALS: \$39,424.40

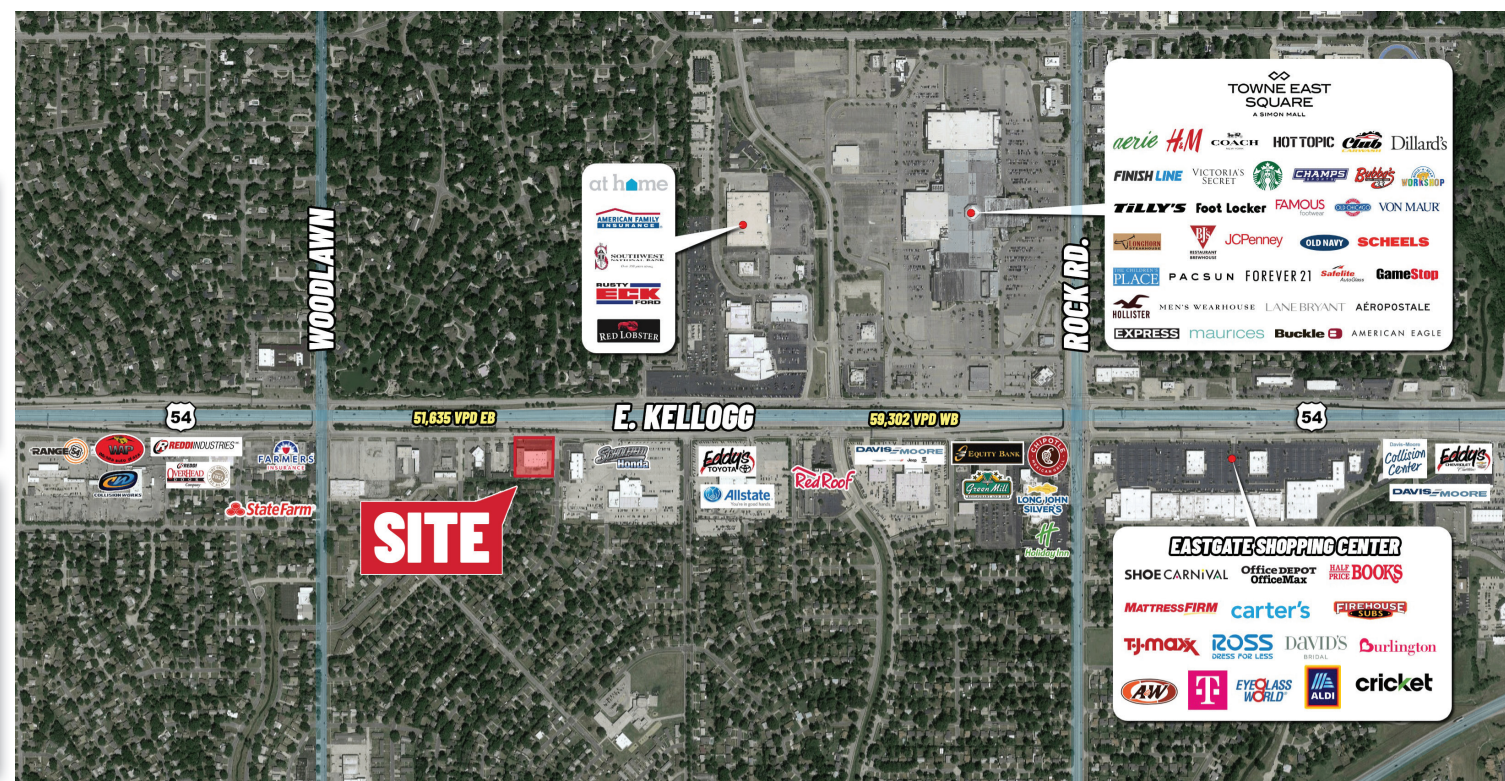
OCCUPANCY RATE
62%

PROPERTY HIGHLIGHTS

- Value Add Retail Opportunity
- East Kellogg Frontage near Towne East Square
- Restaurant F F & E included
- Monument & Building Signage visible from Kellogg
- 9,400 vacant SF
- Current tenants include:
 - Nerf Warz
 - The Foundry Christian Church
 - The Nelson's Kitchen
- 60+ Parking Spaces



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	3,238	27,532	399,529
AVG. HH INCOME	\$40,541	\$75,202	\$75,014
MEDIAN AGE	31.5	33	35.1



J.P. Weigand & Sons, Inc. - Auction Division
150 N. Market Wichita, KS 67202 | WeigandAuctions.com



Kevin Howell, Auctioneer | 316-292-3971 | khowell@weigand.com

AUCTION PROCEDURE: Online bidding is by approval only. Bidding will remain open until 3 minutes have passed without receiving an acceptable bid. J.P. Weigand & Sons, Inc. - Auction Division reserves the right to request a proof of funds letter from a bank to participate in online bidding. **BUYER'S PREMIUM:** A buyer's premium of 10% of the final bid will be added to the final bid price to determine the total purchase price. **AUCTION TERMS:** The successful bidder shall be required to make a deposit in an amount equal to 10% of the total purchase price as earnest money in the form of Certified or Personal Check with proper identification within 24 hours of close of auction. Closing will take place on or before 30 days following the day of auction. **IMPORTANT NOTICE TO ALL BIDDERS:** All the information contained in this brochure was obtained from sources believed to be correct but is not guaranteed. This property will be sold "as is, where is" and bidders shall rely on their own information, judgment, and inspection of the property and records. This property will be sold subject to any applicable Federal, State, and/or Local Government Regulations. **BROKER PARTICIPATION:** At the completion of a successful closing, a fee of 3% of the buyer's premium will be paid by J.P. Weigand & Sons, Inc. to the broker properly registering and representing the successful bidder. Please visit WeigandAuctions.com for a detailed explanation of Terms and Conditions.

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WOODLAWN

ROCK RD.

at home

AMERICAN FAMILY INSURANCE

SOUTHWEST NATIONAL BANK

RUSTY ECK FORD

RED LOBSTER

TOWNE EAST SQUARE
A SIMON MALL

aerie H&M COACH HOT TOPIC Club Dillard's

FINISH LINE VICTORIA'S SECRET Starbucks CHAMPS Bubba's WORKSHOP

TILLY'S Foot Locker FAMOUS footware OLD CHICAGO VON MAUR

LONGHORN STEAKHOUSE BJ'S RESTAURANT BREWHOUSE JCPenney OLD NAVY SCHEELS

THE CHILDREN'S PLACE PACSUN FOREVER 21 Safelite AutoGlass GameStop

HOLLISTER MEN'S WEARHOUSE LANE BRYANT AÉROPOSTALE

EXPRESS maurices Buckle B AMERICAN EAGLE

51,635 VPD EB

E. KELLOGG

59,302 VPD WB

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SITE

EASTGATE SHOPPING CENTER

SHOE CARNIVAL Office DEPOT OfficeMax HALF PRICE BOOKS

MATTRESS FIRM carter's FIREHOUSE SUBS

TJ-maxx ROSS DRESS FOR LESS DAVID'S BRIDAL Burlington

AW T EYEGLASS WORLD ALDI cricket



SITE

S. MISSION

E. HUNTER

54

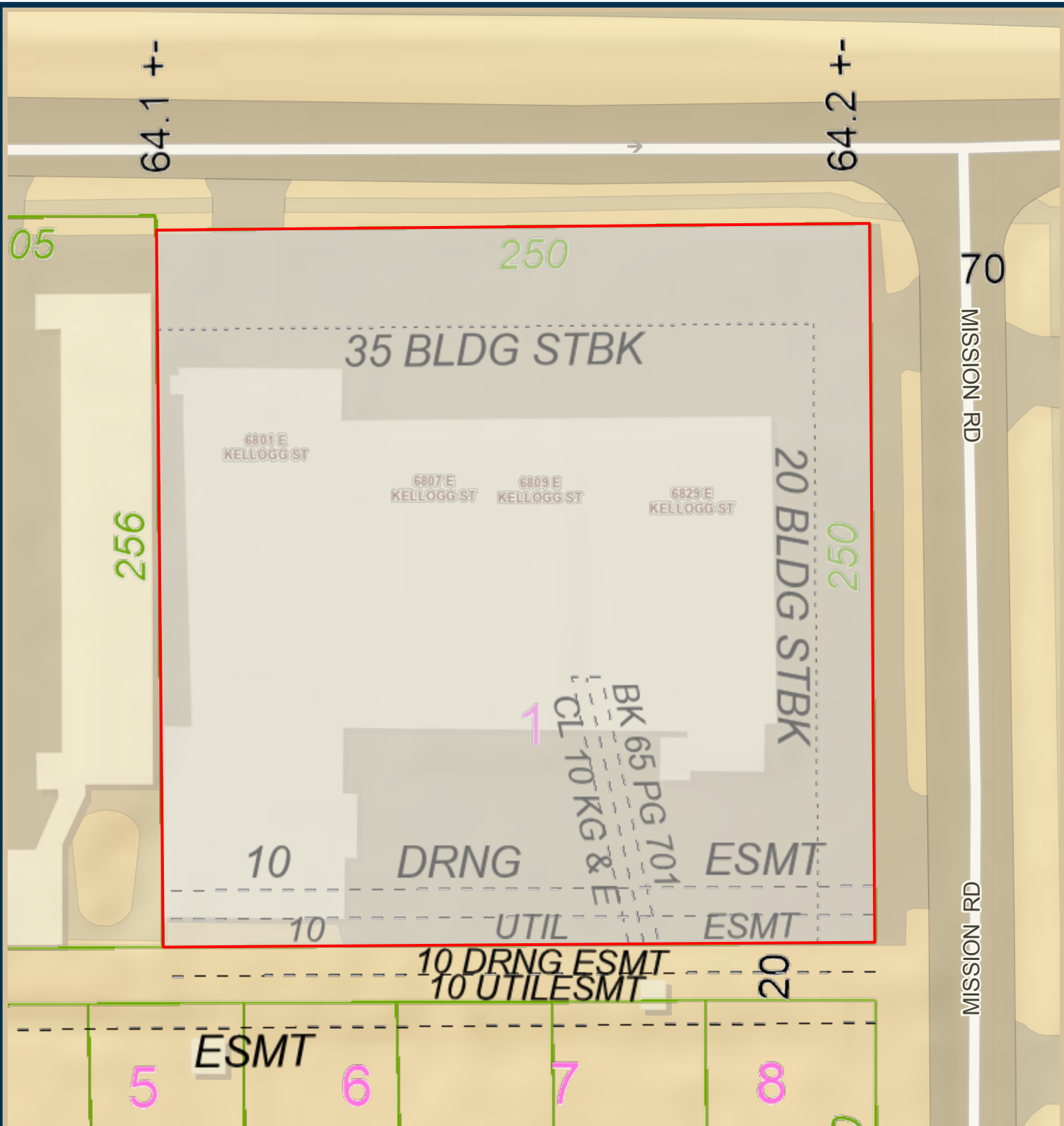
E. KELLOGG AVE.

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Page 1

Kellogg Drive Investments, LLC RENT ROLL 2022											
ADDRESS	TENANT	LEASE EXP	OPTIONS PERIODS	SQ FT	RATE PSF	MONTHLY RENT	MONTHLY NNN	MONTHLY TOTAL	ANNUAL RENT	ANNUAL TOTAL	COMMENTS
6801 E Kellogg Drive	VACANT			9,400	\$ -			\$ -	\$ -	\$ -	
6807-6809 E Kellogg Drive	Foundry Christian Church	MTM	None	5,000	\$ 1.92	\$ 800.00	\$ -	\$ 800.00	\$ 9,600.00	\$ 9,600.00	
6821 E Kellogg Drive	Nerf Warz, LLC	1/31/2027	None	5,000	\$ 3.96	\$ 1,650.00	\$ -	\$ 1,650.00	\$ 19,800.00	\$ 19,800.00	
6829 E Kellogg Drive	The Nelson's Kitchen	3/1/2024	None	5,435	\$ 3.75	\$ 1,700.00	\$ -	\$ 1,700.00	\$ 20,400.00	\$ 20,400.00	3-14 months \$1700.00 mo 15-26 months \$2000.00 mo
	TOTALS			24,835	\$ 2.41	\$ 4,150.00	\$ -	\$ 4,150.00	\$ 49,800.00	\$ 49,800.00	



Geographic Information Services

Sedgwick County...
working for you

Date: 9/15/2022

It is understood that the Sedgwick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.

The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.

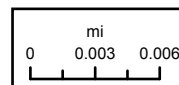
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6801 E Kellogg

Sedgwick County, Kansas



1:564



Property Taxes and Appraisals

6801 E KELLOGG ST WICHITA

Property Description

Legal Description	LOT 1 ANDEEL 2ND. ADDITION
Owner	KELLOGG DRIVE INVESTMENTS LLC
Mailing Address	2024 N WOODLAWN STE 200 WICHITA KS 67208-1878
Geo Code	C 42790
PIN	00189039
AIN	119300220100100
Tax Unit	6702 001 WICHITA U-259
Land Use	2105 Strip store center
Market Land Square Feet	63,010
2022 Total Acres	1.45
2022 Appraisal	\$1,095,000
2022 Assessment	\$273,750

Commercial Buildings

Building	Units	Built	Sq. Ft.
1-NERF WARZ & TENANTS (Neighborhood Shopping Ctr)		1973	21,747
1-NERF WARZ & TENANTS (Neighborhood Shopping Ctr)		2010	117
1-NERF WARZ & TENANTS (Neighborhood Shopping Ctr)		1981	3,900

More Details [View the Property Record Card for full property details](#)

Appraisal Values

Year	Class	Land	Improvements	Total	Change
2022	Commercial / Industrial	\$315,100	\$779,900	\$1,095,000	-19%
2021	Commercial / Industrial	\$315,100	\$1,042,700	\$1,357,800	
2020	Commercial / Industrial	\$315,100	\$1,042,700	\$1,357,800	
2019	Commercial / Industrial	\$315,100	\$1,042,700	\$1,357,800	+9%
2018	Commercial / Industrial	\$315,100	\$925,200	\$1,240,300	
2017	Commercial / Industrial	\$315,100	\$925,200	\$1,240,300	+3%
2016	Commercial / Industrial	\$315,100	\$894,900	\$1,210,000	
2015	Commercial / Industrial	\$315,100	\$894,900	\$1,210,000	+13%
2014	Commercial / Industrial	\$315,100	\$752,300	\$1,067,400	
2013	Commercial / Industrial	\$315,100	\$752,300	\$1,067,400	

Assessment Values

Year	Class	Land	Improvements	Total	Change
2022	Commercial / Industrial	\$78,775	\$194,975	\$273,750	-19%
2021	Commercial / Industrial	\$78,775	\$260,675	\$339,450	

Year	Class	Land	Improvements	Total	Change
2020	Commercial / Industrial	\$78,775	\$260,675	\$339,450	
2019	Commercial / Industrial	\$78,775	\$260,675	\$339,450	+9%
2018	Commercial / Industrial	\$78,775	\$231,300	\$310,075	
2017	Commercial / Industrial	\$78,775	\$231,300	\$310,075	+3%
2016	Commercial / Industrial	\$78,775	\$223,725	\$302,500	
2015	Commercial / Industrial	\$78,775	\$223,725	\$302,500	+13%
2014	Commercial / Industrial	\$78,775	\$188,075	\$266,850	
2013	Commercial / Industrial	\$78,775	\$188,075	\$266,850	

2021 Tax Year Special Assessments

Project	Description	Principal	Interest	Total
2639 F	COUNTY SOLID WASTE SOLID WASTE USER FEE	\$0.00	\$0.00	\$6.81
Totals:		\$0.00	\$0.00	\$6.81

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2021	116.142000	\$39,424.40	\$6.81	\$0.00	\$0.00	\$39,431.21	\$39,431.21	\$0.00
2020	116.599000	\$39,335.22	\$6.67	\$244.36	\$0.00	\$39,586.25	\$39,586.25	\$0.00
2019	116.788000	\$39,643.70	\$6.71	\$0.00	\$0.00	\$39,650.41	\$39,650.41	\$0.00
2018	117.213000	\$36,344.83	\$5.58	\$0.00	\$0.00	\$36,350.41	\$36,350.41	\$0.00
2017	117.293000	\$36,369.64	\$5.58	\$0.00	\$0.00	\$36,375.22	\$36,375.22	\$0.00
2016	117.201000	\$35,453.32	\$4.58	\$0.00	\$0.00	\$35,457.90	\$35,457.90	\$0.00
2015	119.847000	\$36,253.71	\$4.58	\$0.00	\$0.00	\$36,258.29	\$36,258.29	\$0.00
2014	117.365011	\$31,318.86	\$5.94	\$0.00	\$0.00	\$31,324.80	\$31,324.80	\$0.00
2013	120.600691	\$32,182.30	\$5.94	\$0.00	\$0.00	\$32,188.24	\$32,188.24	\$0.00
2012	120.602427	\$38,475.19	\$5.46	\$0.00	\$0.00	\$38,480.65	\$38,480.65	\$0.00

Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	29.370000
0518 CITY OF WICHITA	32.758000
0602 USD 259	16.036000
0602 USD 259 SC	7.995000
0602 USD 259 SG	20.000000
0754 USD 259 BOND	8.483000
Total: 116.142000	



Parcel ID: 087-119-30-0-22-01-001.00-

SGORIONPROD Expanded Appraisal Card

Quick Ref: R57030



Tax Year: 2022

Run Date: 9/15/2022 11:00:39 AM

OWNER NAME AND MAILING ADDRESS

KELLOGG DRIVE INVESTMENTS LLC

2024 N WOODLAWN STE 200

WICHITA, KS 67208-1878

PROPERTY SITUS ADDRESS

6801 E KELLOGG ST
WICHITA, KS 67207
6807 E KELLOGG ST
WICHITA, KS 67207

LAND BASED CLASSIFICATION SYSTEM

Function: 2105 Strip store cent
Activity: 2110 Goods-oriented shopping
Ownership: 1100 Private-fee simple
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: C Commercial & Industrial - C
Property Type: C-Commercial & Industrial
Living Units:
Zoning: LC
Multi-Zoning: N **Non-Conforming:** N
Neighborhood: 861.9 861.9
Economic Adj. Factor:
Map / Routing: C / 119300220100100
School District: 0602 USD 259
Legacy ID: 00189039
Investment Class:
Tax Unit Group: 6702-6702 001 WICHITA U-259

TRACT DESCRIPTION

LOT 1 ANDEEL 2ND.
ADDITION



Image Date: 10/25/2021

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Underground - 2
Access: Paved Road - 1
Fronting: Frontage Road - 8
Location: Major Strip - 4
Parking Type: On and Off Street - 3
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
10/07/2021	1:30 PM	6	RE	569		
02/21/2017	1:45 PM	11	RE	483		
08/30/2012	2:55 PM	15	RE	477		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
19-RS9248	0	Roof	11/21/2019	C	100
10569	25,897		10/08/2007	C	100

2022 APPRAISED VALUE

Cls	Land	Building	Total
C	315.100	779.900	1,095.000
Total	315.100	779.900	1,095.000

2021 APPRAISED VALUE

Cls	Land	Building	Total
C	315,100	1,042,700	1,357,800
Total	315,100	1,042,700	1,357,800

MARKET LAND INFORMATION

Size	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	\$/Unit	Value Est
Sqft	1-Primary Site - 1	63,010				5	50						42	40,000.00	10.00	10.00	10.00	5.00	315,100

Total Market Land Value 315,100



Parcel ID: 087-119-30-0-22-01-001.00-

SGORIONPROD Expanded Appraisal Card

Quick Ref: R57030



Tax Year: 2022 Run Date: 9/15/2022 11:00:39 AM

GENERAL BUILDING INFORMATION

Situs: 6801 E KELLOGG ST WICHITA, KS 67207
LBCS Structure Code: 2591-Strip shopping center
Bldg No. & Name: 1 1-NERF WARZ & TENANTS
Identical Units: 1 No. of Units:
Total Bldg Area: 21,864 Unit Type:
MS Mult: MS Zip:

APARTMENT DATA

1 2 3 4 5 6 7 8
Units:
BR Type:
Baths:

CALCULATED VALUES

Cost Land: 315,100
Cost Building: 1,259,610
Cost Total: 1,574,710
Ag Use Land: 0
Ag Buildings: 0
Misc. Buildings: 0
Manufactured Homes: 0
Income Value: 0
Market Value:
MRA Value:
New Construction: 0
Indexed Value: 0

IMPROVEMENT COST SUMMARY

Building RCN: 2,088,820
Mkt Adj: 100 Eco Adj:
Building Value: 1,029,260
Other Improvement RCN: 121,940
Other Improvement Value: 36,580

FINAL VALUES

Value Method: OVR
Land Value: 315,100
Building Value: 779,900
Final Value: 1,095,000
Prior Value:

BUILDING COMMENTS

SKETCH VECTORS

COMMERCIAL BUILDING SECTIONS & BASEMENTS

Sec	Occupancy	MSCIs	Rank	Yr Blt	Eff Yr	Levels	Stories	Area	Perim	Hgt	Phys	Func	Econ	OVR %	Rsn	Inc Use	Net Area	Cls	% Comp	RCN	% Gd	Value
1	412-Neighborhood Shopping Ctr	C	2.33	1973		01 / 01		21,372	646	15	3	3				034			0	2,029,930	49	994,660
2	412-Neighborhood Shopping Ctr	D	2.33	1973		01 / 01		375	55	9	3	3				034			0	43,380	49	21,260
3	412-Neighborhood Shopping Ctr	D	2.33	2010		01 / 01		117	31	9	3	3				034			0	15,510	86	13,340

OTHER BUILDING IMPROVEMENTS

No.	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	% Comp	RCN	%Gd	Value
1	163-Site Improvements	C	2.00	1	1975			10		8			1.00	3	3				0	121,940	30	36,580

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	812-Concrete Block		72				
1	803-Block with EIFS		28				
1	611-Package Unit		100				
1	8065-Canopy, Retail Wood Frame	1,771					
2	887-Stud -Hardboard Siding		100				
2	611-Package Unit		100				
3	887-Stud -Hardboard Siding		100				
3	649-No HVAC						

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	8350-Paving, Asphalt with Base	33,500					



Parcel ID: 087-119-30-0-22-01-001.00-

SGORIONPROD Expanded Appraisal Card

Quick Ref: R57030



Tax Year: 2022 Run Date: 9/15/2022 11:00:39 AM

GENERAL BUILDING INFORMATION

Situs: 6801 E KELLOGG ST WICHITA, KS 67207
LBCS Structure Code: 2591-Strip shopping center
Bldg No. & Name: 2 1-NERF WARZ & TENANTS
Identical Units: 1 No. of Units:
Total Bldg Area: 3,900 Unit Type:
MS Mult: MS Zip:

APARTMENT DATA

1 2 3 4 5 6 7 8
Units:
BR Type:
Baths:

CALCULATED VALUES

Cost Land: 315,100
Cost Building: 1,259,610
Cost Total: 1,574,710
Ag Use Land: 0
Ag Buildings: 0
Misc. Buildings: 0
Manufactured Homes: 0
Income Value: 0
Market Value:
MRA Value:
New Construction: 0
Indexed Value: 0

IMPROVEMENT COST SUMMARY

Building RCN: 352,300
Mkt Adj: 100 Eco Adj:
Building Value: 193,770
Other Improvement RCN: 0
Other Improvement Value: 0

FINAL VALUES

Value Method: OVR
Land Value: 315,100
Building Value: 779,900
Final Value: 1,095,000
Prior Value:

BUILDING COMMENTS

SKETCH VECTORS

COMMERCIAL BUILDING SECTIONS & BASEMENTS

Sec	Occupancy	MSCIs	Rank	Yr Blt	Eff Yr	Levels	Stories	Area	Perim	Hgt	Phys	Func	Econ	OVR %	Rsn	Inc Use	Net Area	Cls	% Comp	RCN	% Gd	Value
1	412-Neighborhood Shopping Ctr	S	1.67	1981		01 / 01		2,400	140	16	3	3				045			0	241,530	55	132,840
2	412-Neighborhood Shopping Ctr	S	1.67	1981		01 / 01		1,500	60	16	3	3				034			0	110,780	55	60,930

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	916-Single -Metal on Steel Frame		100				
1	611-Package Unit		100				
1	8065-Canopy, Retail Wood Frame	100					
1	763-Mezzanines-Storage	2,100					
2	916-Single -Metal on Steel Frame		100				
2	611-Package Unit		100				



Parcel ID: 087-119-30-0-22-01-001.00-

SGORIONPROD Expanded Appraisal Card

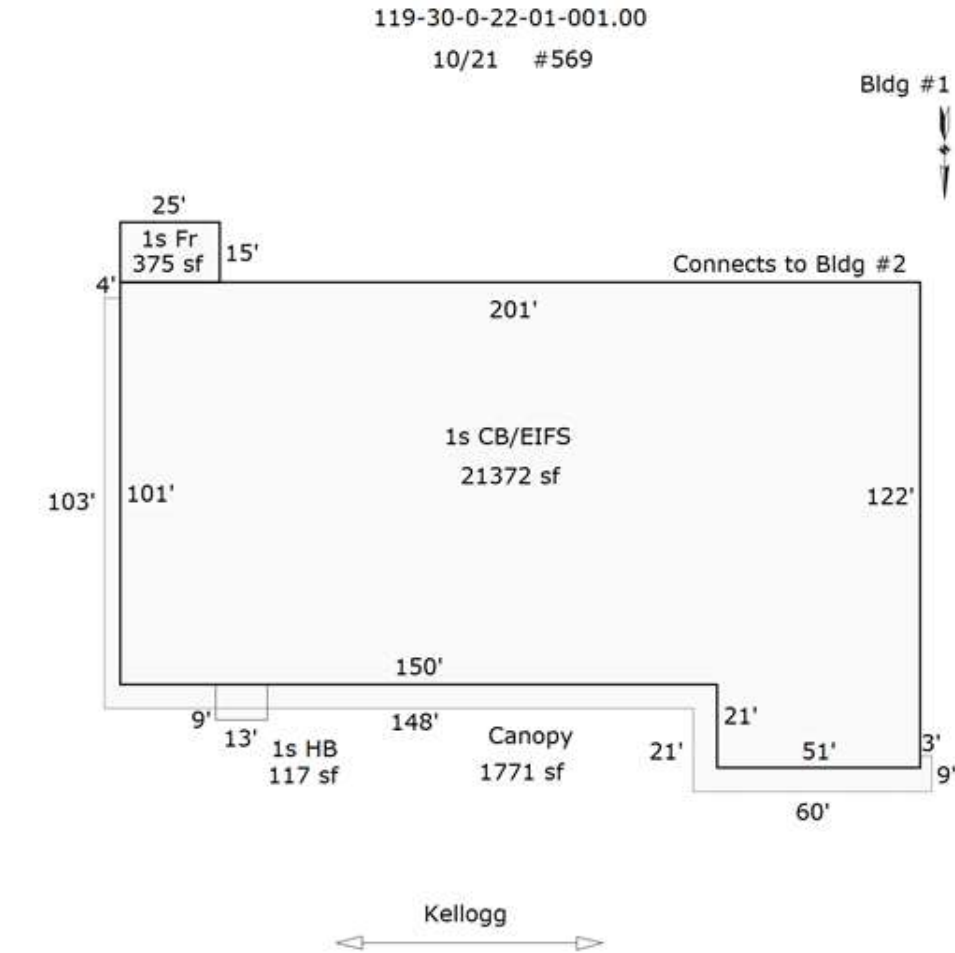
Quick Ref: R57030



Tax Year: 2022

Run Date: 9/15/2022 11:00:39 AM

Plot Plan Sketch



Sketch by: [Name]

Weigand Auction
Broker Registration Form

J.P. Weigand & Sons, Inc.
150 N. Market
Wichita, KS 67202
(316) 262-6400
Email: khowell@weigand.com

Brokerage Company Name: _____
Brokerage License Number: _____ Telephone Number: _____
Address: _____
City: _____ State: _____ Zip: _____
Real Estate Agent's Name: _____
Real Estate Agent's License Number: _____ State: _____
Real Estate Agent's Email: _____

Auction Property/Location: 6801-6829 E. Kellogg, Wichita, KS 67207

Auction Date: Bidding ends Tuesday, November 1, 2022 @ 2 PM CT

Print Name of Prospective Bidder

(Company, Joint Venture, Trustee Name(s):

(individual, signing on behalf of buying entity):

3% Broker Participation Fee

To qualify for the 3% Broker Participation Fee, the real estate broker(s) properly registered prospect must be the high bidder, as well as purchase and close on the auction property(s) registered above. Further, the broker must: Be an active, duly licensed in the State of Kansas, real estate broker, not prohibited by law, or Seller's policies and regulations, from participating.

No commission on the property will be paid to any broker participating in the purchase of the property, and an affidavit may be required that the broker is serving only as a broker and not as a principal. In the case of multiple registrations of the same Prospective Bidder by different brokers, the first registration received by J.P. Weigand & Sons, Inc. will be recognized. The Broker may submit only one Broker Registration Form per auction and with only one Prospective Bidder. The real estate agent must attend live auctions with the Prospective Bidder. If a cooperating broker has not met all of the requirements. No commission will be paid, even if its Prospective Bidder purchases the property.

Broker and Buyer(s) acknowledge and agree that Seller and Auctioneer have not made and hereby specifically disclaims any warranty, guarantees or representation, oral or written, past, present or future of, as, to, or concerning, (i) the nature, square footage, condition, value, or quality of property, including but not by way of limitation, the water, soil, & geology and suitability of the property for any and all activities & uses the Buyer may elect to conduct thereon. Broker and Buyer(s) each hereby agree to indemnify and hold harmless the Auctioneer from and against any and all claims with respect to this transaction. This indemnification agreement of the properties shall survive the closing.

By signing below, we certify that we have both read the above terms and conditions of this registration, the terms and conditions of the auction brochure and due diligence package (if any), and agree to defend and hold J.P. Weigand & Sons, Inc. and Seller harmless if there is a claim by any other broker with this prospective bidder.

Broker Registration Forms must be received by J.P. Weigand & Sons, Inc. 24 hours before Prospective Bidder begins bidding.

Broker

Prospective Bidder

By: _____
Date: _____

By: _____
Date: _____

Received and Acknowledged by J.P. Weigand & Sons, Inc.

By: _____ Date/Time: _____

Evan Smith

Farha Roofing, LLC

10/20/2022 | 83 Photos



6801 E Kellogg



Section 1

Brenda, thank you for allowing Farha Roofing to inspect and assess the property located at 6801-6829 E Kellogg, Wichita, Ks.

There are three different roofs separated by 3' walls and will get into detail here below on what we found.

From east to west, there are two TPO (thermoplastic polyolefin), a single ply rubber like material. Those are located on the roofs at 8629 and 8609 E Kellogg. The third roof system is a BUR, (built up roof), multi ply with a mod-bit cap sheet, asphalt like material located at 8601 E Kellogg.

Findings on the first two included; no cut edge sealant (sealant used when TPO is cut), no water cut off mastic (sealant used when preventing water from penetrating), loose wall flashings (membrane running vertically up the wall is loose), termination bar on walls not only different types but not fastened correctly if at all. Additionally, there were several open field exposures.

Lastly, the mod bit roof on the far west side of the property. As noted in the pictures, around most of the perimeter, wall flashings are loose (vertical membrane coming loose), penetrations (vents & pipe boots) need re flashed with coating, termination bar (on top of wall) need to be removed and re-fastened, and several of the curbs (roof top units) need re flashed. Furthermore, this roof has enough hail to "total" the roof, and or file a claim.



Deficiency: Open field exposure.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 9:48am
Creator: Evan Smith



Deficiency: Missing cut edge sealant; when membrane is cut.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 9:49am
Creator: Evan Smith



Deficiency: Missing cut edge sealant.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 9:49am
Creator: Evan Smith



Additional walls with missing cut edge sealant.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 9:49am
Creator: Evan Smith



Project: 18492 6801 E Kellogg
Date: 10/19/2022, 9:49am
Creator: Evan Smith



Deficiency: Wall flashing corner missing cut edge sealant.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 9:49am
Creator: Evan Smith



Deficiency: Missing termination bar fasteners. No water block on top of the termination bar.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 9:49am
Creator: Evan Smith



Deficiency: Missing fasteners on termination bar.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 9:50am
Creator: Evan Smith



Project: 18492 6801 E Kellogg
Date: 10/19/2022, 9:50am
Creator: Evan Smith



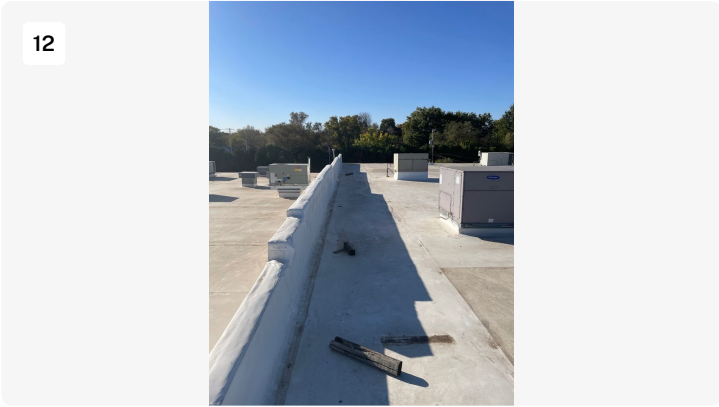
Deficiency: Open field exposure.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 9:50am
Creator: Evan Smith



Overview of north TPO wall.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 9:50am
Creator: Evan Smith



East TPO wall.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 9:50am
Creator: Evan Smith



Overview of TPO roof.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 9:50am
Creator: Evan Smith



Project: 18492 6801 E Kellogg
Date: 10/19/2022, 9:50am
Creator: Evan Smith



Project: 18492 6801 E Kellogg
Date: 10/19/2022, 9:50am
Creator: Evan Smith



Deficiency: Missing cut edge sealant.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 9:50am
Creator: Evan Smith



Deficiency: Term bar fasteners backing out of wall. Active leak.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 9:51am
Creator: Evan Smith



Deficiency: Term bar fasteners backing out.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 9:51am
Creator: Evan Smith



Project: 18492 6801 E Kellogg
Date: 10/19/2022, 9:51am
Creator: Evan Smith



Deficiency: Missing corner, applicable when membrane crosses.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 9:51am
Creator: Evan Smith



Overview.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 9:51am
Creator: Evan Smith



Overview.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 9:51am
Creator: Evan Smith



Up close on termination bar.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 9:52am
Creator: Evan Smith



Additional termination bar.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 9:52am
Creator: Evan Smith



Deficiency: Open field exposure.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 9:53am
Creator: Evan Smith



West wall including termination bar.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 9:53am
Creator: Evan Smith



Up close on termination bar.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 9:53am
Creator: Evan Smith



Deficiency: Termination bar backing out.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 9:53am
Creator: Evan Smith



Deficiency: Termination bar fastener backing out.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 9:53am
Creator: Evan Smith



Overview of termination bar.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 9:53am
Creator: Evan Smith



Project: 18492 6801 E Kellogg
Date: 10/19/2022, 9:53am
Creator: Evan Smith



Project: 18492 6801 E Kellogg
Date: 10/19/2022, 9:54am
Creator: Evan Smith



Project: 18492 6801 E Kellogg
Date: 10/19/2022, 9:54am
Creator: Evan Smith



Project: 18492 6801 E Kellogg
Date: 10/19/2022, 9:54am
Creator: Evan Smith



Project: 18492 6801 E Kellogg
Date: 10/19/2022, 9:54am
Creator: Evan Smith



Deficiency: Termination bar completely removed from wall flashing.

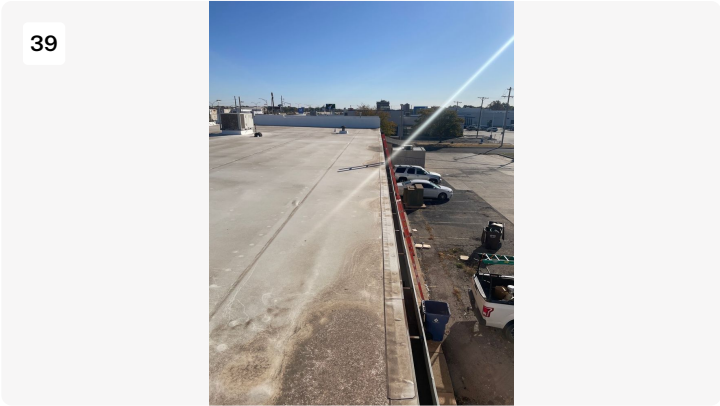
Project: 18492 6801 E Kellogg
Date: 10/19/2022, 9:54am
Creator: Evan Smith



Project: 18492 6801 E Kellogg
Date: 10/19/2022, 9:54am
Creator: Evan Smith



Project: 18492 6801 E Kellogg
Date: 10/19/2022, 9:54am
Creator: Evan Smith



South side, gutter line.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 9:54am
Creator: Evan Smith



Overview

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 9:54am
Creator: Evan Smith



TPO, west wall.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 9:54am
Creator: Evan Smith



Deficiency: Missing corner.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 9:54am
Creator: Evan Smith



Project: 18492 6801 E Kellogg
Date: 10/19/2022, 9:55am
Creator: Evan Smith



Project: 18492 6801 E Kellogg
Date: 10/19/2022, 9:55am
Creator: Evan Smith



Project: 18492 6801 E Kellogg
Date: 10/19/2022, 9:55am
Creator: Evan Smith



TPO overview.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 9:55am
Creator: Evan Smith



TPO overview.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 9:55am
Creator: Evan Smith



Ladder access, south side.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 9:56am
Creator: Evan Smith



Modbitumen, mod bit roof.
15 hail hits in 10x10 square.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 10:27am
Creator: Evan Smith



Hail square.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 10:27am
Creator: Evan Smith



Deficiency: Loose wall flashings.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 10:29am
Creator: Evan Smith



Deficiency: Loose wall flashings.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 10:29am
Creator: Evan Smith



Deficiency: Loose wall flashing.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 10:29am
Creator: Evan Smith



Deficiency: Open exposure at wall transition.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 10:29am
Creator: Evan Smith



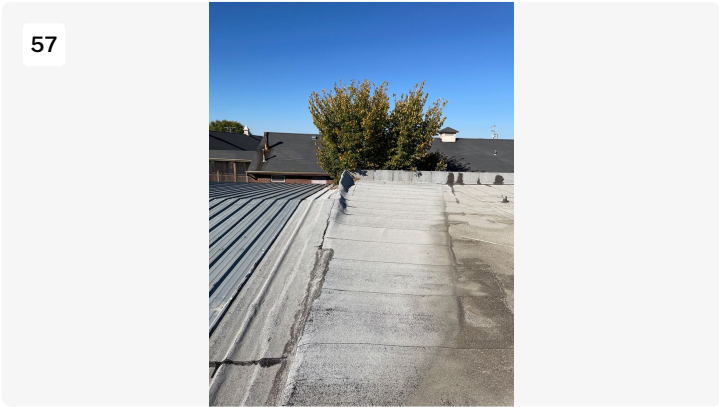
Deficiency: Loose curb flashing on curb, and significant hail damage.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 10:30am
Creator: Evan Smith



Overview of mod bit roof.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 10:30am
Creator: Evan Smith



Overview of mod bit roof.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 10:30am
Creator: Evan Smith



West wall on mod bit roof.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 10:31am
Creator: Evan Smith



South wall on mod bit roof.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 10:31am
Creator: Evan Smith



Deficiency: Termination bar no longer fastened to wall.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 10:31am
Creator: Evan Smith



West side wall.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 10:31am
Creator: Evan Smith



Overview of termination bar.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 10:31am
Creator: Evan Smith

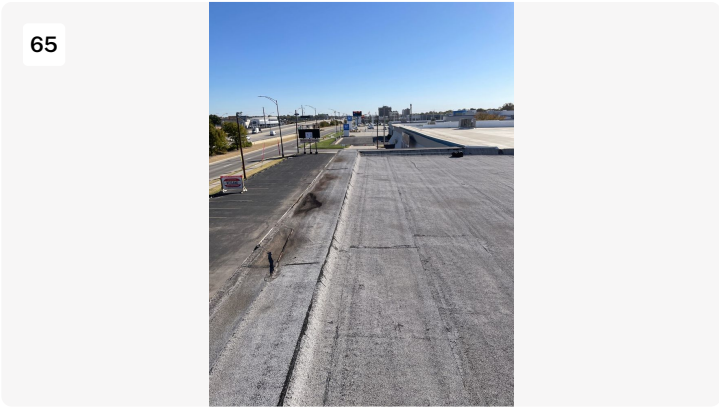


Overview of termination bar.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 10:31am
Creator: Evan Smith

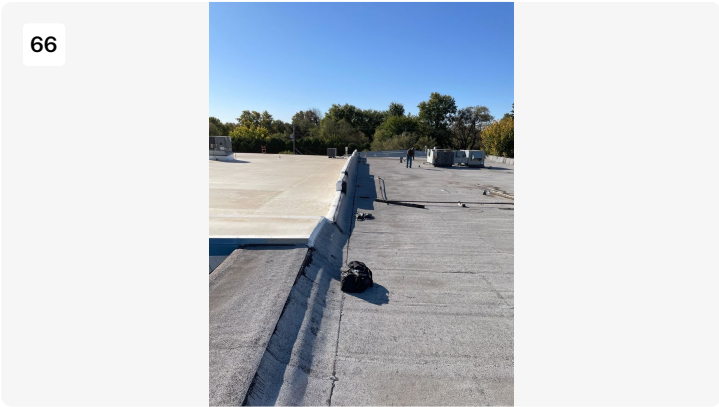


Project: 18492 6801 E Kellogg
Date: 10/19/2022, 10:31am
Creator: Evan Smith



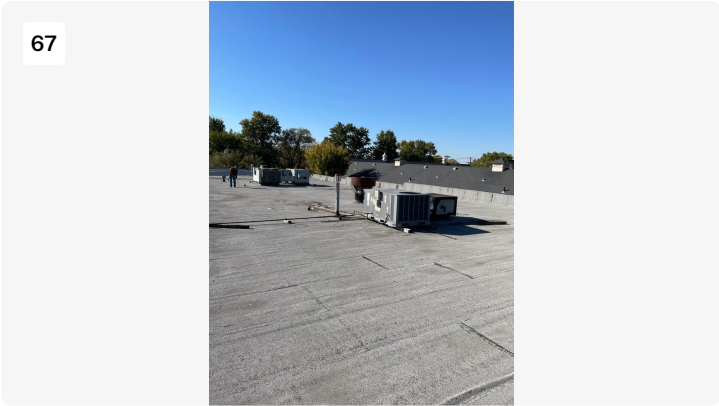
Overview of east side.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 10:31am
Creator: Evan Smith



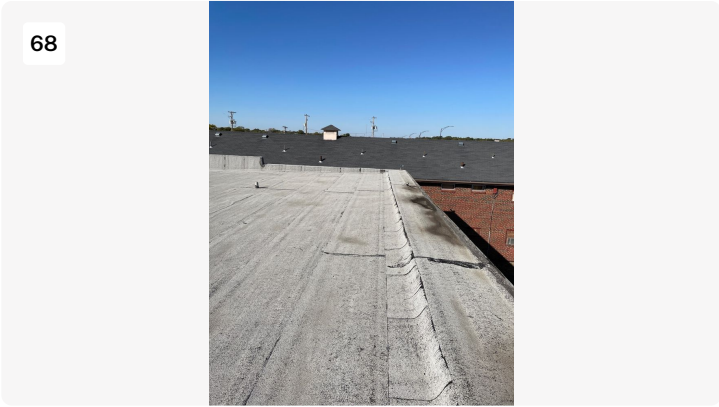
Overview of east side wall.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 10:32am
Creator: Evan Smith



Overview of entire mod bit roof.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 10:32am
Creator: Evan Smith



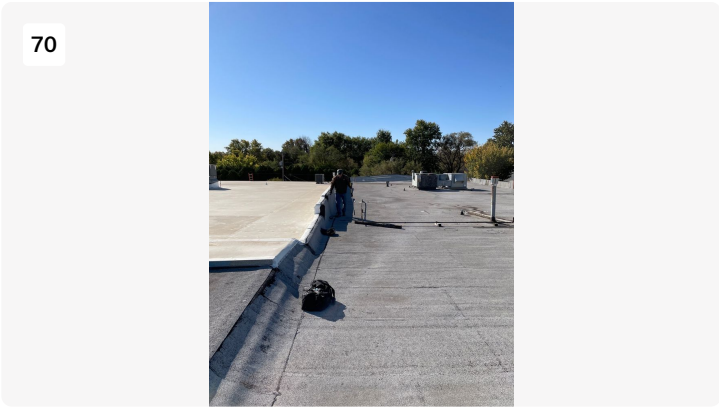
North side wall.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 10:32am
Creator: Evan Smith



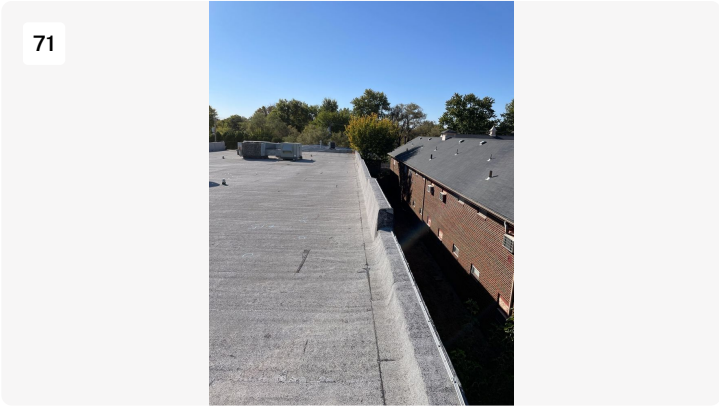
Overview of mod bit roof.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 10:50am
Creator: Evan Smith



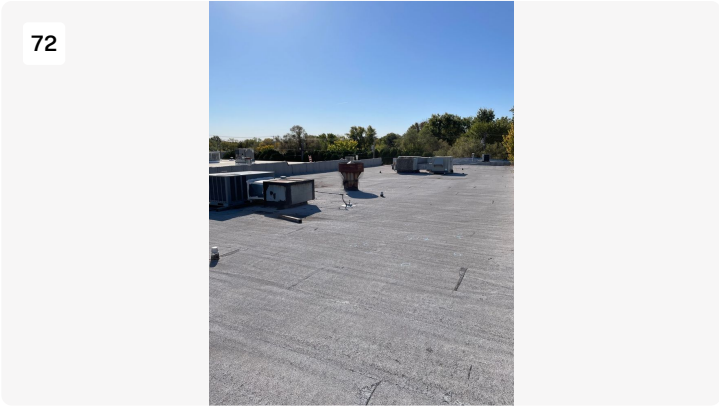
East side, mod bit roof.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 10:51am
Creator: Evan Smith



West side, mod bit roof.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 10:51am
Creator: Evan Smith



Mod bit overview.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 10:51am
Creator: Evan Smith



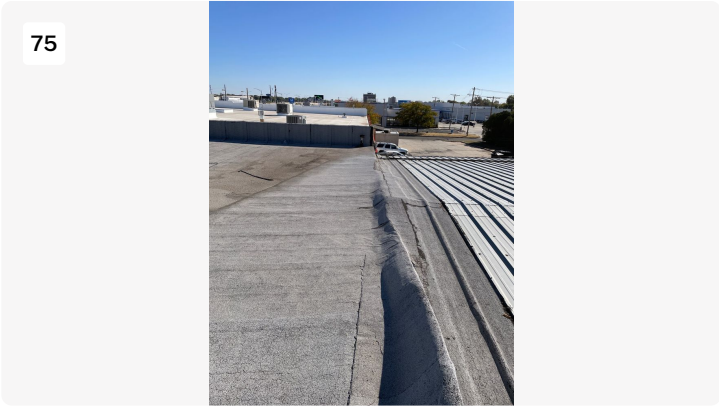
North wall, mod bit.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 10:51am
Creator: Evan Smith



Overview of mod bit roof.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 10:51am
Creator: Evan Smith



Transition between mod bit roof and r panel metal roof.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 10:51am
Creator: Evan Smith



Overview of mod bit roof.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 10:51am
Creator: Evan Smith



Overview of mod bit roof.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 10:51am
Creator: Evan Smith



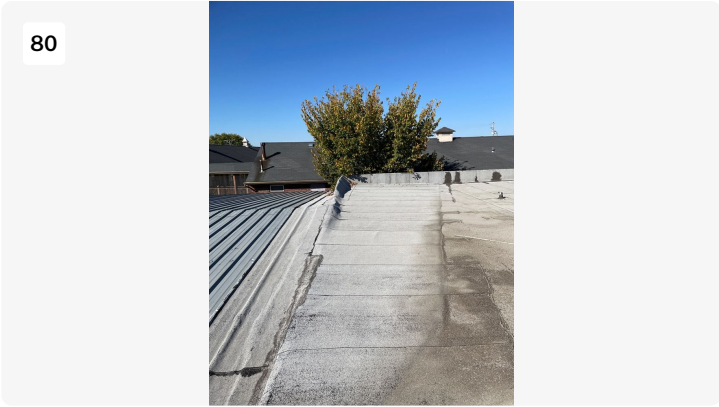
Overview of mod bit roof.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 10:51am
Creator: Evan Smith



Overview of mod bit roof.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 10:51am
Creator: Evan Smith



Transition of mod bit and r panel metal roof.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 10:52am
Creator: Evan Smith



Core sample on mod bit roof; shows deck type & roof makeup.

Project: 18492 6801 E Kellogg
Date: 10/19/2022, 10:57am
Creator: Evan Smith



Project: 18492 6801 E Kellogg
Date: 10/19/2022, 10:58am
Creator: Evan Smith



Front side of the property.

Project: 18492 6801 E Kellogg
Date: 10/20/2022, 10:49am
Creator: Evan Smith

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