ATTACHMENT A

STATEMENT OF UNSAFE OR DANGEROUS STRUCTURE (K.S.A. 12-1750)
LOCATED AT 414 EAST CEDAR STREET, OLATHE, KANSAS

TO: The Governing Body of The City of Olathe, Kansas
FROM: Ryan Arter, Chief Building Official

I have inspected the address listed above and make the following findings:

1. The property at 414 East Cedar Street, Olathe, Kansas, 66061 is legally described as:

   Beginning at a point in the centerline of Cedar Street, said point being 305 feet East of the West line of the Southwest Quarter of the Northwest Quarter of Section Thirty-six (36), Township Thirteen (13), Range Twenty-three (23), thence East 240.45 feet to the East bank of Mill Creek at the line of normal water level, said point being 793 feet West of the East line of said Southwest Quarter; thence to the left 89° 00' a distance of 60 feet; thence to the right 7° 15' a distance of 107 feet; thence to the left 40° 00' a distance of 100 feet; thence to the right 21° 36' 30", a distance of 50. 1 feet to the North line of said Southwest Quarter, said point being 838 feet West of the East line of said Southwest Quarter; thence West a distance of 195.4 feet to a point 305 feet East of the West line of said Southwest Quarter; thence South a distance of 297.00 feet to the point of beginning, EXCEPT for the South 25 feet of said tract, being the right-of-way of Cedar Street, all in the City of Olathe, in Johnson County, Kansas.

2. The record owner of the property is:

   Richard D. Wedge, Jr.
   475 S. Main St.
   Vinita, OK 74301

3. The property is described as follows: A two-story single-family residence that is divided into individual units and functioning as a multi-family residential building. The property is in severe disrepair and contains major structural deterioration throughout, including failing roof and floor framing, decayed wall framing, active water intrusion, and extensive fungal and insect damage. The house is boarded up with roof openings, cracked stucco, widespread interior damage, visible deflection in structural elements, and mold, animal feces, and debris throughout.

   The City hired a structural engineer to inspect the property and prepare a formal report evaluating the structural condition of the property. The report is attached. The engineer concluded that the building meets the applicable definition of "unsafe", which is the definition in the International Existing Building Code, which has been adopted as part of the Olathe Municipal Code. Specifically, the engineer concluded that some observed areas, "particularly those adjacent to roof openings and within the deteriorated addition, are considered at elevated risk of collapse under live or snow loading. The presence of unsanitary conditions and extensive material degradation further compounds the risk to occupant safety." (Page 5).

4. The area is zoned R-5.

5. The adjacent land use consists of single-family homes to the west, east and south, with an apartment complex adjacent to the north.

6. The structure has remained unrepaired and is in a continually deteriorating condition.

ATTACHMENT A

Finding and Recommendation: It is my opinion that the building is so dilapidated and unsafe that it: 1) produces blighting influence on the surrounding property; 2) has become an attractive nuisance for rodents, pests and other animals; 3) presents a health and safety threat to the neighboring properties and the community; and 4) is uninhabitable. Pursuant to K.S.A. 12-1750, I find that the structure is both unsafe and dangerous.

Dated this 13 th day of MAY, 2026.

Ryan Arter, Chief Building Official

APEX
ENGINEERS, INC.

Summary Report

For

414 E Cedar St - Structural Assessment

414 E Cedar St
OLATHE,KS 66061-4762

2026.04.14

APEX
ENGINEERS, INC.

April 14, 2026

Ryan Arter
City of Olathe
100 E Sante Fe St
Olathe, KS 66061

RE: 414 E Cedar St - Structural Assessment
414 E Cedar St
Olathe, KS 66061-4762

COVER LETTER

Dear Ryan Arter,

In accordance with your request, Apex Engineers performed an inspection on Friday April 3rd, 2026 at 9:00 AM to assess the structural condition of the building located at the subject address.

The following is based on visual, non-destructive observation of the building only. No attempt was made to check structural components that were not readily visible or accessible. It should be noted that certain assumptions and or conclusions must be drawn in a report of this nature, and that it may be the case that additional structural issues could arise if further evidence were revealed through a more intrusive investigation. This report is intended to provide an overview of the existing conditions only, and no warranties or guarantees shall be implied.

LIMITATIONS
The scope of our services includes only those items specifically addressed herein. All other items are outside the scope of this report; including but not limited to, any environmental assessment (such as, but not limited to mold, mildew, presence of hazardous or toxic materials in the soil, surface water, ground water, etc.).

In addition, the scope our services does not include any evaluation of the building or site for job-site safety and/or hazardous conditions. All construction shall be performed in compliance with IRC, IBC, OSHA and other applicable standards at all times. Our firm has not been retained to examine the site or building for any of these conditions. In addition, the contractor shall retain sole responsibility for the quality of work, for adhering to plans, specifications, appropriate codes, and, for repairing defects, deficiencies, or omission, regardless of when they are found. By the use of this report it is understood the above conditions are agreed to.

Best Regards,
Apex Engineers, Inc.

Daniel W. Meyer, P.E.
Associate & Sr. Forensic Engineer

BRYCE D. CRADY
LICENSED
18799
2026.04.21
KANSAS
PROFESSIONAL ENGINEER

Bryce D. Crady, P.E.
Principal

Table of Contents

Information Received

Ryan Arter, the Chief Building Official for the City of Olathe, was present at the time of the inspection, in addition to several other Olathe Building Department officials and several members of the Olathe Police Department. According to Mr. Arter, the building was effectively abandoned. He expressed the city's concerns regarding the structural integrity of the building and provided a warrant for access to the building. The police department cleared the building for access. The southeast portion of the single story addition to the east side of the building was not accessible during the inspection. A locksmith attempted to gain access but was unable to provide access through non-destructive methods.

Structure Information

The structure observed was a two and a half story single-family residence that had been divided into individual units and was functioning as a multi-family residential building. The building was located on the north side of E Cedar St adjacent to the west bank of a small concrete channelized creek. For the purposes of this report, the front of the building was facing west. According to Johnson Country property records, the house was built in 1900.

The roof of the building was constructed of lumber sheathing spanning between 2x6 rafters at 16" OC. The third floor ceiling was constructed of 2x6 joists at 32" OC. The second and third floor floor framing consisted of lumber sheathing supported by 2x8 joists at 16" OC spanning longitudinally between the exterior walls of the building and interior bearing walls. The first floor framing consisted of lumber sheathing supported by 2x10 joists at 16" OC spanning between multi-ply 2x beams that also supported the interior bearing walls above. Along the east side of the building a single story portion of the building was observed. It is assumed that the single story portion of the building was constructed as two separate additions. The roof framing of the northern half of the addition was observed to be 2x10 joists at 16" OC spanning transverse to the length of the building bearing on the east exterior wall and supported at the east exterior wall of the original building via a ledger board. The first floor was constructed of 2x12 joists at 16" OC similarly oriented and supported to the roof framing. The framing of the first floor of the addition at the southeast corner of the building was observed to be 2x6 joists at 16" OC spanning transverse to the length of the building. Divided into two spans supported by a multi-ply 2x beam at the center.

Observations

Generally, the building was observed to be in a state of disrepair. The windows and doors were observed to be boarded up, the landscaping is overgrown, the roof has several exposed openings and deterioration around the eaves. The exterior stucco cladding was cracked around the perimeter of the house, and severe damage was observed to the interior finishes.

Structural Framing Deterioration

- Deterioration of the roof framing was observed at the northeast, northwest, southeast, and southwest corners of the original portion of the building. Openings were observed in the roof framing at these locations. The roof sheathing, rafters, furred wood wall framing, and rubble stone masonry walls were observed to have deteriorated in these areas. (Ref images 1-9)
- At the first, second, and third floor levels below the observed openings at the northeast, northwest, and southwest corners of the original portion of the building, deterioration was observed in the floor framing including the sheathing, joists, window opening headers, wall furring, and rubble stone masonry walls. (Ref images 10-20)
- Severe deterioration of the roof framing was observed in the northern section of the single story addition on the east side of the building. The joists and sheathing were observed to be saturated and deteriorated due to fungal decay and insect attack. Large portions of the joists' section were observe to be missing at bearing locations at the east and west ends of the joists. Water ponding was observed on the roof above and actively dripping water was observed at the northeast corner of the addition. (Ref images 21-30)
- Severe deterioration of the east wall of the northern portion of the addition was observed. The wall plates and studs were observed to be saturated and deteriorated due to fungal decay and insect attack. Large portions of the wall sheathing were observed to have completely decayed away. (Ref images 21-30)
- The wood headers supporting the opening between the northern portion of the addition and the original portion of the building were observed to be severely decayed. (Ref image 30)
- Partially removed floor sheathing in a third floor bathroom due to an apparent unfinished renovation. (Ref image 32)

Other Observations

- Cracking of exterior stucco cladding.
- Visible deflection of floor and ceiling framing throughout the building.
- Damage to wall, ceiling, and floor finishes was observed throughout the building. Including partially and completely detached plaster and lath, cracking of plaster finishes, and water staining of finishes.
- Mold, animal feces, and debris was observed to be covering many surfaces throughout the house. (Ref images 33-39)

Discussion

Section 115 of the 2018 International Existing Building Code (IEBC) provides guidance

regarding unsafe buildings and equipment. Section 115.1 states: Buildings, structures or equipment that are or hereafter become unsafe, shall be taken down, removed or made safe as the code official deems necessary as provided for in this code.

IEBC section 202 defines unsafe in the following way: Buildings, structures or equipment that are unsanitary, or that are deficient due to inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or in which the structure or individual structural members meet the definition of “Dangerous,” or that are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance shall be deemed unsafe. A vacant structure that is not secured against entry shall be deemed unsafe. Section 202 further defines Dangerous in the following way: Any building, structure or portion thereof that meets any of the conditions described below shall be deemed dangerous: 1. The building or structure has collapsed, has partially collapsed, has moved off its foundation, or lacks the necessary support of the ground. 2. There exists a significant risk of collapse, detachment or dislodgement of any portion, member, appurtenance or ornamentation of the building or structure under service loads.

The building observed contains the conditions described in the definition of unsafe throughout. The contents of the building are both unsanitary and contains structural members and entire systems that meet the definition of dangerous. It did not appear that partial or complete collapse had yet occurred, but portions of the original house surrounding the areas of deterioration noted below the roof openings were possibly at risk of collapse. The observed portions of the roof framing within the addition on the east side of the house are at risk of likely collapse under significant snow or live loading. The observed deflection of the ceiling and floor members along with damage and distress to the plaster and lath finishes indicate that the ceiling finishes may possibly collapse in the future.

It is the opinion of this firm that the building observed meets the IEBC definitions of unsafe and has structural members that meet the definition of dangerous. Accordingly, the building shall be either demolished or made safe per section 115.5 of the IEBC.

In order to make the building safe, significant repairs would be required to address the deficiencies outlined in the Observations section of this report along with any that are uncovered during a detailed structural assessment. Additionally, repairs to other systems including plumbing, electrical, HVAC, and finishes would be required.

If repairs are to be made to the building, they shall be performed according to a set of repair drawings designed by a qualified architect and engineer. To ensure that the building is not allowed to deteriorate further due to continued decay, a reasonable timeline for repairs to be permitted and begun is within a year of the date of this report. During the time in which repairs are under design and awaiting approval, the building shall remain unoccupied, and access shall be limited.

If it is deemed that repairs are not financially or otherwise practical, then the structure shall be demolished per IEBC section 117.

Conclusion

Based on the information obtained and visual observations made at the time of the inspection, the subject structure was in a state of deterioration and disrepair. The building, originally constructed circa 1900 and subsequently modified with additions, exhibits severe degradation of primary structural components. Significant deterioration of the roof framing at multiple locations and ponding on the flat roof's surface have allowed prolonged water intrusion, contributing to decay of framing members throughout all floor levels. In the single-story addition along the east side, structural elements including roof joists, wall framing, and headers were observed to be extensively compromised due to fungal decay and insect activity, with localized loss of section and bearing capacity. Additional distress, including visible deflection of framing members, cracking of exterior cladding, and widespread interior finish damage, further indicates systemic structural decline.

The observed conditions meet the definitions of “unsafe” and contain elements considered “dangerous” in accordance with the 2018 International Existing Building Code (IEBC). While partial or total structural collapse was not observed at the time of inspection, multiple areas, particularly those adjacent to roof openings and within the deteriorated addition, are considered at elevated risk of collapse under live or snow loading. The presence of unsanitary conditions and extensive material degradation further compounds the risk to occupant safety.

Given the extent and severity of the deterioration, it is the opinion of this firm that the structure must either be demolished or undergo substantial structural and architectural rehabilitation to be rendered occupiable. Any repair effort would require comprehensive structural evaluation and the preparation of detailed repair construction documents by a qualified design professional, along with concurrent remediation of building systems and environmental hazards. In the interim, the building should remain unoccupied and secured against entry. If such repairs are not deemed feasible, demolition in accordance with applicable code provisions is recommended.

Absolute causes and/or conclusions cannot be guaranteed with this report and/or with an inspection of this nature. Apex Engineers, Inc. has performed our services in a manner consistent with the standard of care and skill ordinarily exercised by firms of our type practicing under similar conditions at this time and locality. This report is intended for the confidential and exclusive use of Apex Engineers, Inc.’s client. No other person or company is authorized to use this report for any purpose without Apex Engineers, Inc.’s client's permission. Without exception, this report will expire 180 days from the date of issuance.

Appendix 1
Images

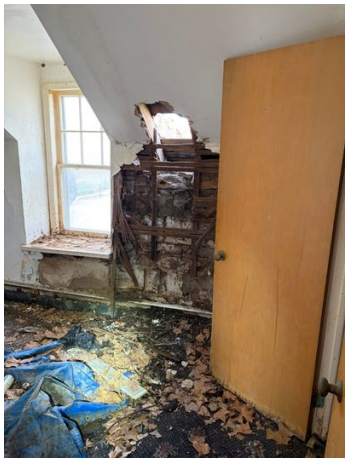
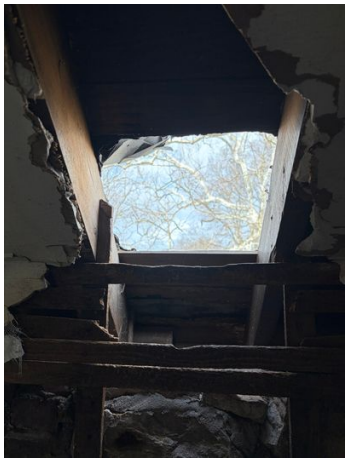
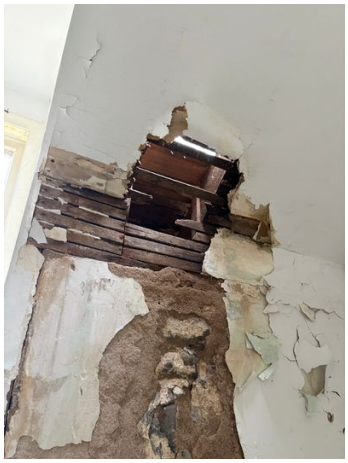
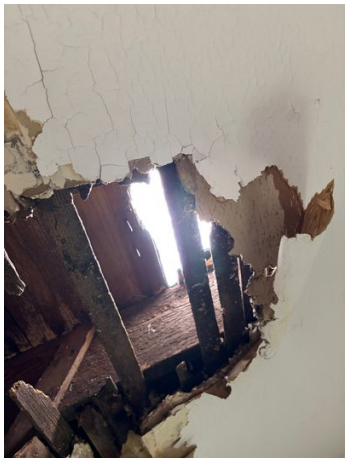
	

Image: 1: Deterioration at the southwest corner of the roof	Image: 2: Deterioration at the southwest corner of the roof
	
Image: 3: Deterioration at the southeast corner of the roof	Image: 4: Deterioration at the southeast corner of the roof
	
Image: 5: Deterioration at the southeast corner of the roof	Image: 6: Deterioration at the northwest corner of the roof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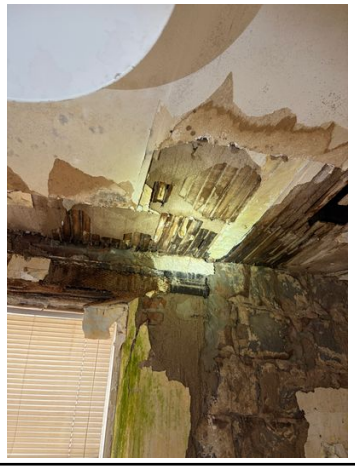
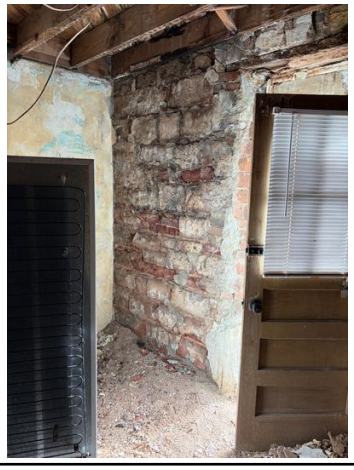
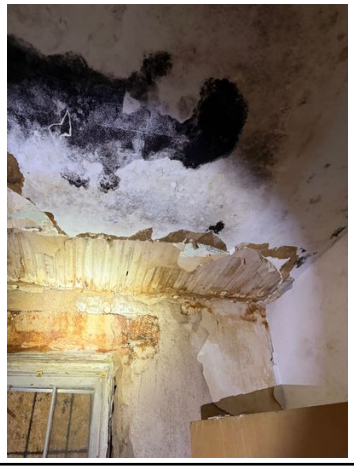
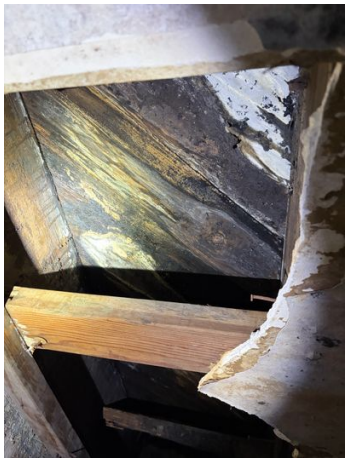
	

Image: 9: Floor framing deterioration below identified roof openings	Image: 10: Floor framing deterioration below identified roof openings
	
Image: 11: Floor framing deterioration below identified roof openings	Image: 12: Floor framing deterioration below identified roof openings

	
Image: 13: Floor framing deterioration below identified roof openings	Image: 14: Floor framing deterioration below identified roof openings
	
Image: 15: Floor framing deterioration below identified roof openings	Image: 16: Floor framing deterioration below identified roof openings
	
Image: 17: Floor framing deterioration below identified roof openings	Image: 18: Floor framing deterioration below identified roof openings

	
Image: 19: Floor framing deterioration below identified roof openings	Image: 20: Floor framing deterioration below identified roof openings

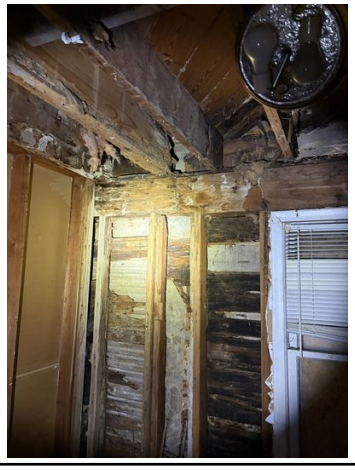
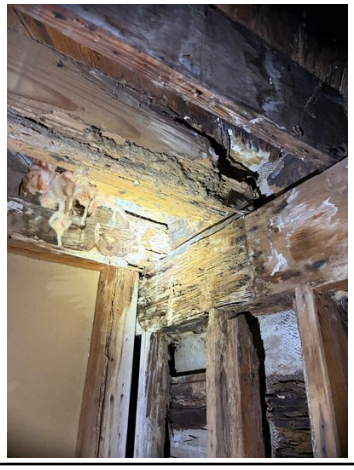
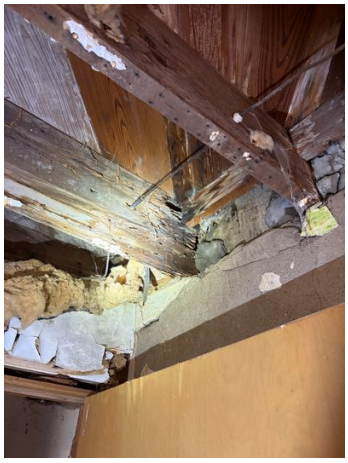
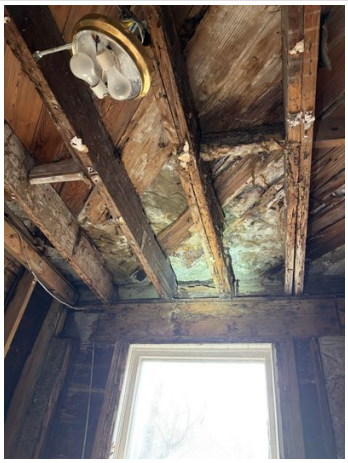
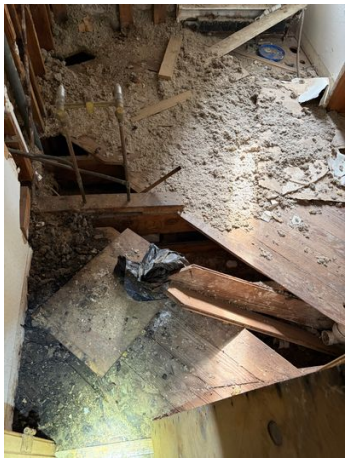



Image: 21: North addition framing deterioration	Image: 22: North addition framing deterioration
	
Image: 23: North addition framing deterioration	Image: 24: North addition framing deterioration

	
Image: 25: North addition framing deterioration	Image: 26: North addition framing deterioration
	
Image: 27: North addition framing deterioration	Image: 28: North addition framing deterioration
	
Image: 29: North addition framing deterioration	Image: 30: North addition framing deterioration

	
Image: 31: North addition roof ponding	Image: 32: Missing floor sheathing
	
Image: 33: Mold covered wall finishes	Image: 34: Mold covered wall finishes

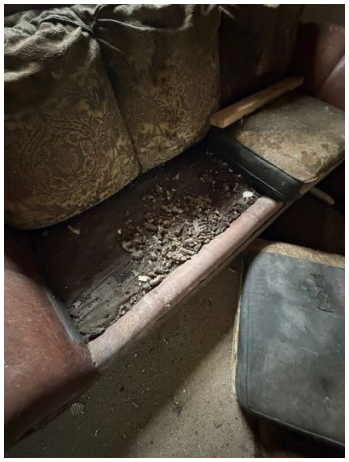



Image: 35: Animal Feces	Image: 36: Animal Feces

	
Image: 37: Debris covered floors	Image: 38: Debris covered floors
	
Image: 39: Debris covered floors	