



DEPARTMENT OF INSPECTION AND CODE ENFORCEMENT

COMMERCIAL BUILDING INSPECTION REPORT

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| DATE OF INSPECTION: | 09-25-24 |
| PROPERTY ADDRESS: | 100 W WASHINGTON |
| PROPERTY OWNER: | BRUCE BURROW |

*The building located at 100 W. Washington is a 7-story building with a basement and penthouse located at the northeast corner of the building. Per the available historic information of the building, the original 4-story building was constructed in 1954 and then 3 more levels plus the penthouse were added on top of the original 4-story building. The lower 4-story building is understood to be constructed out of concrete columns and floor slab with some masonry veneer. The 3-story addition (floors 5 through 7) are constructed using steel columns and a steel floor structure that supports a concrete slab. The building has been vacant since 2000.

*After a brief visual inspection of the building due to concern of the wall structure deflecting outward toward Main Street. At that time, Main Street was closed to traffic due to a structural concern of the east side wall structure. A more thorough structural inspection was made on October 1, 2024 to determine the immediate risk of the east side wall structure and to provide recommendations related to the wall structure.

*There are two areas where the exterior wall structure appears to have lost lateral support, and the wall structure has moved away from the building and is deflecting out to the east towards Main Street.

*Wall area N-1 is deflecting outward (towards the east) several inches and appears to be at risk of collapse. The lateral ties from the steel beams to the vertical precast elements at area 1 have been compromised and appears to have lost support for at least a twenty foot length near the 6th floor level. Area 2 is also deflecting outward (towards the east) several inches but does not appear to be as concerning as wall area 1 at this time.

*Due to the potential risk of falling precast concrete elements over the Main Street entrance, it is recommended to no longer use the Main Street entrance and only use the Washington Avenue entrance to the building on the south side of the building.


In addition to the structural faults of the property.

*Most of the exterior doors and many windows are boarded up. The rubber roofing has come loose and blowing off the building. Metal flashing falling from the building. The siding from the two story part of the building have been removed exposing raw masonry and old broken windows with loose insulation exposed only adding to the blight of the building. The upper floors have water damage from the HVAC units being blown off the curbs letting water go directly into the building. Ceiling tiles and light fixtures are hanging from the ceiling on all floors. Most of the floor coverings from each floor have been removed. The building has no Electric, Water or working plumbing, no HVAC. All mechanical, electrical, and plumbing are outdated and would need repaired or replaced.

It is my opinion that the building should be razed or repaired immediately to protect the health, safety and welfare of the citizens.

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| In my opinion, this structure | <input type="checkbox"/> | Is | <input checked="" type="checkbox"/> | Is not | Suitable for human habitation. |
| In my opinion, this structure | <input type="checkbox"/> | Is | <input checked="" type="checkbox"/> | Is not | Physically feasible for rehabilitation. |
| In my opinion, this structure | <input type="checkbox"/> | Is | <input checked="" type="checkbox"/> | Is not | Economically feasible for rehabilitation. |
| In my opinion, this structure | <input checked="" type="checkbox"/> | Is | <input type="checkbox"/> | Is not | A public safety hazard and should be condemned immediately. |

EMERGENCY ACTION IS WARRANTED: YES NO

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| Tim Renshaw, Chief Building Inspector | Other Signature |
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Municipal Building, 300 South Church Jonesboro, AR/ Phone 870-336-7194/Fax 870-336-1358