



September 24, 2020

Inspection Report for Pipeline Club and Motel

Tuesday, September 22, 2020 myself, Code Enforcement Officer Dan Plaster and Officer Jamie Major gained entry to the building located at 138 Egan Drive to determine its present condition. The structure is in advanced stages of dilapidation as the photos and report provided Dan Plaster indicate. Specifically, The Pipeline Club has severe water damage caused by a leaky roof which has led to large quantities of mold, rot and decay. It is my opinion the most cost effective measure is to demolish the structure. The Pipeline Motel portion of the building is in various stages of disrepair including personal property, trash and other items. Although there are no water damage issues, the entire heating and plumbing systems are inoperable thereby deeming the structure uninhabitable. Likely, it would be cost prohibitive to attempt to refurbish the property and return it to a habitable state.

Inspection Report for Landshark Mall Building

Wednesday, September 23, 2020 myself, Code Enforcement Officer Dan Plaster and Officer Jamie Major gained entry to the building located at 121 Egan Drive to determine its present condition. This building is comprised of concrete block exterior walls, concrete slab and wood framed (trussed) roof system. Besides the remaining personal property and various debris, the building's condition is adequate from a structural standpoint. There are areas of concern. The Landshark portion is without running water or heat. It appears there is no insulation in the attic. All water and heating pipes run through the attic and likely have breaks. No Name Pizza Restaurant is sound, operational, and just passed a fire inspection. It could stand some refurbishing but is in fair condition. The exterior of the building again is in fair condition and will require some roof repairs and structural work on the front. The entry is below parking lot grade and currently displays several trip hazards at points of access as well as the sidewalk itself. Also, the short retaining wall is leaning and should be replaced. Structurally, the 4"x4" posts supporting the cantilevered roof have inadequate bearing and are not properly secured. Aside from the above mentioned items, the structure is in fair condition and does not warrant demolition from a code perspective.

Sincerely,

Jay Yunker
Building Inspector
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