

2068 Mason Street
Owner: Charles E Patrick
1,125 Square Feet



05/17/2021



08/10/21



03/17/2021



P.O. Box 657 • Cataula, GA • 706.320.2171

Proposal

Name City of Columbus
 Attention Ryan Pruett
 City Columbus State GA ZIP 31901
 Phone (706)225-3893

Date 3/4/2021

| | Project Description | Unit Price | TOTAL |
|--|--|--------------|--------------------|
| | City of Columbus Demolition Proposal | | |
| | <u>2068 Mason Street:</u> | | |
| | 4,850 sq. ft. of Asbestos drywall joint compound | \$2.50 | \$12,125.00 |
| | 1,125 sq. ft. demolish wood structure. | \$3.95 | \$4,443.75 |
| | 1,125 sq. ft. provide and install seed and straw of the building footprint. | \$0.55 | \$618.75 |
| | 60 sq. ft. demolish concrete. | \$1.25 | \$75.00 |
| | 760 sq. ft. provide and install seed and straw of the concrete footprint. | \$0.55 | \$33.00 |
| | NOTE: Price includes labor, material, equipment, retainage of salvage, and disposal W.T. MILLER will use to perform the scope of work listed above. Exclusions – 5.0 and 6.0 per contract. | | |
| | | | |
| | | | |
| | | TOTAL | \$17,295.50 |

WOMAN OWNED SMALL BUSINESS



COLUMBUS CONSOLIDATED GOVERNMENT CODE CASE ACTIVITY REPORT (CASE-02-16-002794)

| | | |
|---|--|--------------------------------|
| Case Type: Condemn-Demo | Assigned To | Opened Date: 02/11/2016 |
| Address: 2068 Mason St Columbus, GA | Status: Request for Compliance Pending/Open | Closed Date: |

| Activity Date | Created By | Activity Type | Activity Name | Comments |
|---------------|---------------|------------------------------|---------------|--|
| 03/08/2016 | Marsha Thomas | Notice of Hearing | | LETTER MAILED OUT ON 3/8/2016 |
| 03/23/2016 | Marsha Thomas | Notice to Demolish or Repair | | NO ONE WAS PRESENT FOR THE HEARING, LETTER WAS MAILED ON 3/23/2016 |
| 03/29/2016 | Marsha Thomas | In-Person Conversation | | <p>MR. CHARLES PATRICK COME TO THE OFFICE TODAY . HE WAS OUT TOWN WHEN THE HEARING TOOK PLACE. HE SAID THE HOME USE TO BELONG TO HIS MOTHER BEFORE SHE PASSED . HE IS NOW THE ESTATE HOLDER . HE SAID THERE IS A LIEN AGAINST THE HOME FROM A LOAN THAT HIS MOTHER TOOK OUT IN 2002. HE DID NOT PAY ON THE LOAN. HE IS NOT SURE WHO THE LOAN IS THROUGH. I TOLD HIM I WOULD HAVE THE INSPECTOR RESEARCH IT AND SEE WHAT WE CAN FIND OUT. HE SAID HE DOES NOT WANT THE HOUSE AND CANNOT AFFORD TO BRING THE HOUSE TO CODE . HE WOULD LIKE TO SELL IT</p> <p>HE ALSO SAID THAT SOME SHORT COLORED GENTLEMAN COME TO HIS PERSONAL HOME AND STATED THAT HE WAS REPRESENTING THE CITY AND THAT HE WAS THERE TO LET HIM KNOW THAT THE CITY WAS GOING TO DEMOLISH HIS PROPERTY AND IT WOULD COST HIM \$12,000. I ASKED MR.PATRICK WHAT THE GENTLE MAN WAS DRIVING WAS IT A CITY VEHICLE . HE SAID IT WAS NOT. I TOLD MR. PATRICK THAT OUR INSPECTORS DO NOT COME TO THE HOME ADDRESS WE ONLY COME THE PROPERTY THAT IS WRITTEN UP . WE CONTACT THE OWNER BY LETTER, PHONE OR EMAIL. I BROUGHT FRED UP TO THE COUNTER SO HE COULD HEAR WHAT MR. PATRICK HAD TO SAY ABOUT THE GENTLEMAN COMING TO HIS HOUSE. FRED REASSURED HIM WHAT I HAD TOLD HIM. I APOLOGIZE TO MR. PATRICK THE MISREPRESENTATION OF THE CITY . I ALSO TOLD HIM THAT WE HAVEN'T EVEN SENT THIS PROPERTY OVER FOR PRICING YET SO WE DO NOT KNOW HOW MUCH IT COST. I GOT MR/PATRICKS CONTACT INFORMATION AND TOLD HIM WE WOULD CONTACT HIM AFTER WE DID SOME RESEARCH TO SEE WHO HAS THE LIEN ON THE PROPERTY. 706.587.9122</p> |
| 05/09/2016 | Teresa Young | On-Site Visitation | | yard maintained, no change in structure, no permits pulled to date / 112 |

| Activity Date | Created By | Activity Type | Activity Name | Comments |
|---------------|--------------|--------------------|---------------|---|
| 06/07/2016 | Teresa Young | On-Site Visitation | | No Change, called owner and left a message to contact me. If no contact, I will leave a door tag at his home on Monaco in Benning Hills / 112 |
| 07/06/2016 | Teresa Young | On-Site Visitation | | Grass is mowed, no other change / 112 |
| 08/04/2016 | Teresa Young | On-Site Visitation | | No Change / 112 |
| 09/08/2016 | Teresa Young | On-Site Visitation | | no change / 112 |
| 10/12/2016 | Teresa Young | On-Site Visitation | | no change / 112 |
| 11/22/2016 | Teresa Young | On-Site Visitation | | NO CHANGE; OWNERS REMAINS THE SAME / 112 |
| 12/19/2016 | Teresa Young | On-Site Visitation | | no change / 112 |
| 01/19/2017 | Teresa Young | On-Site Visitation | | no change / 112 |
| 02/15/2017 | Teresa Young | On-Site Visitation | | NO CHANGE / 112 |
| 03/15/2017 | Teresa Young | On-Site Visitation | | NO CHANGE / 112 |
| 04/19/2017 | Teresa Young | On-Site Visitation | | NO CHANGE / 112 |
| 05/16/2017 | Teresa Young | On-Site Visitation | | OWNER LIVES IN COLUMBUS; NO CHANGE AT PROPERTY AND NO CHANGE IN OWNERSHIP; FOUND PHONE NUMBER 706-687-5490 / 112 |
| 06/16/2017 | Teresa Young | On-Site Visitation | | NO CHANGE / 112 |
| 07/17/2017 | Teresa Young | On-Site Visitation | | NO CHANGE; THE HOUSE CAN NO LONGER BE SEEN BECAUSE OF T OVERGROWTH / 112 |
| 08/16/2017 | Teresa Young | On-Site Visitation | | NO CHANGE / 112 |
| 09/22/2017 | Teresa Young | On-Site Visitation | | NO CHANGE / 112 |
| 10/17/2017 | Teresa Young | On-Site Visitation | | NO CHANGE / 112 |

| Activity Date | Created By | Activity Type | Activity Name | Comments |
|---------------|-----------------|--------------------|---------------|---|
| 11/20/2017 | Teresa Young | On-Site Visitation | | NO CHANGE / 112 |
| 12/21/2017 | Teresa Young | On-Site Visitation | | NO CHANGE / 112 |
| 01/24/2018 | Teresa Young | On-Site Visitation | | NO CHANGE / 112 |
| 02/22/2018 | Teresa Young | On-Site Visitation | | NO CHANGE / 112 |
| 03/26/2018 | Teresa Young | On-Site Visitation | | NO CHANGE / 112 |
| 04/26/2018 | Phillip Smith | On-Site Visitation | | NO CHANGE. STRUCTURE IS UNSECURED. WINDOWS ARE MISSING , HOLES IN INTERIOR WALLS. / 112 |
| 05/29/2018 | Teresa Young | On-Site Visitation | | NO CHANGE / 112 |
| 06/26/2018 | Jamaal Williams | On-Site Visitation | | No Change checked system same owner/ 113 |
| 07/31/2018 | Phillip Smith | On-Site Visitation | | NO CHANGE/112 |
| 08/27/2018 | Phillip Smith | On-Site Visitation | | NO CHANGE/112 |
| 09/24/2018 | Phillip Smith | On-Site Visitation | | NO CHANGE./112 |
| 10/18/2018 | Phillip Smith | On-Site Visitation | | NO CHANGE./112 |
| 11/16/2018 | Phillip Smith | On-Site Visitation | | NO CHANGE./112 |
| 12/19/2018 | Phillip Smith | On-Site Visitation | | NO CHANGE./112 |
| 01/22/2019 | Phillip Smith | On-Site Visitation | | NO CHANGE./112 |
| 02/22/2019 | Phillip Smith | On-Site Visitation | | NO CHANGE./112 |
| 03/25/2019 | Phillip Smith | On-Site Visitation | | NO CHANGE./112 |
| 05/10/2019 | Phillip Smith | On-Site Visitation | | NO CHANGE./112 |

| Activity Date | Created By | Activity Type | Activity Name | Comments |
|---------------|-----------------|--------------------|---------------|--|
| 05/20/2019 | Phillip Smith | On-Site Visitation | | NO NEW CHANGES./112 |
| 06/20/2019 | Phillip Smith | On-Site Visitation | | NO NEW CHANGES./112 |
| 08/23/2019 | Jamaal Williams | On-Site Visitation | | No work no change taxes are paid and current / 134 |
| 10/11/2019 | Jamaal Williams | On-Site Visitation | | No work no change / 134 |
| 11/14/2019 | Jamaal Williams | On-Site Visitation | | No work no change./113 |
| 12/16/2019 | Jamaal Williams | On-Site Visitation | | No work no change ./113 |
| 01/16/2020 | Jamaal Williams | On-Site Visitation | | No work no change ./113 |
| 02/27/2020 | Jamaal Williams | On-Site Visitation | | No work no change ./113 |
| 03/27/2020 | Jamaal Williams | On-Site Visitation | | No work no change ./113 |
| 04/29/2020 | Jamaal Williams | On-Site Visitation | | No work no change ./113 |
| 06/02/2020 | Jamaal Williams | On-Site Visitation | | No work no change ./113 |
| 07/01/2020 | Jamaal Williams | On-Site Visitation | | No work no change ./113 |
| 08/03/2020 | Jamaal Williams | On-Site Visitation | | No work no change. Went by the owners home at 2201 MONACO st no answer left a green tag./113 |
| 09/04/2020 | Jamaal Williams | On-Site Visitation | | No work no change ./113 |
| 10/09/2020 | Jamaal Williams | On-Site Visitation | | No work no change ./113 |
| 11/10/2020 | Jamaal Williams | On-Site Visitation | | No work no change ./113 |
| 12/10/2020 | Jamaal Williams | On-Site Visitation | | No work no change ./113 |
| 01/13/2021 | Jamaal Williams | On-Site Visitation | | No work no change ./113 |

| Activity Date | Created By | Activity Type | Activity Name | Comments |
|---------------|-----------------|--------------------------------|---------------|---|
| 02/04/2021 | Jamaal Williams | On-Site Visitation | | No work no change. Took recent pictures to add to the list for demo council that will be presented for 2021 demo's. |
| 03/04/2021 | Jamaal Williams | On-Site Visitation | | No work no change ./113 |
| 03/10/2021 | Mallory Jackson | Council Demolition Letter Sent | | MAILED TO: PATRICK CHARLES E 2201 MONACO DR COLUMBUS GA 31903 ARTICLE NUMBER: 7020 0090 0000 1809 0082 |



420 10th Street
Post Office Box 1340
Columbus, Georgia 31902-1340

Telephone (706) 653-4126
Fax (706) 653-4123

Ryan Pruett
Director

CERTIFIED MAIL

PATRICK CHARLES E
2201 MONACO DR
COLUMBUS GA 31903

7020 0090 0000 1809 0082

3/12/2021

Dear Sir or Madam:

SUBJECT: 2068 Mason Street

Re-inspections of the subject property revealed that little or no work has been done to either repair or demolish the subject property, or to clear the property of debris. We have received a price for the demolition (and/or clearing of the lot) and for the abatement of any asbestos present, from **W.T MILLER** totaling to a sum of **\$17,967.50**.

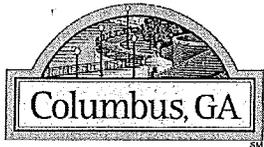
An ordinance, providing for this demolition work at the address above, will be heard at Council for the first reading on **Tuesday, April 13th at 9:00AM EST** and for the second reading and subsequent vote on **Tuesday, April 27th, 2020 at 5:30 EST**.

Please note that if you plan to ask Council for an extension, only you as the owner, your financial institution, your attorney, any individual with power of attorney, or a legal representative of the estate, including an administrator or executor, may be heard at the first reading. Also, the party being heard must be able to provide a financial statement showing who is providing the funds, a signed contract with whom is performing the work, and a timeline detailing when the work will begin, when it will be completed, and whether the property is to be demolished or renovated.

City Council currently convenes at the Trade Center, located at 801 Front Avenue, Columbus, GA 31901.

Sincerely,

Ryan Pruett
Director, Inspections and Code
RP:CD



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INSPECTIONS & CODE
420 10TH STREET, P.O. BOX 1340
COLUMBUS, GEORGIA 31902-1340
TELEPHONE: (706) 653-4126 FAX (706) 653-4123

DATE: 3/22/2016

OWNER: CHARLES E PATRICK

OWNER'S ADDRESS: 2201 MONACO, COLUMBUS GA 31903

REFERENCE NUMBER
CASE-02-16-002794

AGENT:

AGENT'S ADDRESS:

LOCATION OF PROPERTY: 2068 MASON ST, COLUMBUS GA

NOTICE TO DEMOLISH OR REPAIR

Please be notified that, after holding a public hearing, the City Manager has determined that the building located at the above referenced address, was found to be unfit for occupancy and is so dilapidated, and/or unsafe that it creates a serious hazard to the health, and/or safety of the public. Within the time specified in this order, the building is either to be demolished or to be repaired.

Article VI, Section 8-83 of the Code of Ordinances of Columbus, Georgia, provides that where such building or structures are found to be unsafe or unfit for occupancy, and repairs or improvements or alterations will cost in excess of fifty (50%) of the physical value of the building or structure, the owner and/or parties in interest shall remove or demolish such building, accessory buildings, and/or structures located on the premises and remove all junk, debris, and materials so as to clean the premises within a period of forty-five (45) days from the date of this Notice.

Said Ordinance also provides that where such building/structure is found to be unsafe or unfit for occupancy, and repairs or improvements or alterations of the building/structure so as to render it safe can be made at a cost of not more than 50% of the physical value of the building/structure, the owner and/or parties in interest shall make such repairs, alterations, or improvements as are necessary to make the buildings/structure safe within a period of forty-five (45) days from the date of this Notice.

Failure to comply with this notice will result in a citation for violations, or will cause such structure to be placed on the agenda of Columbus Council for approval to demolish and remove structure. Any item of value not removed from said structure or premises prior to the expiration of this notice will be considered as salvageable items to be included in the cost of demolition by the demolition contractor.

All required repairs shall be in accordance with applicable codes as adopted by the State of Georgia, and Columbus Council, Columbus, Georgia. These codes are available for purchase in this office. Demolition, whether by the owner or a contractor, shall be in accordance with all applicable codes, to include EPD standards for the abatement of asbestos, which may be obtained from the EPD Atlanta office - 404 363-7026.

Any owner or contractor shall obtain appropriate required permits and shall call for periodic inspections of all permitted work until satisfactorily completed.

**FOR QUESTIONS OR INFORMATION REGARDING THIS NOTICE,
CALL THE INSPECTIONS AND CODE ENFORCEMENT DIVISION, 706 653-4126**

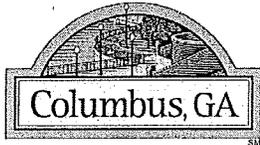
1679

CERTIFIED MAIL NUMBER

John Hudgison

John Hudgison, Interim Director of Insp & Code

"An Equal Opportunity / Affirmative Action Organization"



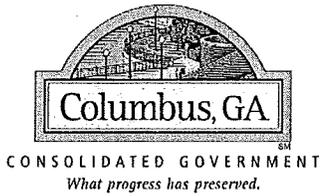
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INSPECTIONS & CODE
420 10TH STREET, P.O. BOX 1340
COLUMBUS, GEORGIA 31902-1340
TELEPHONE: (706) 653-4126 FAX (706) 653-4123

REFERENCE NUMBER
CASE-02-16-002794

NOTICE TO DEMOLISH OR REPAIR

| <u>INSPECTION TYPE</u> | <u>INSPECTOR</u> | <u>STATUS</u> | <u>SCHEDULED COMPLETED</u> |
|--|------------------|---------------|----------------------------|
| Demolition Site Inspection | Monica Collins | Complete | 02/11/2016 02/11/2016 |
| <p>304.4 - Exterior Structural Members All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads .</p> <p>301.3 - Vacant structures and land All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.</p> <p>504.1 - General All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition .</p> <p>304.6 - Exterior walls All exterior walls shall be free from holes, breaks, and loose or totting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration .</p> <p>603.1 - Mechanical appliances All mechanical appliances, fireplaces, solid fuel -burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.</p> <p>Inspectors Comments Inspectors Comments</p> <p>02/11/16 This property has been condemned ./MC</p> <p>304.17 Guards for basement windows Every basement window that is openable shall be supplied with rodent shields, storm windows or other approved protection against the entry of rodents .</p> <p>302.4 - Weeds All premises and exterior property shall be maintained free from weeds or plant growth in excess of 18 inches.</p> <p>704.1 - General All systems, devices and equipment to detect a fire, actuate an alarm, or supress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code.</p> <p>304.18.1 - Building security - doors Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch. Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the puposes of this section, a sliding bolt shall not be considered an acceptable deadbolt lock .</p> <p>302.1 Sanitation All exterior property and premises shall be maintained in a clean, safe and sanitary condition . The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.</p> <p>304.13.1 - Glazing All glazing materials shall be maintained free from cracks and holes.</p> <p>607.1 - General Duct systems shall be maintained free of obstrucitons and shall be capable of performing the required function.</p> <p>504.3 Plumbing system hazards Where it is found that a plumbing system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, inadeqaute venting, cross connection, backsiphonage, improper installation, deterioration or damage or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.</p> <p>503.4 Floor surfaces In other than dwelling units, every toilet room floor shall be maintained to be a smooth, hard, nonabsorbent surface to permit such floor to be easily kept in a clean and sanitary condition .</p> <p>302.5 Rodent harborage All structures and exterior property shall be kept free from rodent harborage and infestation . Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.</p> <p>305.3 - Interior surfaces All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered . Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected .</p> <p>304.16 Basement hatchways Every basement hatchway shall be maintained to prevent the entrance of rodents, rain and surface drainage water.</p> <p>604.3 - Electrical system hazards Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reason, the code official shall require the defects to be corrected to eliminate the hazard.</p> | | | |



INSPECTIONS & CODE
420 10TH STREET, P.O. BOX 1340
COLUMBUS, GEORGIA 31902-1340
TELEPHONE: (706) 653-4126 FAX (706) 653-4123

REFERENCE NUMBER
CASE-02-16-002794

NOTICE TO DEMOLISH OR REPAIR

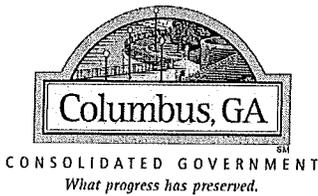
304.13 - Window, skylight and door frames Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

304.2 - Protective treatment All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors and skylights shall be maintained weather resistant and water tight . All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition.

Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling flaking and chipped paint shall be eliminated and surfaces repainted . All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition .

All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion . Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement . All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition .

305.2 - Interior Structural Members All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.



INSPECTIONS & CODE
420 10TH STREET, P.O. BOX 1340
COLUMBUS, GEORGIA 31902-1340
TELEPHONE: (706) 653-4126 FAX (706) 653-4123

DATE: 3/8/2016

OWNER: CHARLES E PATRICK

OWNER'S ADDRESS: 2201 MONACO, COLUMBUS GA 31903

REFERENCE NUMBER
CASE-02-16-002794

AGENT:

AGENT'S ADDRESS:

LOCATION OF PROPERTY: 2068 MASON ST, COLUMBUS GA

DEMOLITION HEARING NOTICE

Please be notified that an examination was made of the above referenced structure, and the building was found to be unfit for human habitation or occupancy and is so dilapidated, unsanitary, and unsafe that it creates a serious hazard to the health, and/or safety of the occupants or of the public.

A hearing concerning the above referenced property will be held in the Deputy City Manager's Conference Room on the Second (2nd) Floor of the Columbus Consolidated Annex building, 420 10th Street on
3/23/2016 10:00:00AM

You as the owner, your financial institution, your attorney, or any individual with your power of attorney, may give testimony to show cause why the building should not be demolished. If this property is pending in probate court, or is involved in any type litigation, you are required to notify this office of the legal representative's name and address to whom notice must be served. After the hearing you will be notified to repair or demolish and remove the above referenced building within forty-five (45) days from the date of the hearing. **You do not need to attend the hearing unless you wish to show cause why the building should not be demolished.**

FOR QUESTIONS OR INFORMATION REGARDING THIS NOTICE,
CALL THE INSPECTIONS AND CODE ENFORCEMENT DIVISION, 706 653-4126

1662

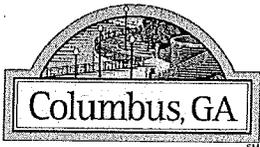
CERTIFIED MAIL NUMBER

John Hudgison

John Hudgison, Interim Director of Insp & Code

Enclosed is a copy of the Inspectors Condemnation Report for subject property

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REFERENCE NUMBER
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DEMOLITION HEARING NOTICE

| <u>INSPECTION TYPE</u> | <u>INSPECTOR</u> | <u>STATUS</u> | <u>SCHEDULED COMPLETED</u> |
|----------------------------|------------------|---------------|----------------------------|
| Demolition Site Inspection | Monica Collins | Complete | 02/11/2016 02/11/2016 |

304.4 - Exterior Structural Members All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads .

301.3 - Vacant structures and land All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

504.1 - General All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition .

304.6 - Exterior walls All exterior walls shall be free from holes, breaks, and loose or totting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration .

603.1 - Mechanical appliances All mechanical appliances, fireplaces, solid fuel -burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

Inspectors Comments Inspectors Comments
02/11/16 This property has been condemned.//MC

304.17 Guards for basement windows Every basement window that is openable shall be supplied with rodent shields, storm windows or other approved protection against the entry of rodents .

302.4 - Weeds All premises and exterior property shall be maintained free from weeds or plant growth in excess of 18 inches.

704.1 - General All systems, devices and equipment to detect a fire, actuate an alarm, or supress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code.

304.18.1 - Building security - doors Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch. Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the puposes of this section, a sliding bolt shall not be considered an acceptable deadbolt lock .

302.1 Sanitation All exterior property and premises shall be maintained in a clean, safe and sanitary condition . The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

304.13.1 - Glazing All glazing materials shall be maintained free from cracks and holes.

607.1 - General Duct systems shall be maintained free of obstrucitons and shall be capable of performing the required function.

504.3 Plumbing system hazards Where it is found that a plumbing system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, inadeqaute venting, cross connection, backsiphonage, improper installation, deterioration or damage or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

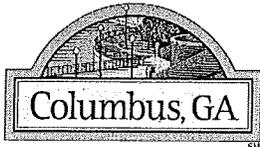
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302.5 Rodent harborage All structures and exterior property shall be kept free from rodent harborage and infestation . Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.

305.3 - Interior surfaces All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered . Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected .

304.16 Basement hatchways Every basement hatchway shall be maintained to prevent the entrance of rodents, rain and surface drainage water.

604.3 - Electrical system hazards Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reason, the code official shall require the defects to be corrected to eliminate the hazard.



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COLUMBUS, GEORGIA 31902-1340
TELEPHONE: (706) 653-4126 FAX (706) 653-4123

REFERENCE NUMBER
CASE-02-16-002794

DEMOLITION HEARING NOTICE

304.13 - Window, skylight and door frames Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

304.2 - Protective treatment All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors and skylights shall be maintained weather resistant and water tight . All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition.

Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling flaking and chipped paint shall be eliminated and surfaces repainted . All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition .

All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion . Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement . All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition .

305.2 - Interior Structural Members All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads .