

June 10th, 2026



Housing Board of Appeals Members,

Attached to this letter is the information related to the appeal application for 985 South Frederick. They have appealed the revoking of occupancy related to a 3rd failed inspection per the Rental Inspection Policy.

A general history of events:

12/31/2025 – First notice for initial inspection to take place on 1/14/2026

1/2/2026 – Owner emails requesting a reschedule. Rescheduled to 1/23/2026. No rescheduled fee assessed

1/21/2026 – Owner emails again requesting a reschedule. Rescheduled to 2/4/2026. No reschedule fee assessed

2/4/2026 – Inspections take place. Reports mailed on on the 5th, 2nd inspection dates noted to take place 4/8/2026

4/8/2026 – No show for 2nd inspections – No show sent on April 28. Inspection reset for May 8th.

4/30/2026 – Complaint received from tenants regarding tenants living without power, other tenants living over capacity, bugs/mice, general noise, no garbage service. Complaints were all founded.

5/8/2026 – No show again. No work has been done. This is considered the failed 2nd inspection. 3rd inspection set for May 22.

5/22/2026 – No show again. No work has been done. Occpancy revoked. Occpancy revoke placards placed. Occupancy loss letters given to tenants. Owner finally reaches out via email afternoon of 5/22 requesting an onsite visit. Walkthrough set for 5/27, owner does not make it, rescheduled for 5/28.

5/28/2026 – Walkthrough with owner. Some items have been completed from inspection report. However, some work has begun on an apartment requiring permit, no permit pulled. There are also other tenant complaints regarding mice/bugs that have occurred after the complaint related inspections. Garbage service has been restored. Owner claims he is in process of evicting tenants in the potentially infested apartments. Owner applies for permits at City Hall, claims to have a contractors license, however, no license is found and is still not active as of 6/10/2026. General maintenance man, and not the owner, has performed the work.

Sincerely,
David Kral
Building Official





HOUSING APPEALS BOARD APPEAL REQUEST

This appeal must be filed with the City within sixty (60) days of the initial inspection. The Housing Appeals Board shall then schedule a hearing within thirty (30) days of receiving the appeal. City staff shall compile information related to the inspection and identified violation. At the Housing Appeals Board hearing, City staff shall present evidence of the violation and the rental property owner will be provided an opportunity to state his/her perspective on the need to reconsider the inspector's decision. The Housing Appeals Board shall provide a ruling within ten (10) after the hearing. If the owner is not satisfied with the ruling, the owner may file a request with the city manager's office for a public hearing with the Oelwein City Council. This request must be filed within ten (10) days following the Housing Appeals Board ruling. At the next regularly scheduled meeting, the City Council shall schedule a public hearing and provide a ruling.

Sec. 12-308. - Appeals process.

Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within 20 days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means.

The appeal must include the following:

DATE: 05/28/26

NAME: Abdul owner Owner Agent

OWNER/AGENT ADDRESS: 4215 Danna Dr cedarfalls IA 50613


PHONE: 319-238-9810

BUILDING ADDRESS/LAND INVOLVED: 985 S Fred oelwein IA 50662

ORDER OR ACTION PROTESTED AND WHY: revoking of occupancy, work has been done.

RELIEF REQUESTED FROM THE BOARD (Please check) AND WHY:
extension of time period bad tenants & fix the apartment
restore occupancy

Variance Penalty Fee Review Extension of time -- until (Date) 08/28/2026

SIGNATURE: 

(Office Use Only)
CODE VIOLATION #: _____ INSPECTOR: _____



H-RR23-000033

**NOTICE OF INITIAL INSPECTION - ALL
APARTMENTS**

985 South Frederick, Oelwein, IA 50662*

Date of Inspection: 1/23/2026 @ 8:30am

December 31, 2025

Abdul Awan
4215 Daina Drive
Cedar Falls IA 50613

To change the date or time of this appointment, please contact the City of Oelwein Community Development Department at 319-283-5862 or buildingofficial@cityfoelwein.org a minimum of two (2) business days in advance of the scheduled date in order to avoid a \$100 service charge.

According to the City of Oelwein Rental Housing Inspection Administrative Policy, all rental properties shall be inspected at least once every three (3) years. Inspections shall be scheduled at least fourteen (14) business days in advance of the inspection. Landlords must give the tenant at least twenty-four hours' written notice of intent to enter premises to allow property inspection. If violations are cited as a result of the initial inspection, you will have 60 days to make corrections and another inspection will be scheduled.

The Landlord, or an owner's representative of at least 18 years of age, must be present for the inspection. Their attention during the inspection process is encouraged. Should you have questions regarding inspection scheduling, the Housing Code, or any other matters pertaining to code enforcement, please contact our office between 8:30 a.m. and 4:30 p.m., Monday through Friday, or see our website at <http://cityfoelwein.org/departments/community-development-department.html>

*If this is a duplex, tri-plex, or quad-plex it is for all units at this address/parcel

Sincerely,
City of Oelwein
Community Development Department

City of Oelwein Community Development Department
20 2nd Ave SW Oelwein, Iowa 50662
319-283-5862

From: [Abdul Awan](#)
To: [David Kral](#)
Subject: Re: Inspection
Date: Friday, January 23, 2026 7:49:50 AM
Attachments: [image001.jpg](#)

Sure
See you on the 4th

On Fri, Jan 23, 2026 at 7:46 AM David Kral <BuildingOfficial@cityofeelwein.org> wrote:

Let's do 2pm. I'll see you at 2pm on the 4th. Do you want updated notices? Or another copy of the original report for [400 South Frederick](#)?

Thanks,

David Kral

Building Official/Zoning Admin.

City of Oelwein

20 2nd Ave SW Oelwein, Iowa 50662

319-283-5862



From: Abdul Awan <abdulrehmanawan902@gmail.com>
Sent: Friday, January 23, 2026 7:45 AM
To: David Kral <BuildingOfficial@cityofeelwein.org>
Subject: Re: Inspection

Would you be able to do it around noon or 2pm? On 4th

On Wed, Jan 21, 2026 at 2:30 PM David Kral <BuildingOfficial@cityofeelwein.org> wrote:

Mr. Awan,

I'm going to have to reschedule these inspections.

Would February 4th at 8:30am work for you? Please respond to this email or call me at 319-283-5862 to confirm you get this message.

Thanks,

David Kral

Building Official/Zoning Admin.

City of Oelwein

20 2nd Ave SW Oelwein, Iowa 50662

319-283-5862



From: David Kral
Sent: Monday, January 5, 2026 8:56 AM
To: 'Abdul Awan' <abdulrehmanawan902@gmail.com>
Subject: RE: Inspection

Let's change to Friday the 23rd of January. I've attached updated notices.

Thanks,

David Kral

Building Official/Zoning Admin.

City of Oelwein

20 2nd Ave SW Oelwein, Iowa 50662

319-283-5862



From: Abdul Awan <abdulrehmanawan902@gmail.com>
Sent: Friday, January 2, 2026 9:03 PM
To: David Kral <BuildingOfficial@cityfoelwein.org>
Subject: Inspection

Hey David can we reschedule oelwein inspection for both properties

400 s Fred

985 s Fred

It's scheduled for 1/21

Can I do any day except 1/6, 1/21, 2/9, 2/24



H-RR23-000033

INITIAL INSPECTION STATUS: Fail

**985 South Frederick, Apt. #1, Oelwein, IA
50662**

**Date of Second Inspection: April 08, 2026
8:30 AM**

February 05, 2026

Aeris Grove, LLC
PO Box 483
Cedar Falls, IA 50613

The City of Oelwein has enacted various codes that address housing standards and property maintenance throughout the city. Proper maintenance of properties ensures the availability of quality housing, protects property values and contributes to an improved quality of life for residents of Oelwein. Property owners are therefore required to comply with minimum maintenance standards found in the Rental Housing and Maintenance Guide.

In accordance with the guide, on February 04, 2026, the structure at 985 South Frederick, Oelwein, IA 50662 was inspected and failed. The code violations must be corrected. If, at the time of the next inspection, the required corrections are not made then a reinspection and a \$100 fee will be required. If violations are cited as a result of the initial inspection, you will have 15 days to make corrections and another inspection will be scheduled.

Landlords must give the tenant at least twenty-four hours' written notice of intent to enter premises to allow property inspection.

A \$25 fee will be charged to change the date or time of the next inspection (up to 15 days extension). Please contact the City of Oelwein Community Development Department at 319-283-5862 or buildingofficial@cityofuelwein.org a minimum of (2) business days in advance of the scheduled date. If a rental inspection is rescheduled a second time (up to 15 days extension), a \$100 fee will be assessed. This shall not apply to violations which require a forty-eight (48) hour follow up inspection.

If additional time is needed to address the violation(s), please submit a written request to the Building Official/Zoning Administrator a minimum of (2) days from the date of this notice for a maximum of 15 days extension. If an appeal is being filed then the completed form and \$100 fee must be submitted to the Community Development Department within sixty (60) days of the date of this notice.

Sincerely,
Community Development Department
20 2nd Ave SW
Oelwein, IA 50662
319-283-5862

Violations are listed below

Apartment #1

Title	Status	Reason
Front Porch		
Walls & Ceilings - Section 25-35/Interior Structure	Fail	The peg board wall repair shall be removed in all parts of the apartment and properly installed drywall shall replace it and be finished correctly by painting the walls.
Entry Door, Latches & Locks/Exterior - Section 25-34/Exterior Structure	Fail	Front door shall be repaired or replaced. The door does not seal properly and leaks air.
Kitchen: Checklist		
Windows, Screens & Doors/Interior - Section 25-35/Interior Structure	Fail	The window above the sink shall be repaired or replaced. It is not properly sealing or operational.
Bedroom (1): Checklist		
Windows, Screens & Doors/Interior -	Fail	The north bedroom door shall be repaired or replaced.



H-RR23-000033

INITIAL INSPECTION STATUS: Fail

**985 South Frederick, Apt. #2, Oelwein, IA
50662**

**Date of Second Inspection: April 08, 2026
8:30 AM**

February 05, 2026

Aeris Grove, LLC
PO Box 483
Cedar Falls, IA 50613

The City of Oelwein has enacted various codes that address housing standards and property maintenance throughout the city. Proper maintenance of properties ensures the availability of quality housing, protects property values and contributes to an improved quality of life for residents of Oelwein. Property owners are therefore required to comply with minimum maintenance standards found in the Rental Housing and Maintenance Guide.

In accordance with the guide, on February 04, 2026, the structure at 985 South Frederick, Oelwein, IA 50662 was inspected and failed. The code violations must be corrected. If, at the time of the next inspection, the required corrections are not made then a reinspection and a \$100 fee will be required. If violations are cited as a result of the initial inspection, you will have 15 days to make corrections and another inspection will be scheduled.

Landlords must give the tenant at least twenty-four hours' written notice of intent to enter premises to allow property inspection.

A \$25 fee will be charged to change the date or time of the next inspection (up to 15 days extension). Please contact the City of Oelwein Community Development Department at 319-283-5862 or buildingofficial@cityofuelwein.org a minimum of (2) business days in advance of the scheduled date. If a rental inspection is rescheduled a second time (up to 15 days extension), a \$100 fee will be assessed. This shall not apply to violations which require a forty-eight (48) hour follow up inspection.

If additional time is needed to address the violation(s), please submit a written request to the Building Official/Zoning Administrator a minimum of (2) days from the date of this notice for a maximum of 15 days extension. If an appeal is being filed then the completed form and \$100 fee must be submitted to the Community Development Department within sixty (60) days of the date of this notice.

Sincerely,
Community Development Department
20 2nd Ave SW
Oelwein, IA 50662
319-283-5862

Violations are listed below

Title	Status	Reason
Kitchen: Checklist		
Walls & Ceilings - Section 25-35/Interior Structure	Fail	The holes in the walls shall be repaired.
Light Fixtures, Outlets & Switches - Section 25-65/Electrical Equipment	Fail	The light above the sink is not operational. The fixture shall be repaired or replaced and exposed wiring connections shall be enclosed.
Fire Extinguisher - Section 25-08/Unsafe Structure, Section 25-74/Fire Protection	Fail	A fire extinguisher shall be installed in proximity of the kitchen.
Bathroom (1): Checklist		
Windows, Screens & Doors/Interior - Section 25-35/Interior Structure	Fail	The bathroom door shall be repaired or replaced.



H-RR23-000033

INITIAL INSPECTION STATUS: Fail

**985 South Frederick, Apt. #3, Oelwein, IA
50662**

**Date of Second Inspection: April 08, 2026
8:30 AM**

February 05, 2026

Aeris Grove, LLC
PO Box 483
Cedar Falls, IA 50613

The City of Oelwein has enacted various codes that address housing standards and property maintenance throughout the city. Proper maintenance of properties ensures the availability of quality housing, protects property values and contributes to an improved quality of life for residents of Oelwein. Property owners are therefore required to comply with minimum maintenance standards found in the Rental Housing and Maintenance Guide.

In accordance with the guide, on February 04, 2026, the structure at 985 South Frederick, Oelwein, IA 50662 was inspected and failed. The code violations must be corrected. If, at the time of the next inspection, the required corrections are not made then a reinspection and a \$100 fee will be required. If violations are cited as a result of the initial inspection, you will have 15 days to make corrections and another inspection will be scheduled.

Landlords must give the tenant at least twenty-four hours' written notice of intent to enter premises to allow property inspection.

A \$25 fee will be charged to change the date or time of the next inspection (up to 15 days extension). Please contact the City of Oelwein Community Development Department at 319-283-5862 or buildingofficial@cityofuelwein.org a minimum of (2) business days in advance of the scheduled date. If a rental inspection is rescheduled a second time (up to 15 days extension), a \$100 fee will be assessed. This shall not apply to violations which require a forty-eight (48) hour follow up inspection.

If additional time is needed to address the violation(s), please submit a written request to the Building Official/Zoning Administrator a minimum of (2) days from the date of this notice for a maximum of 15 days extension. If an appeal is being filed then the completed form and \$100 fee must be submitted to the Community Development Department within sixty (60) days of the date of this notice.

Sincerely,
Community Development Department
20 2nd Ave SW
Oelwein, IA 50662
319-283-5862

Violations are listed below

Title	Status	Reason
Living Room		
Floors & Floor Coverings - Section 25-35/Interior Structure	Fail	The carpet is unsanitary and shall be cleaned or replaced.
Kitchen: Checklist		
Walls & Ceilings - Section 25-35/Interior Structure	Fail	The unpainted walls shall be painted.
Sink, Faucet & Drain - Section 25-54/Plumbing Systems and Fixtures	Fail	The kitchen faucet shall be repaired or replaced.
Bathroom (1): Checklist		
Cabinets/Counters - Section 25-35/Interior Structure	Fail	The Countertop is broken and shall be replaced.
Light Fixtures, Outlets & Switches - Section 25-65/Electrical Equipment	Fail	Light bulbs shall be replaced in fixture
Windows, Screens & Doors/Interior - Section 25-35/Interior Structure	Fail	The bathroom door shall be repaired or replaced.
Toilet - Section 25-54/Plumbing Systems and Fixtures, Section 25-55/Water System	Fail	The toilet shall be cleaned/repared or replaced.
Bedroom (1): Checklist		
Walls & Ceilings - Section 25-35/Interior Structure	Fail	Holes on the bedroom walls shall be repaired
Smoke/CO2 Detector - Section 25-08/Unsafe Structure, Section 25-74/Fire Protection	Fail	Each bedroom shall have a smoke detector installed.



H-RR23-000033

INITIAL INSPECTION STATUS: Fail

**985 South Frederick, Apt.#4, Oelwein, IA
50662**

**Date of Second Inspection: April 08, 2026
8:30 AM**

February 05, 2026

Abdul Awan
4215 Daina Drive
Cedar Falls IA 50613

The City of Oelwein has enacted various codes that address housing standards and property maintenance throughout the city. Proper maintenance of properties ensures the availability of quality housing, protects property values and contributes to an improved quality of life for residents of Oelwein. Property owners are therefore required to comply with minimum maintenance standards found in the Rental Housing and Maintenance Guide.

In accordance with the guide, on February 04, 2026, the structure at 985 South Frederick, Oelwein, IA 50662 was inspected and failed. The code violations must be corrected. If, at the time of the next inspection, the required corrections are not made then a reinspection and a \$100 fee will be required. If violations are cited as a result of the initial inspection, you will have 15 days to make corrections and another inspection will be scheduled.

Landlords must give the tenant at least twenty-four hours' written notice of intent to enter premises to allow property inspection.

A \$25 fee will be charged to change the date or time of the next inspection (up to 15 days extension). Please contact the City of Oelwein Community Development Department at 319-283-5862 or buildingofficial@cityofuelwein.org a minimum of (2) business days in advance of the scheduled date. If a rental inspection is rescheduled a second time (up to 15 days extension), a \$100 fee will be assessed. This shall not apply to violations which require a forty-eight (48) hour follow up inspection.

If additional time is needed to address the violation(s), please submit a written request to the Building Official/Zoning Administrator a minimum of (2) days from the date of this notice for a maximum of 15 days extension. If an appeal is being filed then the completed form and \$100 fee must be submitted to the Community Development Department within sixty (60) days of the date of this notice.

Sincerely,
Community Development Department
20 2nd Ave SW
Oelwein, IA 50662
319-283-5862

Violations are listed below

Title	Status	Reason
Kitchen: Checklist		
Stove/Oven - Section 25-63/Mechanical Equipment	Fail	The range hood shall be repaired or replaced. Currently inoperable
Light Fixtures, Outlets & Switches - Section 25-65/Electrical Equipment	Fail	The outlet by the sink has a hole in it that shall be repaired.
Bathroom (1): Checklist		
Walls & Ceilings - Section 25-35/Interior Structure	Fail	The wall on the side of the shower shall be repaired as it has water damage.
Sink, Faucet & Drain - Section 25-54/Plumbing Systems and Fixtures	Fail	Drain for the shower shall be repaired, tenant has to leave water run continually to avoid issues.
Light Fixtures, Outlets & Switches - Section 25-65/Electrical Equipment	Fail	The switch cover is missing and shall be replaced.
Bedroom (1): Checklist		
Walls & Ceilings - Section 25-35/Interior Structure	Fail	Ceiling above the steps shall be properly repaired and painted
Light Fixtures, Outlets & Switches - Section 25-65/Electrical Equipment	Fail	Upstairs fan shall be repaired or replaced and covers installed on fixture



H-RR23-000033

INITIAL INSPECTION STATUS: Pass
985 South Frederick, Apt. #5, Oelwein, IA
50662
Date of Second Inspection: April 08, 2026
8:30 AM

February 05, 2026

Abdul Awan
4215 Daina Drive
Cedar Falls IA 50613

The City of Oelwein has enacted various codes that address housing standards and property maintenance throughout the city. Proper maintenance of properties ensures the availability of quality housing, protects property values and contributes to an improved quality of life for residents of Oelwein. Property owners are therefore required to comply with minimum maintenance standards found in the Rental Housing and Maintenance Guide.

In accordance with the guide, on February 04, 2026, the structure at 985 South Frederick, Oelwein, IA 50662 was inspected and failed. The code violations must be corrected. If, at the time of the next inspection, the required corrections are not made then a reinspection and a \$100 fee will be required. If violations are cited as a result of the initial inspection, you will have 15 days to make corrections and another inspection will be scheduled.

Landlords must give the tenant at least twenty-four hours' written notice of intent to enter premises to allow property inspection.

A \$25 fee will be charged to change the date or time of the next inspection (up to 15 days extension). Please contact the City of Oelwein Community Development Department at 319-283-5862 or buildingofficial@cityofuelwein.org a minimum of (2) business days in advance of the scheduled date. If a rental inspection is rescheduled a second time (up to 15 days extension), a \$100 fee will be assessed. This shall not apply to violations which require a forty-eight (48) hour follow up inspection.

If additional time is needed to address the violation(s), please submit a written request to the Building Official/Zoning Administrator a minimum of (2) days from the date of this notice for a maximum of 15 days extension. If an appeal is being filed then the completed form and \$100 fee must be submitted to the Community Development Department within sixty (60) days of the date of this notice.

Sincerely,
Community Development Department
20 2nd Ave SW
Oelwein, IA 50662
319-283-5862

Violations are listed below

Apt.#5

Title	Status	Reason
Living Room		
Light Fixtures, Outlets & Switches - Section 25-65/Electrical Equipment	Fail	Switch cover is missing by door jam of east wall



H-RR23-000033

INITIAL INSPECTION STATUS: Fail

**985 South Frederick, Apt. #6, Oelwein, IA
50662**

**Date of Second Inspection: April 08, 2026
8:30 AM**

February 05, 2026

Abdul Awan
4215 Daina Drive
Cedar Falls IA 50613

The City of Oelwein has enacted various codes that address housing standards and property maintenance throughout the city. Proper maintenance of properties ensures the availability of quality housing, protects property values and contributes to an improved quality of life for residents of Oelwein. Property owners are therefore required to comply with minimum maintenance standards found in the Rental Housing and Maintenance Guide.

In accordance with the guide, on February 04, 2026, the structure at 985 South Frederick, Oelwein, IA 50662 was inspected and failed. The code violations must be corrected. If, at the time of the next inspection, the required corrections are not made then a reinspection and a \$100 fee will be required. If violations are cited as a result of the initial inspection, you will have 15 days to make corrections and another inspection will be scheduled.

Landlords must give the tenant at least twenty-four hours' written notice of intent to enter premises to allow property inspection.

A \$25 fee will be charged to change the date or time of the next inspection (up to 15 days extension). Please contact the City of Oelwein Community Development Department at 319-283-5862 or buildingofficial@cityofuelwein.org a minimum of (2) business days in advance of the scheduled date. If a rental inspection is rescheduled a second time (up to 15 days extension), a \$100 fee will be assessed. This shall not apply to violations which require a forty-eight (48) hour follow up inspection.

If additional time is needed to address the violation(s), please submit a written request to the Building Official/Zoning Administrator a minimum of (2) days from the date of this notice for a maximum of 15 days extension. If an appeal is being filed then the completed form and \$100 fee must be submitted to the Community Development Department within sixty (60) days of the date of this notice.

Sincerely,
Community Development Department
20 2nd Ave SW
Oelwein, IA 50662
319-283-5862

Violations are listed below

Title	Status	Reason
Kitchen: Checklist		
Cabinets/Counters - Section 25-35/Interior Structure	Fail	Cabinet doors are broken and missing. All cabinets shall be repaired if damaged.
Hallway(1): Checklist		
Floors & Floor Coverings - Section 25-35/Interior Structure	Fail	The hallway flooring shall be repaired or replaced as it is a tripping hazard.
Bedroom (1): Checklist		
Windows, Screens & Doors/Interior -	Fail	The north bedroom door shall be repaired or replaced.
Light Fixtures, Outlets & Switches - Section 25-65/Electrical Equipment	Fail	Switch and outlet covers shall be replaced where missing.
Smoke/CO2 Detector - Section 25-08/Unsafe Structure, Section 25-74/Fire Protection	Fail	Each bedroom shall have a smoke detector installed.
Bedroom (2): Checklist		
Windows, Screens & Doors/Interior - Section 25-35/Interior Structure	Fail	Bedroom doors are broken and shall be replaced.
Smoke/CO2 Detector - Section 25-08/Unsafe Structure, Section 25-74/Fire Protection	Fail	All bedrooms shall have a smoke detector installed.



H-RR23-000033

INITIAL INSPECTION STATUS: Fail - 2ND

ATTEMPT

985 South Frederick, Oelwein, IA 50662

Date of Second Inspection FOR ALL

APARTMENTS: MAY 8TH, 2026

8:30 AM

April 28, 2026

Abdul Awan
4215 Daina Drive
Cedar Falls IA 50613

The City of Oelwein has enacted various codes that address housing standards and property maintenance throughout the city. Proper maintenance of properties ensures the availability of quality housing, protects property values and contributes to an improved quality of life for residents of Oelwein. Property owners are therefore required to comply with minimum maintenance standards found in the Rental Housing and Maintenance Guide.

In accordance with the guide, on February 04, 2026, the structure at 985 South Frederick, Oelwein, IA 50662 was inspected and failed. The code violations must be corrected. If, at the time of the next inspection, the required corrections are not made then a reinspection and a \$100 fee will be required. If violations are cited as a result of the initial inspection, you will have 15 days to make corrections and another inspection will be scheduled.

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Sincerely,
Community Development Department
20 2nd ave SW
Oelwein, IA 50662
319-283-5862



H-RR23-000033

Invoice Notice

CITY OF OELWEIN – CUSTOMER ACCOUNT INFORMATION – RETAIN FOR YOUR RECORDS

Permit #:	Service Address:	Billing Date:	Date of Application:
H-RR23-000033	4215 Daina Dr, Cedar Falls, IA 50613, USA	April 28, 2026	01/06/2026
Total Amount Due:	\$100.00 - NO SHOW FEE 04/08/2026 <i>Payment Due (30 days from billing date)</i>		

You can pay in the following ways:

- 1) Pay in person at 20 2nd Ave SW Oelwein, IA 50662
- 2) Pay Online at <https://cityfoelwein.govbuilt.com/>
- 3) Mail check, cash, or money order to 20 2nd ave SW, Oelwein, IA, 50662. Make payable to: The City of Oelwein

If you need assistance, contact us at 319-283-5862, or, email buildingofficial@cityfoelwein.org

City of Oelwein Community Development
 20 2nd ave SW
 Oelwein, IA 50662
 319-283-5862

There will be a charge on all returned checks.

Return this portion with your payment.

Permit #:	Service Address:	Billing Date:	Date of Application:
H-RR23-000033	4215 Daina Dr, Cedar Falls, IA 50613, USA	April 28, 2026/28/2026	01/06/2026

Total Amount Due:	Total Payment:
100.00	



H-RR23-000033

SECOND INSPECTION STATUS: Fail

985 South Frederick, Oelwein, IA 50662

Date of Third AND FINAL Inspection:

05/22/2026 @ 8:30 AM

May 08, 2026

Abdul Awan
4215 Daina Drive
Cedar Falls IA 50613

The City of Oelwein has enacted various codes that address housing standards and property maintenance throughout the city. Proper maintenance of properties ensures the availability of quality housing, protects property values and contributes to an improved quality of life for residents of Oelwein. Property owners are therefore required to comply with minimum maintenance standards found in the Rental Housing and Maintenance Guide.

In accordance with the guide, on MAY 08, 2026, the structure at 985 South Frederick, Oelwein, IA 50662 was inspected and failed for the **second time**. NO PROGRESS HAS BEEN MADE. TENANTS HAVE NOT BEEN NOTIFIED OF INSPECTIONS. NO RESPONSE OR INPUT HAS BEEN PROVIDED BY OWNERSHIP. The code violations noted in previous inspection reports for each apartment shall be corrected BEFORE 05/22/2026 @ 8:30am.

If, at the time of the 3rd inspection, ALL of the required corrections are not made, then **OCCUPANCY WILL BE REVOKED FOR 6 MONTHS, AND YOU WILL BE PLACED ON THE HABITUAL VIOLATORS LIST. PER THE OELWEIN RENTAL HOUSING INSPECTION ADMINISTRATIVE POLICY -- RESOLUTION #5102-2019**

Landlords must give the tenant at least twenty-four hours' written notice of intent to enter premises to allow property inspection.

Sincerely,
City of Oelwein
Community Development Department



**NOTICE: OCCUPANCY
REVOKED **ACTION
REQUIRED**
985 South Frederick, Oelwein, IA
50662**

May 22, 2026

Aeris Grove, LLC
PO Box 483
Cedar Falls, IA 50613



DATE May 22, 2026

Aeris Grove, LLC
PO Box 483
Cedar Falls, IA 50613

REGARDING:
ADDRESS: 985 South Frederick, Oelwein, IA 50662
Legal Description Below

Dear -- AERIS GROVE LLC,

This letter serves as official notice that the property located at 985 South Frederick, Oelwein, IA 50662 is in violation of Chapter 12 of the City of Oelwein Code and the Oelwein Rental Housing Inspection Administrative Policy. The landlord and/or property owner has failed to meet the minimum standards required under the referenced code and policy. As a result, **occupancy of the building has been revoked**, tenants have been directed to vacate, and you are hereby served with this notice of violation and the required corrective actions outlined below.

Address: 985 South Frederick, Oelwein, IA 50662 Placarded on: MAY 22, 2026
Legal description: LOTS 13, 14, 15 SCHAUMS 2ND ADD

- Sec. 12-303. - Registration requirement.
-All rental properties and rental units within the corporate limits of the City of Oelwein shall be registered with the city annually by the owner or the owner's representative. The owner or owner's representative shall file a completed registration form (as provided by the city) with the city on or before March 1 of each fiscal year, accompanied by a fee as established by resolution of council.

-By registering rental properties and/or rental units, the property owner consents to the City of Oelwein inspector entering and conducting an inspection, as described in section 12-304. The registration process shall be conducted in accordance with the City of Oelwein's Rental Housing Inspection Program Administrative Policy.

- Sec. 12-304. - Rental inspection.

Each rental property and rental unit shall be inspected by the designated inspector at a frequency stated in the rental housing inspection program administrative policy. The inspections will be conducted to confirm compliance with regulations set forth in Oelwein Municipal Code, chapter 25. Inspections will be conducted in accordance with the City of Oelwein's Rental Housing Inspection Program Administrative Policy and in accordance with all state and federal laws pertaining to tenant rights and notification requirements.

- Sec. 12-307. - Violations

-Rental properties and/or rental units that fail to comply with this chapter, shall be referred to the city building official and attorney for prosecution as a municipal infraction. Failure to comply with this chapter, including but not limited to failure to register a property, may result in the revocation of a certificate of occupancy and/or a requirement to vacate the property.

- Sec. 16-5. - Storing of garbage and refuse.

All accumulations of garbage and refuse shall be stored or placed for collection in accordance with the following provisions:

1.No person shall place any garbage or refuse in any street, median strip, alley or other public place of travel, nor upon any private property except as stated herein except leaves during authorized collection dates.2.Any unauthorized accumulation of garbage and refuse on any lot, property, premises, public street, alley or other public or private place is hereby declared to be a public nuisance and is prohibited. Failure of the owner or occupant to remove and correct any such unauthorized accumulation of garbage and refuse shall be deemed a violation of this chapter.3.It shall be unlawful for any person to place or leave outside any building or dwelling, except as stated herein, any dilapidated furniture, appliance, machinery, equipment, building material, or other item which is either in a wholly or partially rusted, wrecked, junked, dismantled or inoperative condition, and which is not completely enclosed within a building or dwelling. Any such item or items which remain on the property of the occupant for a period of ten days after notice of violation of this section shall be presumed to be abandoned and subject to being removed from the property by the city without further notice. This shall not apply to authorized junk dealers or establishments engaged in the repair, rebuilding, reconditioning or salvaging of equipment who are in compliance with state and local ordinances and codes.4.It shall be unlawful for any person to leave outside any building in a place accessible to children any appliance, refrigerator or other container of any kind which has an airtight snap lock or similar devise, without first removing the lock or door from said appliance, refrigerator or container. This provision does not apply to any appliance, refrigerator or container which has been placed on or adjacent to the rear of the building and is crated, strapped or locked to such an extent that it is impossible for a child to obtain access to any airtight compartment thereof.

(Ord. No. 1010, 02-10-2003.)

- Sec. 16-6. - Wind-blown refuse.

It shall be unlawful to cause or permit to accumulate, except in property receptacles and containers, any dust, ashes or trash of such a material that it can be blown by the wind.

- Sec. 16-4. - Duty to provide receptacles.

Each person shall provide receptacles for the storage of garbage and refuse accumulating on the premises owned or occupied by him or her. Such receptacles shall be kept covered and in good order and repair and in sufficient number to contain the garbage or refuse that will accumulate on the premises.

(Ord. No. 1010, 02-10-2003)

- Sec. 16-10. - Accumulation of refuse and garbage declared a nuisance.

It is declared that the unlawful accumulation of garbage and refuse upon either public or private property within the corporate limits of the City of Oelwein, Iowa, constitutes a threat to the health and safety of the citizens and it is a nuisance. If such accumulations are permitted in violation hereof, responsible party and the owner of the private property upon which said accumulation is located shall be liable for said violation.

ACTION REQUIRED:

You have failed a 3rd rental inspection; therefore, occupancy has been revoked due to the landlord and/or property owner's failure to comply with Chapter 12 of the City of Oelwein Code and the Oelwein Rental Housing Inspection Administrative Policy (Resolution #5058-2018, as amended by Resolution #5102-2019). A \$250 fee for a third failed inspection has been added to the license. Per the Oelwein Rental Housing Inspection Administrative Policy, occupancy is revoked for 6 months. Occupancy may be restored on November 23, 2026. The property will be inspected at that time to verify code compliance. A \$100 Re-inspection fee will be incurred at that time.

Due to loss of occupancy, occupants must vacate the premises immediately and be fully moved out within 30(thirty) days from the date of this letter. No later than JUNE 24TH, 2026.

A notice of this revocation has also been posted on the premises to inform all tenants, along with a placard stating the revocation of occupancy.

The property is also in violation of Chapter 16. You have failed to provide a garbage receptacle and now garbage and refuse have accumulated on the property. The garbage shall be removed **IMMEDIATELY**, and a dumpster shall be provided by a registered garbage hauler **IMMEDIATELY**. This is a repeat offense. We have gone to court over the issue previously. **You have five(5) days from receipt of this notice to have all garbage/refuse removed from the property.**

All work to correct the required items on the inspection checklist shall be performed by a state-licensed contractor, with permits issued as necessary.

Failure to comply with any component of this directive will result in referral to the City Attorney.

Right to Appeal: Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within 20 days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means.

Right to File a Lien: If you fail to correct these violations, any action taken by the City of Oelwein, the authority having jurisdiction, may be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.



David Kral
Building Official/Zoning Administrator
20 2nd ave SW

Oelwein, IA 50662
319-283-5862

Rental (First Inspection) -  	Jeff Bunn	02-04-2026	2:00 PM	3:00 PM	Custom	Rental (First Inspection)	Failed
Rental (First Inspection) -  	Jeff Bunn	02-04-2026	2:30 PM	4:00 PM	Custom	Rental (First Inspection)	Failed
Rental (First Inspection) -  	Jeff Bunn	02-04-2026	2:00 PM	3:30 PM	Custom	Rental (First Inspection)	Failed
Rental (First Inspection) -  	Jeff Bunn	02-04-2026	2:30 PM	4:00 PM	Custom	Rental (First Inspection)	Failed
Rental (First Inspection) -  	Jeff Bunn	02-04-2026	3:00 PM	4:30 PM	Custom	Rental (First Inspection)	Pass
Rental (First Inspection) -  	Jeff Bunn	02-04-2026	3:00 PM	4:30 PM	Custom	Rental (First Inspection)	Failed
Rental (Second Inspection) -  	Jeff Bunn	04-08-2026	8:30 AM	10:00 AM	Custom	Rental (Second Inspection)	No Show
Rental (Second Inspection) -  	Jeff Bunn	04-08-2026	8:30 AM	10:00 AM	Custom	Rental (Second Inspection)	No Show
Rental (Second Inspection) -  	Jeff Bunn	04-08-2026	8:30 AM	10:00 AM	Custom	Rental (Second Inspection)	No Show
Rental (Second Inspection) -  	Jeff Bunn	04-08-2026	8:30 AM	10:00 AM	Custom	Rental (Second Inspection)	No Show
Rental (Second Inspection) -  	Jeff Bunn	04-08-2026	8:30 AM	10:00 AM	Custom	Rental (Second Inspection)	No Show
Complaint Inspection -  	David Kral	04-30-2026	9:30 AM	10:00 AM	Custom	Complaint Inspection	Completed
Complaint Inspection -  	David Kral	04-30-2026	1:30 PM	3:00 PM	Custom	Complaint Inspection	Failed
Rental (Second Inspection) -  	Jeff Bunn	05-08-2026	8:30 AM	10:00 AM	Custom	Rental (Second Inspection)	Failed
Rental (Third Inspection) -  	Jeff Bunn	05-22-2026	8:30 AM	10:00 AM	Custom	Rental (Third Inspection)	Failed
Rental (Third Inspection) -  	Jeff Bunn	05-22-2026	8:30 AM	10:00 AM	Custom	Rental (Third Inspection)	Failed
Rental (Third Inspection) -  	David Kral	05-22-2026	8:30 AM	10:00 AM	Custom	Rental (Third Inspection)	Failed