



October 28, 2022

The property located at 8064 Garfield Street, City of Spring Lake Park was inspected on **September 12, 2022**. This inspection included the indoor premises and interior of the residence and the garage and exterior property including connections of lines or tubes or piping from residence to other areas, any and all plumbing fixtures including sinks, toilets, pipes, bathrooms, basements, any and all primary and accessory structures containing utility connections, septic system, heating and cooling systems, or attachments, any and all plumbing areas or areas containing sewage, discharge, pipes, effluent, septic system and/or attachments to any or all of the above and any and all heating and cooling systems, electrical connections and facilities, utility metering systems, structural supports, interior and exterior walls, the roof, the foundation, ventilation systems, means of egress, and general conditions of sanitation. This inspection revealed the following:

Structurally unsafe conditions:

- At the top of the stairs, leading to the upper level, there is a two-foot by two-foot soft spot in the floor. The only thing keeping things from falling through, is the carpet. While we were trying to remove a goose from the living room, the Fire Department had to walk on the edge of the living room, and could feel the floor was soft, spongy and unsafe to be on and in fear of collapse.
- The lowest level of the home had a major water/flooding problem. There is visible mold/mildew on the walls from floor to ceiling. The structural integrity has been compromised.
- The exterior of the home has significant deterioration. There are multiple holes in the roof, siding, soffit and fascia. Where the porch roof meets the back of the home, a large hole has rotten away and been partially filled with a spray foam. This area has had water running into the exterior walls for a significant amount of time. The exterior walls are rotting from the inside out and causing the exterior loadbearing walls a hazard of possible collapse.

Structure unfit for human occupancy:

- The home has no functioning plumbing system. The water meter has been removed, every sink and toilet is dry. Without the water on, it is unknown if any or all the water lines have frozen/burst at some point. Further inspection will be needed and a plumbing permit will need to be submitted in order to evaluate the cumulative damage to the lines.
- The home has no functioning heating source. The entire furnace has built up corrosion from the amount of water damage/moisture in the basement.
- Unsanitary conditions – With no working plumbing, a 2-foot mound of human waste and toilet paper is piled on the toilet of the owner's suite bathroom. The laundry tub is being used as a urinal but is unable to drain.
- Unsanitary conditions – A grown goose was living in the home. There was a piece of plywood containing the goose to the living room. A large pile of goose feces and bird food was covering the entire living room floor rendering it soft and spongy.
- Unsanitary Conditions – There is a large number of bugs throughout the home. Mouse/rat infestation is evident, as there is a large number of rodent droppings on the floor, but no visual sightings of any actual animals other than the goose was witnessed on the date of the inspection.

Fire and Life Safety Issues:

- Excessive Interior Storage – In the garage, there were six-foot-tall piles of empty bird feed bags. The kitchen has a pile of combustible material/garbage piled over the height of the counter tops. Large piles of combustible material/garbage are also being stacked in the entryway, dining room, living room, basement and porch. The entire main and upper level have a couple of inches of old newspaper covering the floor.
- Smoke Detectors – The home had no working smoke detectors
- Carbon Monoxide Detectors – The home had no working CO detectors.
- The front door is being blocked by (2) 4X4 pieces of dimensional lumber, screwed to the framing of the home. With the amount of combustible material/garbage in the home the rear sliding door is not accessible. The only exit from the home are windows and the garage door. Per national fire code, windows are considered emergency rescue openings and a garage is not considered an exit.

Exterior Property Maintenance:

- From the front of the garage to the back of the home, there are multiple holes in the siding, soffit and fascia. Some of the holes are large enough for a racoon to gain entry. The roof has deteriorating shingles on every side of the roof. The garage door is missing one of the two-foot by two-foot panels. The gable vent, above the garage door is missing its louvers, letting wild life of all sizes enter the attic of the home. In multiple locations spray foam has been used where the roof meets the fascia of the home. It has been filled to keep animals out of the soffits.

In my professional opinion, as the certified building official with the City of Spring lake Park, this property constitutes not only a fire hazard, but a hazard to public safety and health. The number of holes that have let water intrude for years, has weakened multiple exterior load-bearing, structural walls. It is evident that the basement had a severe water damage problem and the exterior of the home is rotting from the inside out. Parts of the interior flooring systems have been compromised from water infiltration, making it subject to collapse.

Sincerely,



Jeff Baker
Building Official/Fire Marshal
City of Spring lake Park

Cc: Address file