

REQUEST/SOLUTION

Describe the code or design deficiency and practical difficulty in complying with the code provision: (Attach and number any additional pages as needed.)

1. Town to pay damages:

Lost Rents	\$950,000.00
Expenses	\$50,000.00
Punitive Damages	\$2,000,000.00
Defamation	\$1,500,000.00
Property Damage	\$150,000.00

Place a full-page notice in the paper for six months apologizing for discriminating, defaming, harassing, and causing harm to Keith Macdonald and Etsuko Macdonald.

The Board shall direct the Town to make these reparations and payments:

Town steps to remedy their faulty infrastructure:

2. The Town Shall remove sidewalks and road grades and return the grading of Court Street, Wall Street, Hotel Street, and Culpeper Street to the original grading when 3 Hotel Street building was built.
3. Allow Hotel Street, LLC to excavate down to the building footers to replace frozen/cracked bricks and install water barriers and drain tile as required.
4. Allow Hotel Street, LLC to reinstall removed window boxes on Hotel and Culpeper Streets
5. Allow Hotel Street, LLC to reinstall the front porch fronting onto Hotel Street should it so choose.
6. The town shall install water run-off capture heads as required on Court Street, Wall Street, Hotel Street, and Culpeper Street
7. The town shall reinstall a grouted brick walkway where it was removed for remediation work.
8. The town shall install weep holes in the curb to allow for drainage.
9. The town shall install the sidewalk with a minimum of 4" below the lowest point of any windowsill.
10. The town shall install the sidewalk with a minimum slope of ¼" per-foot away from the building.
11. The town shall install proper watertight expansion joints along the sidewalk and building interface.
12. The town shall move the water meter out of the street.
13. The town shall continue the sidewalk along Hotel Street up to Court Street
14. The town shall make Hotel Street one-way from Court Street to Culpeper and Ashby Street.

The Board shall direct the Town to make these repairs, modifications, and alterations.

1. Permit filed with the town on 2/11/2016
2. Sent email to mayor & council 29 days and not getting a permit / Run around 3/10/2016
3. Sent email to mayor & council 49 days and not getting a permit / Run around 4/10/2016
4. 4/13/2016 Whitson Robinson, (Attorney) Sarah Sitterle, Roger Mercer (building official), Bob Hale, (building official), Brandie Shafer (Director of Public Works) meeting to discuss permit & sidewalk
 - i. "New process & requirements" for **ALL NEW** building permits and "I am the first one." Requiring a full set of architectural & engineering drawings for the renovation.
 - ii. Town will not issue a permit to address the sidewalk or flooding
5. Hired MEP Engineering to produce Mechanical, Electrical, and Plumbing drawings on 4/29/2016
6. MEP deliver first preliminary drawings 08/04/2016
7. MEP deliver Final drawings 09/30/2016
8. Check Status of building permit 2/1/2017 Kelly Machen more delay tactics
9. Red Line on drawings back from town 02/13/2017 - Drawing approved
- 10. A limited permit Issued on June 19th 2017 that did not allow for any steps to address the water leaks and flooding Via the sidewalk. The Town took 494 Days to Issue the permit.**
- 11. 08/05/2020 Sent email to Brandi Shafer, Whit Robinson, CC Brad Polack regarding flooding & water runoff – DID NOT GET A REPLY**
- 12. On June 24th 2021 the Town sends a "Notice of Violation" UN-FUCKING BELIEVABLE.**
- 13. Sent VIA Attorney on February 6, 2022 Engineering report to the town attorney, town manager, and town building official did not receive a response. Until May 12 2022**
- 14. The Towns response was TOTAL BULLSHIT – Written by the unqualified town staffer, "I'm Going to Get you" Frank Cassidy**

Frank's less than eloquent, unqualified, bullshit opinion follows:

From: Frank Cassidy <fcassidy@warrentonva.gov>
Sent: Thursday, May 12, 2022 2:06 PM
To: Martin Crim <mcrim@vfnlaw.com>
Cc: Brandie Schaeffer <BSchaeffer@warrentonva.gov>
Subject: RE: Hotel Street - Site Report - Water Flooding

Good afternoon.

Please accept this as a brief report and response as result of a site inspection of the property as requested:

Our Superintendent and I inspected the property today after reviewing the report and pictures.

In short, the Town took steps to better the drainage and sidewalk approximately 10 to 15 years ago. Our observations are the water is directed away from the building as follows and indicated in the attached photos:

- The sidewalk along Culpeper St is angled towards the curb- water flows outward from the structure- Photo "Hotel St- culpeper 1"
- The water is diverted away from the sidewalk on Hotel St, near the property line with an asphalt ramping from the drainpipe to the outside curbs edge along Hotel St- Photo "Hotel ST- hotel side 4"

During our inspection, it was obvious there are several areas along the base of this structure where water can be entering the building. These areas are through windows or other open areas of the structure, and other sections of the structure not properly maintained and not part of any of the sidewalk. For example:

- Window along Culpeper St, Photo- Hotel St- culpeper side 2, there is a "plexi-glass" or plastic cover with old and inadequate sealant. This has been there for several years. Window area not properly sealed.
- The window along Hotel St, Photo- Hotel St- hotel side 2, there is a rotting board covering a window. There is a gap between the sidewalk brick and the structure and a slight rise of what appears to be a windowsill. Window area is not properly sealed.
- There are areas adjacent to the structure where bricks were removed exposing earth. These bricks were not removed by the Town. Photos- Hotel St- hotel side 1 and 3.
- The alley area along Culpeper St, between this structure and the structure at 12 Culpeper St is not being maintained. There is a rain gutter which drains directly into the alley way; there are two access points into the structure which are not secured and will allow intrusion not only by water, but vermin and other items as well; and there are leaves and equipment which interfere with proper drainage on this area. Photos- Hotel St- Alley 1, 2, 3, and 4.

There are several areas of the entire exterior of this structure which are in disrepair from lack of maintenance and neglect. The remaining photos show some of these items.

It is obvious if there is water going into this structure, there are several entry points well beyond the alleged issues "caused" by the sidewalk improvements.

Given this, we do not see what actions we can take to address the concerns from a Town perspective.

Please let me know if you require additional.

Thank you

KM

Keith Macdonald

To: Brandie Schaffer

Cc: Gina Pollock

Apr 5, 2020, 4:02 PM

[Details](#)

3 Hotel Street / Pending Suite

Dear Brandie, Frank, & Whit,

I know you are all well, as I have not heard otherwise, which is a good thing.

I need to move forward on 3 Hotel Street and get that property producing money and more taxes. I have repeatedly asked for the proper zoning and use for my building at 3 Hotel Street. Most recently, March 29th, 2020, to which I yet to receive a reply.

Property Classification:

I need the town to provide me a letter stating the use of 3 Hotel Street is suitable as a single-family home. I am tired of your misinterpretations of the zoning ordinances regarding this property. Buildings built 75 plus years before the invention of cars do not need driveway and garages to function as single-family homes – there are tens of dozens of examples in the CBD and Historic District of this. Failure to produce such a letter will result in litigation to find a remedy. Time is of the essence – if you would like to meet to resolve this issue, my calendar is open.

Sidewalk & Road Way Grading:

I have conclusive documented evidence that the town has raised the grade several times on the land adjacent to 3 Hotel Street on both street facings. This has caused extensive property damage to 3 Hotel Street. I have conclusive documented evidence that the town removed three window boxes, which has again caused extensive property damage to 3 Hotel Street. The removal of the window boxes has also lowered the property, safety, utility, and value.

I have conclusive documented evidence that the town contractor, when last installing the sidewalk, penetrated the vault basement roof and failed to seal it from water. Since that time a constant flooding has accorded in the basement of 3 Hotel Street.

I have conclusive documented evidence that the town's scheme to run rainwater run-off from Court Street and Hotel Street to the nearest sewer drain on Lee Street fails to meet design guidelines and causes the routine flooding thru the front door of 3 Hotel Street.

I will require the town at its expense to remedy these issues. Remove and lower the sidewalk back to its original 1840 level. Lowering the roadway accordingly, and extending the Lee Street sewer line to place a sewer drain box in Culpeper and Hotel Street vicinity. Properly seal the vaulted basement roof area to eliminate water penetration into the shell of 3 Hotel Street.

I hope this letter will focus your attention on these matters and that we can work together to quickly address and remedy the problems so that litigation will be avoided. Please feel free to call to discuss or clarify. My calendar is open to meeting at your convenience, or we can zoom/skype if preferred.

Regards,

M. Keith Macdonald

610 Professional Drive # 108
Gaithersburg, Maryland 20879
Ph: (301) 637.2510
Fax: (240) 252.5612



February 6, 2022

Mr. Keith McDonald
Investment Property Management
3 Hotel Street Warrenton, VA 20186

RE: 3 Hotel Street
Warraton, VA
Street Drainage Concerns
CV # 20221005

Mr. McDonald:

A field meeting was held at the subject address on January 24, 2022 to evaluate and provide plausible solutions to decrease the volume of stormwater flowing against the building. The area of focus was limited to the building line fronting Hotel Street.

It's reported that storm water draining from the intersection of Main Street and Court Street flows down Hotel Street and up the depressed brick ramp in front of and then flows against the building for its full length. Other possible contributing drainage areas (although insignificant in volume) include the roof gutter systems from both the subject property and the adjacent 7 Hotel Street.

Stormwater does enter 3 Hotel Street in three generally locations; the at-grade stoop, the English (basement) window and at through various points along the building/ sidewalk's grade interface (see attached photos).

There are significant concerns that the continuous water intrusion is having a deleterious structural effect on the basement walls, adjacent wooden beams/joists and, the construction of the sidewalk may have accelerated the rate of inflow.

The field evaluation and interior review of the structure, as well as a video and pictures of the storm water flowing as described (provide by the owner) tend to verify the owners' noted concerns.

This report will outline the evaluator's findings and recommend corrective actions to mitigate the water intrusions. It's important to note that the Town was contacted and record drawings or other plans that may have been used for the sidewalk's construction where not available. Historical building inspections and or pre/post streetscape inspection documents are unavailable as well.

This report is not intended to provide architectural or structural evaluations, methods or recommendations to repair or modify the building, assign fault, or pass professional judgment against those involved with the design, construction, and inspection of the brick streetscape on Hotel Street. This report of finding will make recommendations to decrease the volume of surface flows against the building and suggest various methods to decrease infiltration.

EVALUATION

Streetscape improvements by the Town included the installation of brick pavers installed on a concrete base. It appears that the sidewalk grades along Hotel Street were raised to provide an ADA accessible route in front of the subject property. The sidewalk was installed flush to the edge of the existing entrance's door stoop and encased the bottom 3-1/2" of the door's exterior butted casings. The concrete base appears to have been poured directly against the building without the benefit of flashing, flexible expansive materials or sealants.

Without the benefit of pre-streetscape inspection of the building foundations or streetscape construction plans, it is difficult to determine to what extent the improvements may have affected the structure. Nevertheless, storm water flowing against the building should be addressed to prevent further deterioration of the circa 1870 foundation and related assemblages.

SUGGESTED STREETScape MODIFICATIONS

Diverting the storm water around the brick sidewalk is critical. This may be accomplished with the removal of the existing curb and ramp and installing a higher concrete curb. The installed curb should tie back to the existing curb in the vicinity of the brick wall at the wood fence.

The roof's downspouts should continue to discharge up stream of the noted new curbing. Care should be taken to avoid the water meter and its vault. It may also be necessary to slightly modify the street paving to channel the higher flows away from the curbing.

The brick sidewalk abutting the building should be lowered approximately 4" and sloped toward the street to decrease the volume of water flowing against the building. The reinstated sidewalks should be constructed with the maximum cross slope permitted by ADA regulations. The new section should include, at a minimum the installation of a flexible expansive material between the walk and the building to allow for expansion and contraction of the dissimilar materials while providing a 'gasketed' joint at their interface.

To improve aesthetics, a ground based decorative concrete planter box/seat bench with two protective traffic bollards (on its west side) could be installed. The decorative 'greenscaping' could be constructed on top of or incorporated within the curb to provide public seating with seating oriented toward the reinstated sidewalk.

DESIGN PLAN RECOMMENDATIONS

An architect with significant experiences with building foundations comparable to 3 Hotel Street should be consulted to inspect the envelope focusing on the basement/ground level and its interface with the sidewalk. An existing condition survey should be performed as part of the design. Detailed photographs and measurements (vertical and horizontal) should be taken to document the existing conditions both interior and exterior of the subject property. These records will serve as benchmarks to monitor potential settlement and document the effectiveness of the installed barrier system(s).

An architect and CV Inc. can provide a reconstruction plan that includes detailed elevations, sidewalk cross slope adjustments and the “greenscape” barrier system. The plans should also include detailed construction drawings specific to the English basement window area.

During construction, any exposed/degraded foundation joints should be repaired as directed by a qualified architect or mason. The architect should recommend an appropriate barrier system to provide the maximum protection from expansion and contraction of the sidewalk section and the natural movement of the building while preventing water intrusion.

The Town maintains the sidewalks. Any invasive inspections of the sidewalks or building foundation from the exterior should be approved by and permitted the Town. Conversely, any proposed improvements and or restoration of the ‘public’ infrastructure should review and approved and permitted by the Town.

Although this report focused on the frontage of 3 Hotel Street, the entire envelope should be inspected including the concrete walk/drainage area within the alley between 3 Hotel Street and 12 Culpeper Street to determine if similar factors are impacting the foundation in these areas.

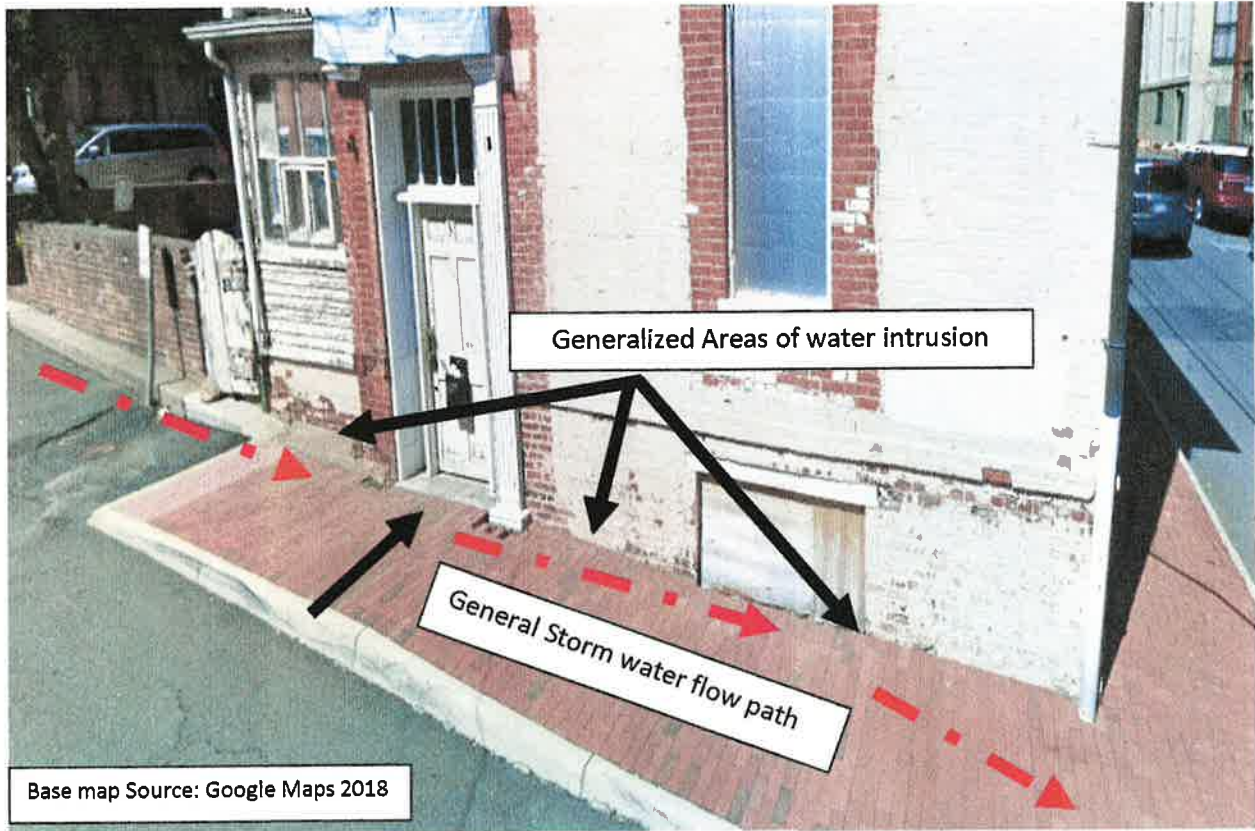
CV. Inc. is prepared to discuss this report further with you, your architect and or the Town if requested for an additional fee.

Thank you for your continued trust.
Sincerely, CV. Inc.

Michael F. Schramm
Project Manager -Special Projects

Attachments

**3 HOTEL STREET WARRENTON VA
PROJECT PHOTOS
SITE VISIT JANUARY 23, 2022**

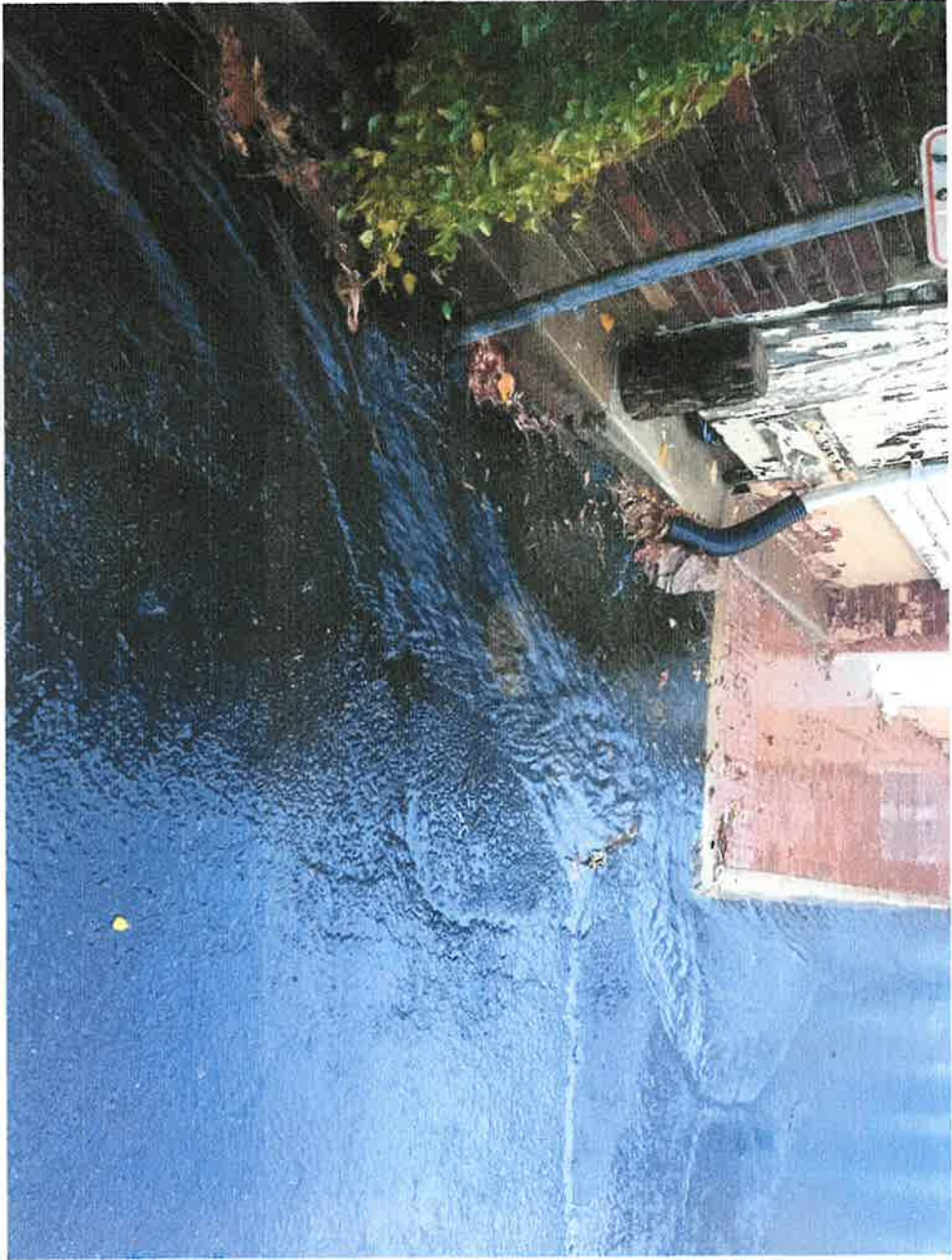














TOWN OF WARRENTON

Department of Community Development

1-800-341
WARRENTON, VA 20186
WWW.WARRENTONVA.GOV
TELEPHONE 540-347-1811
FAX 540-349-2414

NOTICE OF VIOLATION – INQY 2020-1

June 24, 2021

The owner or person or persons responsible shall have to comply with this order.

Property Address: Parcel Detail for PIN 6984-33-9515-000

Street Address: Delora Street Warrenton, Virginia

Legal Description: A

Property Owner:

MACDONALD ETSUKO K

MACDONALD MICHAEL KEITH

Mailing Address : 45 Winchester St
WARRENTON VA 20186

Numerous inspections of the above listed property have been conducted on the above mentioned property; December 6, 2019 and April 2, 2021 by the Town of Warrenton Community Development staff and found many violations of the Virginia Property Maintenance Code, 2015 edition. These violations have been existing for years and continue to exist despite several attempts to gain voluntary compliance. The current conditions of this this property as it exists in a registered historic district constitutes a nuisance, qualifying the property as falling into neglect to the point of defining it as "demolition by neglect", and is adversely affecting property values and quality of life in the vicinity. Additionally, the degree of deterioration, lack of maintenance over many years, and number of these violations constitute a dangerous, unsafe and unsanitary structure by the following definitions from the VA Property Maintenance Code, 2015 edition:

STRUCTURE UNFIT FOR HUMAN OCCUPANCY: An existing structure determined by the code official to be dangerous to the health, safety and welfare of the occupants of the structure or the public because (i) of the

degree to which the structure is in disrepair or lacks maintenance, ventilation, illumination, sanitary or heating facilities or other essential equipment, or (ii) the required plumbing and sanitary facilities are inoperable.

UNSAFE STRUCTURE: An existing structure (i) determined by the code official to be dangerous to the health, safety and welfare of the occupants of the structure or the public, (ii) that contains unsafe equipment, or (iii) that is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation that partial or complete collapse is likely. A vacant existing structure unsecured or open shall be deemed to be an unsafe structure.

The following list of violations found is intended to provide information intended for compliance with the codes listed. Recommended corrective actions are included after the list of violations.

VIOLATIONS:

1. The exterior of the entire structure on the property shows extensive signs of water damage, exposure to elements, and wood rot. The entire exterior of the structure has peeling paint and spalling of brick and mortar; rooting wood, exposed structural elements including siding; missing broken windows and glazing; decorative features deteriorating. There is spalling along all the walls, exposed and/or missing electrical outlets and fixtures, and exposure to the elements. The overall condition of this property constitutes a nuisance condition.
2. Windows and doors are broken, in disrepair and/or have inadequate covers on them which are deteriorating. Broken windows allow access into the structure. Broken lower level/basement windows allow access for rodents and/or other vermin and provide a harborage. Window and door frames have exposed wood showing signs of rot and signs of weakening to the point of failing to support proper loads as designed.
3. The roof structure is in disrepair from exposed underlayment being improperly installed and/or attached by improper methods like clamps to the entire fascia and soffit assembly in disrepair with rotted wood, water damage from intrusion, peeling paint and failure.
4. The area between structures on Culpeper is not being maintained. This area contains trash and debris. The windows along this area are in disrepair and open allowing harborage and entrance into the structure. The exterior walls along this area are consistent with the other exterior walls showing extensive paint peeling and other deterioration of wood and brick.

5. The main entrance ground level walk way to the structure from Hotel Street is covered by a tarp. The access way contains debris and materials creating a nuisance. The walls are in disrepair with peeling paint and exposed wood siding and rot. The main door is inoperable and is semi-boarded with exposed plywood. The door is in disrepair. The window is broken and allows a view into the structure.
6. The limited view of the interior shows extensive water intrusion, peeling paint; walls in disrepair and inhabitable spaces.

Corrective Action:

You are hereby ordered to begin correcting the violations described above within the period not to exceed fifteen (15) days from the date of this notice by engaging the following actions:

- **In order to avoid any escalation of enforcement, it is required to provide a plan for corrective action within five (5) days of receipt of this notice. The plan MUST include specific dates of completed activities within a three-month period with notable, visible improvements;**
- **Apply for ALL required permits and COA approvals PRIOR to any work requiring these approvals/permits;**
- **All repairs completed within six (6) months.**

Failure to address these violations as directed shall result in enforcement actions under the applicable proceedings in Article 11-5 Enforcement and Penalties of the Town Zoning Ordinance and applicable Virginia State Code.

Given the extent of the overall conditions of the property, the visible blight and length of time without any improvements to the condition of this property, these actions must take place within 15 days of receipt of this notice.

The entire structure must be repaired to safe, sanitary condition by obtaining the services of licensed engineers, architects and contractors or the structure must be properly demolished. If you chose to demolish the structure, you must ensure the property is secured and the grounds maintained until demolition is complete. If you chose to repair the structure, you must notify this office within the 15 days stated above with a detailed plan and identified licensed design professionals listed. If you chose to demolish the structure, demolition must commence with 60 days of receipt of this notice.

If you refuse to take appropriate action to address the violations, the Town will take corrective action on the property and all charges and fees will be applied to the property owner. If you chose to appeal this notice, you must do so within fourteen (14) days of receipt of this notice as outlined in the Virginia Property Maintenance Code, 2015 edition, Section 106, attached below.

The Community Development Office is located at 21 Main Street. Warrenton, VA within Town Hall. Hours of operation are from 8 AM until 4:30 PM Monday through Friday. If you have any questions regarding this notice or would like additional information about the appeal process, please contact me at (540) 347-1101. EXT.234

Sincerely,



John Dolan
Fire Inspector and Property Maintenance & Housing Inspector

Applicable Code Provisions:

Virginia Property Maintenance Code, 2015 ed.:

103
APPLICATION OF CODE

103.1 General.

This code prescribes regulations for the maintenance of all existing buildings and structures and associated equipment, including regulations for unsafe buildings and structures.

103.2 Maintenance requirements.

Buildings and structures shall be maintained and kept in good repair in accordance with the requirements of this code and when applicable in accordance with the USBC under which such building or structure was constructed. No provision of this code shall require alterations to be made to an existing building or structure or to equipment unless conditions are present which meet the definition of an unsafe structure or a structure unfit for human occupancy.

106
UNSAFE STRUCTURES OR STRUCTURES
UNFIT FOR HUMAN OCCUPANCY

106.1 General.

This section shall apply to existing structures which are classified as unsafe or unfit for human occupancy. All conditions causing such structures to be classified as unsafe or unfit for human occupancy shall be remedied or as an alternative to correcting such conditions, the structure may be vacated and secured against public entry or razed and removed. Vacant and secured structures shall still be subject to other applicable requirements of this code. Notwithstanding the above, when the code official determines that an unsafe structure or a structure unfit for human occupancy constitutes such a hazard that it should be razed or removed, then the code official shall be permitted to order the demolition of such structures in accordance with applicable requirements of this code.

107
APPEALS

107.5 Right of appeal; filing of appeal application.

Any person aggrieved by the local enforcing agency's application of this code or the refusal to grant a modification to the provisions of this code may appeal to the LBBCA. The applicant shall submit a written request for appeal to the LBBCA

within 14 calendar days of the receipt of the decision being appealed. The application shall contain the name and address of the owner of the building or structure and, in addition, the name and address of the person appealing, when the applicant is not the owner. A copy of the code official's decision shall be submitted along with the application for appeal and maintained as part of the record. The application shall be marked by the LBBCA to indicate the date received. Failure to submit an application for appeal within the time limit established by this section shall constitute acceptance of a code official's decision

302

EXTERIOR PROPERTY AREAS

302.3 Sidewalks and driveways.

All sidewalks, walkways, stairs, driveways, parking spaces and similar spaces regulated under the VCC shall be kept in a proper state of repair, and maintained free from hazardous conditions. Stairs shall comply with the requirements of Sections 305 and 702

304

EXTERIOR STRUCTURE

304.1 General.

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

304.2 Protective treatment.

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 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 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.

304.4 Structural members.

All structural members shall be maintained free from *deterioration*, and shall be capable of safely supporting the imposed dead and live loads.

304.6 Exterior walls.

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

304.7 Roofs and drainage.

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall be discharged in a manner to protect the foundation or slab of buildings and structures from the accumulation of roof drainage.

304.8 Decorative features.

All cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

304.9 Overhang extensions.

All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly *anchored* so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weathercoating materials, such as paint or similar surface treatment.

304.13 Window, skylight and door frames.

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

304.13.1 Glazing.

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

304.13.2 Openable windows.

Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

304.15 Doors.

All exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3.

305
INTERIOR STRUCTURE

305.1 General.

The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. *Occupants* shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every *owner* of a structure containing a *rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units* or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and *exterior property*.

305.2 Structural members.

All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

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.

305.6 Interior doors.

Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.

Sec. 11-20. - Nuisances, etc.; abatement, etc.

(a) Whenever it shall come to the attention of the town manager that a nuisance is being created or maintained within the town or that an unsanitary, unsafe or unhealthful condition exists in the town or that the nuisance or condition in question has been existing for some period of time, the town manager shall cause an immediate inspection of the premises in question to be made and, if a nuisance or unsanitary, unsafe or unhealthful condition is found, he shall cause to be served upon the occupant of the premises or if the premises be not occupied, then upon the owner thereof or his agent, a notice to abate such nuisance or to correct such unsanitary, unsafe or unhealthful condition within a specified time. If such notice is not complied with in the specified time, the recipient thereof shall be summoned to appear before the general district court and show cause why such notice should not be complied with. In the case of a known nonresident, having no agent in the town, such

notice shall be mailed to the last known address of the owner or his agent, and fifteen (15) days allowed for a reply.

(b) If the nuisance or condition complained of as provided in the first paragraph of this section is such that immediate action is necessary for the protection of the public health and welfare, the town manager shall cause the same to be abated or corrected at once, without notice, and all costs incident thereto shall be assessed against the owner of the premises and collected in the same manner in which taxes or other assessments are collectible by law.

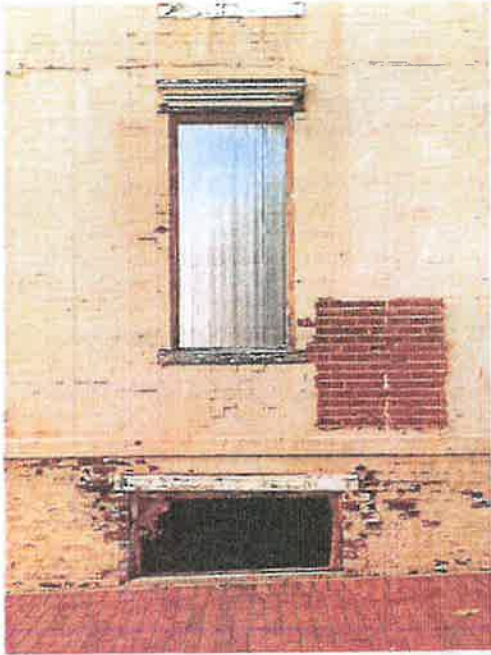
Pictures of Violations:

Main Exterior:





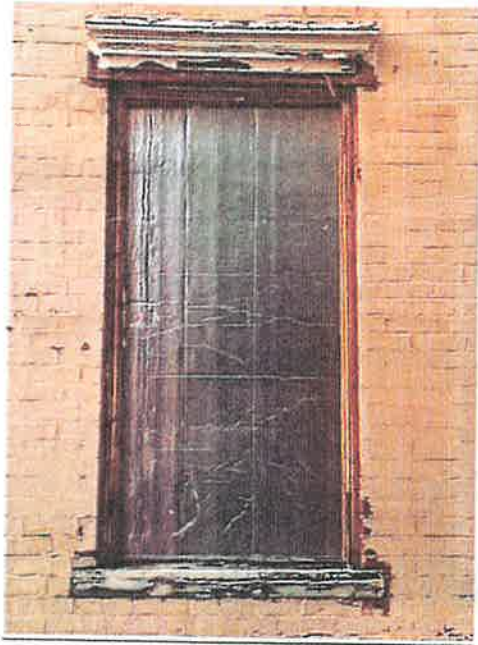
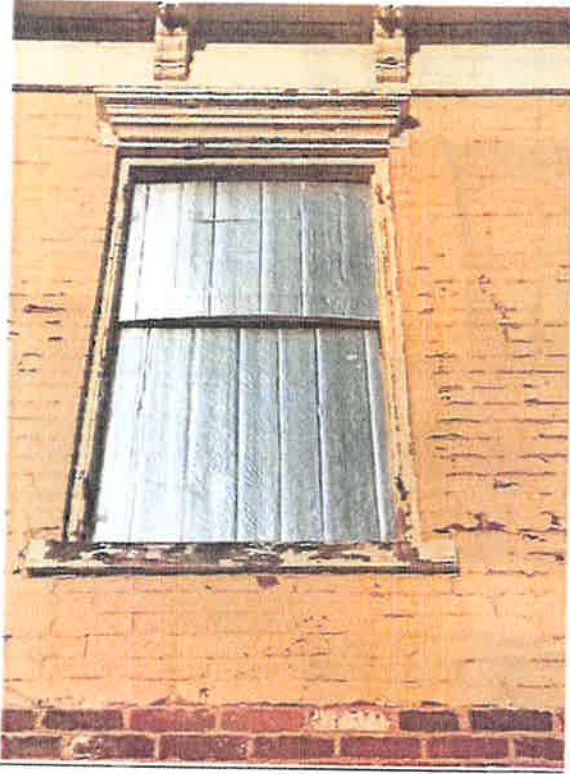




Windows and Doors:

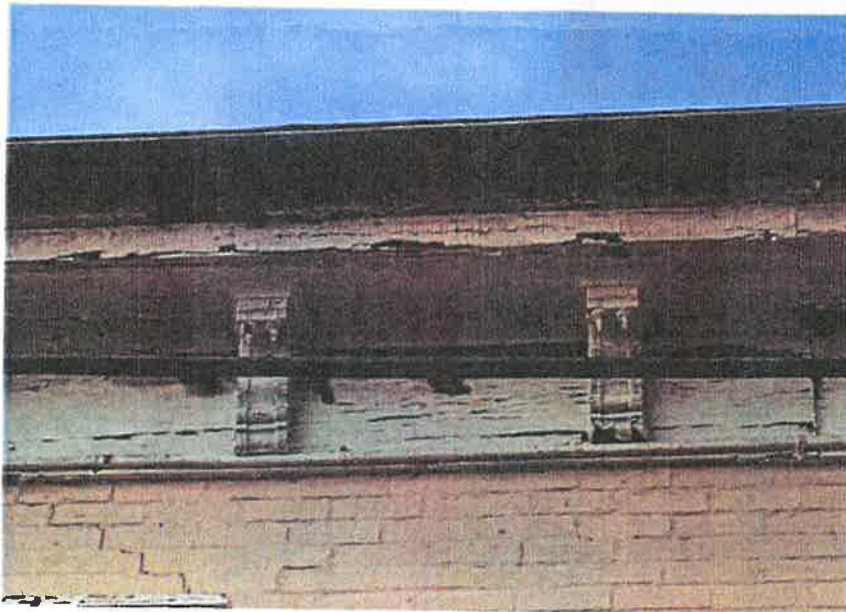
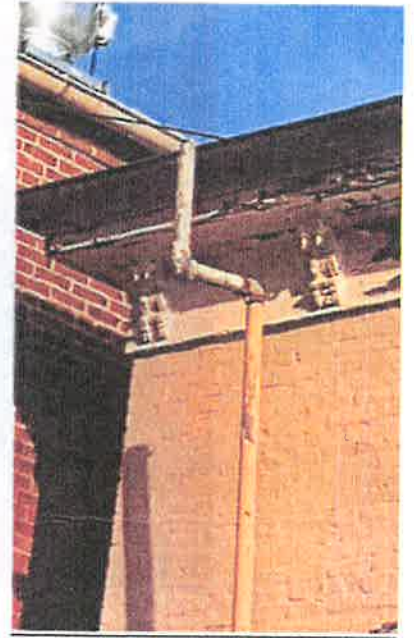
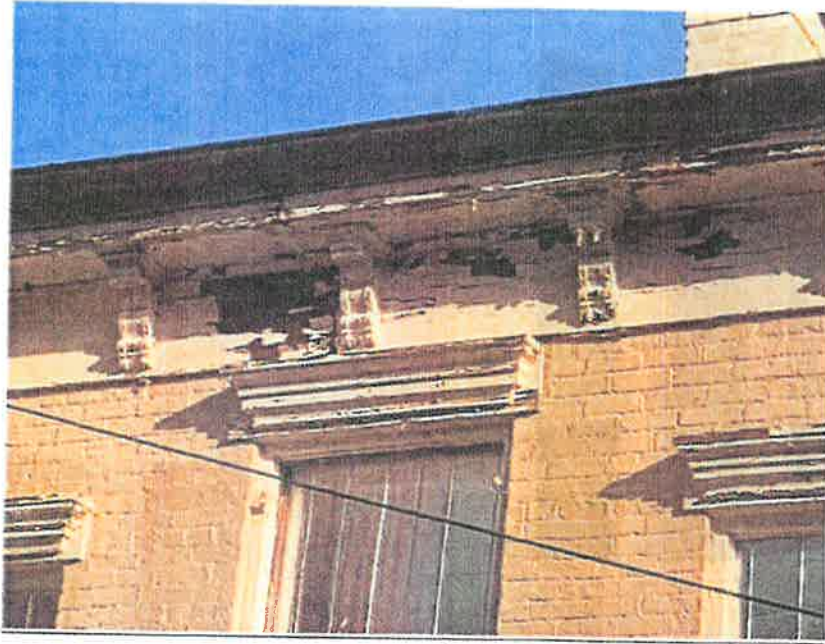


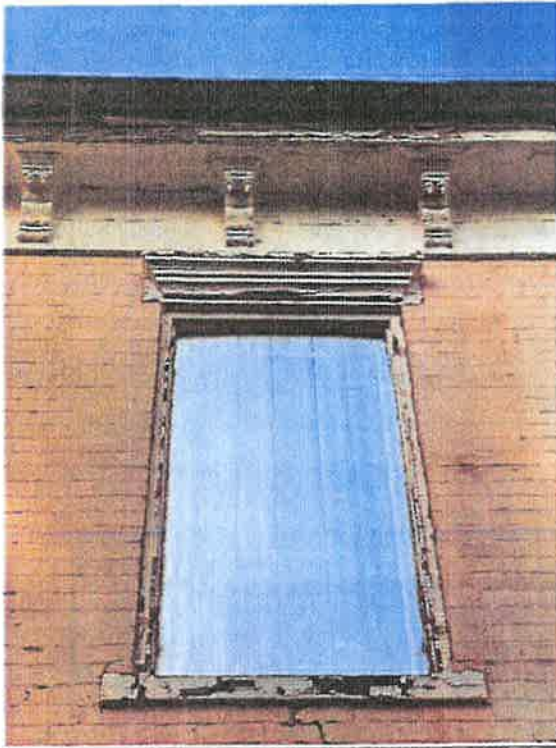






Roof Assembly- Fascia and Soffit:

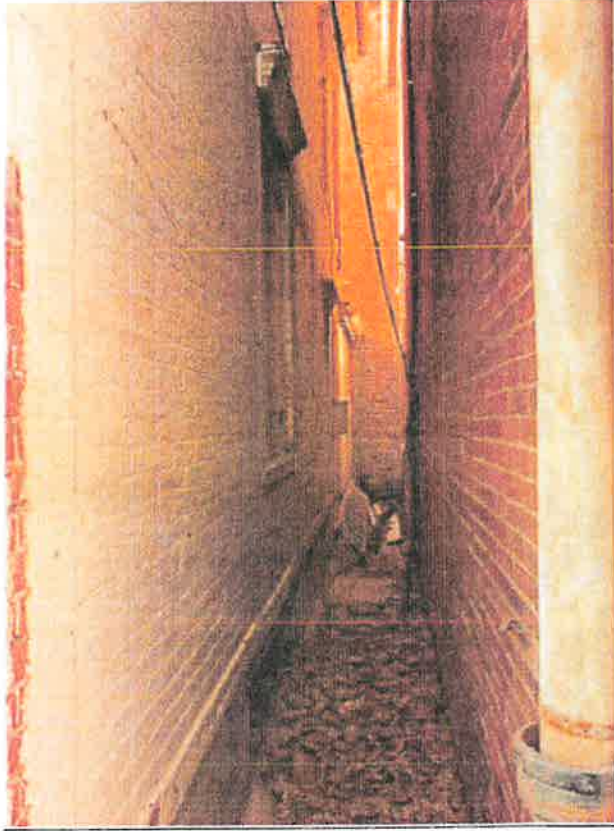




Main Entry Way:



Space Between Buildings on Culpeper Street:







Interior:

