



CITY OF SPRINGFIELD
 DEPARTMENT OF ENGINEERING & PLANNING
 CODE ENFORCEMENT DIVISION



COPY

NOTICE OF VIOLATION AND ORDERS TO
 REPAIR OR DEMOLISH

October 10, 2006

MARTHA A STAPLES
 4362 TRINDEL WAY

COLUMBUS, OH43231

RE: 137 E SOUTHERN AVE

PROPERTY ID. #: 340-7-34-420-8
 CASE NO: - 06-00005746

Pursuant to authority granted by the Property Maintenance Code, Chapter 1305 of the City's Codified Ordinances, an inspection was performed at the above referenced property. The inspection revealed violations of the Property Maintenance Code. This structure is hereby declared to be unfit for human occupancy.(PM-108.1.3). The violations found to exist and the remedial action required to correct such violations are identified on the attached pages.

You are hereby ordered to cause the correction of the violations listed on the attachments hereto so that the structure is brought into compliance with the Property Maintenance Code, Chapter 1305 of the City's Codified Ordinances. You are hereby ordered to cause the corrections to be made within **THIRTY (30) DAYS AFTER RECEIPT OF THIS ORDER.**

NOTICE

FAILURE TO COMPLY WITH THESE ORDERS MAY BE CAUSE FOR BOARDING AND SECURING OR DEMOLITION OF THE PUBLIC NUISANCE STRUCTURE(S) BY THE CITY AND THE COST ASSESSED TO THE LAND ON WHICH THE STRUCTURE(S) EXISTED (Chapter 1305, Section PM-110.3) OR FORWARDED TO THE CITY'S REVENUE COLLECTIONS DIVISION. YOU ALSO MAY BE SUBJECT TO CRIMINAL PROSECUTION OR CIVIL FINES PURSUANT TO THE PROVISIONS OF CHAPTER 1324 OF THE CODIFIED ORDINANCES OF THE CITY OF SPRINGFIELD, OHIO.

OCCUPANCY OF ANY STRUCTURE UNDER THESE ORDERS IS NOT PERMISSIBLE UNTIL THESE ORDERS HAVE BEEN COMPLIED WITH.

You are advised that any person affected by this order may request and shall be granted a hearing before the Board of Building Appeals. However, such person shall file with the Board of Building Appeals, c/o Inspection Services Division, a written petition within ten (10) days after receipt of this order. (Chapter 1305, Section PM-111.1) Filing fee for such appeal is \$200.00.

76 E High St. Springfield, Ohio 45502
 Phone # (937) 324-7385 Fax # (937) 328-3558
 E-mail dweber@ci.springfield.oh.us



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MARTHA A STAPLES
October 10, 2006



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It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violations. (Chapter 1305, Section PM-107.5)

Permits must be obtained from the Inspection Services Division prior to starting any repairs, demolition, building alterations, electrical, plumbing or heating work of such a nature as to require City of Springfield permits.

This inspection and subsequent report do not insure or guarantee that there are no additional violations of the Codified Ordinances of the City of Springfield, or of the Statutes and Regulations of the State of Ohio.

Pursuant to section 1322.03, after January 1, 2004 any owner who receives an order to raze a premises or has a structure actually razed by the City shall be subject to mandatory inspections of all premises with dwelling units belonging to, but not occupied by, that owner. Such inspections shall be made on a semi-annual basis for a minimum of four (4) years. The fee for such inspections shall be due and collectable from the owner in advance:

- 1) \$125 for a premises with one dwelling unit
- 2) \$175 for a premises with two dwelling units
- 7) \$225 for a premises with three dwelling units
- 8) \$250 for a premises with four dwelling units
- 9) \$265 for the first dwelling unit in a premises with five or more dwelling units, plus \$15 for each additional dwelling unit on the premises
- 10) Should one or more re-inspections prove necessary, a fee of \$50 will be imposed for each such re-inspection

This notice is given pursuant to Chapter 1305, Section PM-107.1 of the Property Maintenance Code. If there are any questions regarding this notice or if we can be of any assistance in this matter, please contact **Code Enforcement Officer BARRY RITTER** at 324-7385.

Daryl Weber, Manager
Code Enforcement Division

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PM 104.4 Right of Entry

Incomplete inspection. Prior to making applications for required repair permits, remove all accumulations from within the structure and from the exterior of the property and provide access to all areas with sufficient light to allow for a complete inspection. Contact this office immediately to schedule this inspection.

GENERAL (PM-301)PM-301.3 Vacant Structures and Land

Structure has not been occupied since April 7, 2003.

Structure is not secure. Secure structure.

EXTERIOR PROPERTY AREAS (PM-302)PM-302.7 Accessory Structures

Detached fence is not structurally sound/in good repair/ plumb.
Repair or replace.

PM-302.9 Defacement of Property

House has graffiti. Remove or properly cover all graffiti.

EXTERIOR STRUCTURE (PM-304)PM-304.2 Protective Treatment

Wood/ metal surfaces are deteriorated/rusted due to exposure to weather. Properly prepare surfaces and paint or otherwise cover exposed exterior surfaces.

PM-304.5 Foundation walls

Foundation walls are not structurally safe, plumb, sound or in good repair. Repair cracks/breaks or replace.

PM-304.6 Exterior walls

Exterior members (walls, trim, fascia, soffit) have holes/cracks/breaks/loose or missing areas. Repair or replace all defective members.

PM-304.7 Roofs and drainage

Guttering and downspouts are deteriorated and/or missing. Repair, replace, or install guttering and downspouts so as to prevent water from discharging in such a manner as to accumulate within/along structure or onto adjacent properties, or otherwise cause a nuisance.

PM-304.13 Windows, skylight and door frames

Windows and/or frames are not weather-tight or in good repair. Repair or replace windows/frames.

Doors and/or frames are not weather-tight or in good repair. Repair or replace.

PM-304.13.1 Glazing

Glass in windows/doors cracked/missing. Replace or install glass.

Skylight glazing material is cracked/ broken or missing. Replace or install glazing material.

PM-304.15 Doors

Door hardware (locks, knobs, hinges) broken/missing/does not tightly secure door. Replace door hardware.

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INTERIOR STRUCTURE (PM-305)**PM-305.3 Interior surfaces**

Interior surfaces (walls, ceilings, floors, trim, windows, doors, counters, cabinets) have holes, cracks, missing surfaces, cracked or peeling paint and/or have not been maintained in good, clean and sanitary condition. Repair or replace damaged surface materials so as to provide cleanable/sanitary surfaces..

Floor surfaces not constructed and/or maintained so as to permit floors to be maintained in a clean and sanitary condition. Repair or replace so as to provide cleanable/sanitary floor surfaces.

REQUIRED PLUMBING FACILITIES (PM-502)**PM-502.1 Dwelling units**

Water closet is broken/inoperable/missing/unsanitary/not secured to floor. Repair, replace, secure or install water closet.

Lavatory sink is broken/inoperable/missing/unsanitary/ not secured to floor.
Repair, replace, secure or install lavatory sink supplied with hot and cold running water.

Bathtub or shower is broken/inoperable/missing/ unsanitary, not sealed to the walls.
Repair, replace, seal or install bathtub or shower supplied with hot and cold running water.

Kitchen sink is broken/inoperable/missing/unsanitary. Repair, replace or install kitchen sink supplied with hot and cold running water.

WATER SYSTEM (PM-505)**PM-505.1 General**

No hot and cold running water to fixtures. Provide hot and cold water to all fixtures.

PM-505.4 Water heating facilities

Water heater defective/missing. Repair, replace or install to code the water heater.

HEATING FACILITIES (PM-602)**PM-602.2 Residential buildings**

Heating facilities defective, inoperable, missing. Repair, replace or install heating facilities.

ELECTRICAL FACILITIES (PM-604)**PM- 604.1 Facilities required**

No electric service. Provide electrical service to meet the requirements of the National Electric Code.

PM-604.3 Electrical system hazards

Unsafe wiring/receptacle/light fixture/switch/unsafe electrical component. Repair or replace wiring/receptacle/light fixture/switch/unsafe electrical component.

FIRE PROTECTION SYSTEMS (PM-704)PM-704.1 Smoke detectors

Smoke detector(s) missing. Install at least one smoke detector in each story of the dwelling unit, including the basement and in each room used for sleeping.

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CITY OF SPRINGFIELD
 DEPARTMENT OF ENGINEERING & PLANNING
 CODE ENFORCEMENT DIVISION



NOTICE OF VIOLATION AND ORDERS TO
 REPAIR OR DEMOLISH



October 10, 2006

CASSANDRA COLLIER-WASHINGTON
 13832 LAKESHORE DR

BRATENAHL, OH44110

RE: 137 E SOUTHERN AVE

PROPERTY ID. #: 340-7-34-420-8
 CASE NO: - 06-00005746

Pursuant to authority granted by the Property Maintenance Code, Chapter 1305 of the City's Codified Ordinances, an inspection was performed at the above referenced property. The inspection revealed violations of the Property Maintenance Code. This structure is hereby declared to be unfit for human occupancy.(PM-108.1.3). The violations found to exist and the remedial action required to correct such violations are identified on the attached pages.

You are hereby ordered to cause the correction of the violations listed on the attachments hereto so that the structure is brought into compliance with the Property Maintenance Code, Chapter 1305 of the City's Codified Ordinances. You are hereby ordered to cause the corrections to be made within **THIRTY (30) DAYS AFTER RECEIPT OF THIS ORDER.**

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CASSANDRA COLLIER-WASHINGTON

October 10, 2006

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Code Enforcement Division

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2003 Property Maintenance Code

PM 104.4 Right of Entry

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GENERAL (PM-301)

PM-301.3 Vacant Structures and Land

Structure has not been occupied since April 7, 2003.

Structure is not secure. Secure structure.

EXTERIOR PROPERTY AREAS (PM-302)

PM-302.7 Accessory Structures

Detached fence is not structurally sound/in good repair/ plumb.
Repair or replace.

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House has graffiti. Remove or properly cover all graffiti.

EXTERIOR STRUCTURE (PM-304)

PM-304.2 Protective Treatment

Wood/ metal surfaces are deteriorated/rusted due to exposure to weather. Properly prepare surfaces and paint or otherwise cover exposed exterior surfaces.

PM-304.5 Foundation walls

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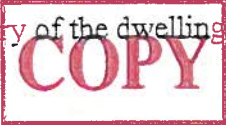
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Unsafe wiring/receptacle/light fixture/switch/unsafe electrical component. Repair or replace wiring/receptacle/light fixture/switch/unsafe electrical component.

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PM-704.1 Smoke detectors

Smoke detector(s) missing. Install at least one smoke detector in each story of the dwelling unit, including the basement and in each room used for sleeping.

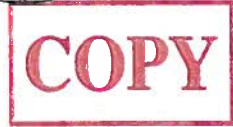




CITY OF SPRINGFIELD
 DEPARTMENT OF ENGINEERING & PLANNING
 CODE ENFORCEMENT DIVISION



NOTICE OF VIOLATION AND ORDERS TO
 REPAIR OR DEMOLISH



October 10, 2006

GERRI R COLLIER
 1227 CLIFTON AVE

SPRINGFIELD, OH45505

RE: 137 E SOUTHERN AVE

PROPERTY ID. #: 340-7-34-420-8
 CASE NO: - 06-00005746

Pursuant to authority granted by the Property Maintenance Code, Chapter 1305 of the City's Codified Ordinances, an inspection was performed at the above referenced property. The inspection revealed violations of the Property Maintenance Code. This structure is hereby declared to be unfit for human occupancy.(PM-108.1.3). The violations found to exist and the remedial action required to correct such violations are identified on the attached pages.

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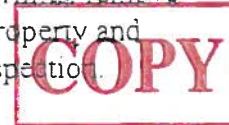
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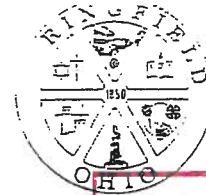
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DONALD F COLLIER
2246 ONTARIO AVE

SPRINGFIELD, OH45505

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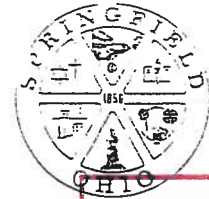
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You are advised that any person affected by this order may request and shall be granted a hearing before the Board of Building Appeals. However, such person shall file with the Board of Building Appeals, c/o Inspection Services Division, a written petition within ten (10) days after receipt of this order. (Chapter 1305, Section PM-111.1) Filing fee for such appeal is \$200.00.

76 E High St. Springfield, Ohio 45502
Phone # (937) 324-7385 Fax # (937) 328-3558
E-mail dweber@ci.springfield.oh.us



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DONALD F COLLIER
October 10, 2006



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It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violations. (Chapter 1305, Section PM-107.5)

Permits must be obtained from the Inspection Services Division prior to starting any repairs, demolition, building alterations, electrical, plumbing or heating work of such a nature as to require City of Springfield permits.

This inspection and subsequent report do not insure or guarantee that there are no additional violations of the Codified Ordinances of the City of Springfield, or of the Statutes and Regulations of the State of Ohio.

Pursuant to section 1322.03, after January 1, 2004 any owner who receives an order to raze a premises or has a structure actually razed by the City shall be subject to mandatory inspections of all premises with dwelling units belonging to, but not occupied by, that owner. Such inspections shall be made on a semi-annual basis for a minimum of four (4) years. The fee for such inspections shall be due and collectable from the owner in advance:

- 1) \$125 for a premises with one dwelling unit
- 2) \$175 for a premises with two dwelling units
- 15) \$225 for a premises with three dwelling units
- 16) \$250 for a premises with four dwelling units
- 17) \$265 for the first dwelling unit in a premises with five or more dwelling units, plus \$15 for each additional dwelling unit on the premises
- 18) Should one or more re-inspections prove necessary, a fee of \$50 will be imposed for each such re-inspection

This notice is given pursuant to Chapter 1305, Section PM-107.1 of the Property Maintenance Code. If there are any questions regarding this notice or if we can be of any assistance in this matter, please contact **Code Enforcement Officer BARRY RITTER** at 324-7385.

Daryl Weber, Manager
Code Enforcement Division

76 E High St. Springfield, Ohio 45502
Phone # (937) 324-7385 Fax # (937) 328-3558
E-mail dweber@ci.springfield.oh.us

PM 104.4 Right of Entry

Incomplete inspection: Prior to making applications for required repair permits, remove all accumulations from within the structure and from the exterior of the property and provide access to all areas with sufficient light to allow for a complete inspection. Contact this office immediately to schedule this inspection.

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GENERAL (PM-301)PM-301.3 Vacant Structures and Land

Structure has not been occupied since April 7, 2003.

Structure is not secure. Secure structure.

EXTERIOR PROPERTY AREAS (PM-302)PM-302.7 Accessory Structures

Detached fence is not structurally sound/in good repair/ plumb.
Repair or replace.

PM-302.9 Defacement of Property

House has graffiti. Remove or properly cover all graffiti.

EXTERIOR STRUCTURE (PM-304)PM-304.2 Protective Treatment

Wood/ metal surfaces are deteriorated/rusted due to exposure to weather. Properly prepare surfaces and paint or otherwise cover exposed exterior surfaces.

PM-304.5 Foundation walls

Foundation walls are not structurally safe, plumb, sound or in good repair. Repair cracks/breaks or replace.

PM-304.6 Exterior walls

Exterior members (walls, trim, fascia, soffit) have holes/cracks/breaks/loose or missing areas. Repair or replace all defective members.

PM-304.7 Roofs and drainage

Guttering and downspouts are deteriorated and/or missing. Repair, replace, or install guttering and downspouts so as to prevent water from discharging in such a manner as to accumulate within/along structure or onto adjacent properties, or otherwise cause a nuisance.

PM-304.13 Windows, skylight and door frames

Windows and/or frames are not weather-tight or in good repair. Repair or replace windows/frames.

Doors and/or frames are not weather-tight or in good repair. Repair or replace.

PM-304.13.1 Glazing

Glass in windows/doors cracked/missing. Replace or install glass.

Skylight glazing material is cracked/ broken or missing. Replace or install glazing material.

PM-304.15 Doors

Door hardware (locks, knobs, hinges) broken/missing/does not tightly secure door. Replace door hardware.

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INTERIOR STRUCTURE (PM-305)**PM-305.3 Interior surfaces**

Interior surfaces (walls, ceilings, floors, trim, windows, doors, counters, cabinets) have holes, cracks, missing surfaces, cracked or peeling paint and/or have not been maintained in good, clean and sanitary condition. Repair or replace damaged surface materials so as to provide cleanable/sanitary surfaces..

Floor surfaces not constructed and/or maintained so as to permit floors to be maintained in a clean and sanitary condition. Repair or replace so as to provide cleanable/sanitary floor surfaces.

REQUIRED PLUMBING FACILITIES (PM-502)**PM-502.1 Dwelling units**

Water closet is broken/inoperable/missing/unsanitary/not secured to floor. Repair, replace, secure or install water closet.

Lavatory sink is broken/inoperable/missing/unsanitary/ not secured to floor. Repair, replace, secure or install lavatory sink supplied with hot and cold running water.

Bathtub or shower is broken/inoperable/missing/ unsanitary, not sealed to the walls. Repair, replace, seal or install bathtub or shower supplied with hot and cold running water.

Kitchen sink is broken/inoperable/missing/unsanitary. Repair, replace or install kitchen sink supplied with hot and cold running water.

WATER SYSTEM (PM-505)**PM-505.1 General**

No hot and cold running water to fixtures. Provide hot and cold water to all fixtures.

PM-505.4 Water heating facilities

Water heater defective/missing. Repair, replace or install to code the water heater.

HEATING FACILITIES (PM-602)**PM-602.2 Residential buildings**

Heating facilities defective, inoperable, missing. Repair, replace or install heating facilities.

ELECTRICAL FACILITIES (PM-604)**PM- 604.1 Facilities required**

No electric service. Provide electrical service to meet the requirements of the National Electric Code.

PM-604.3 Electrical system hazards

Unsafe wiring/receptacle/light fixture/switch/unsafe electrical component. Repair or replace wiring/receptacle/light fixture/switch/unsafe electrical component.

FIRE PROTECTION SYSTEMS (PM-704)PM-704.1 Smoke detectors

Smoke detector(s) missing. Install at least one smoke detector in each story of the dwelling unit, including the basement and in each room used for sleeping.

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