

Vanderburgh County Health Department

Oak Park Professional Building
420 Mulberry Street
Evansville, IN 47713

June 25, 2009

Subject: Health Department Recommendations
River House Hotel/Apartments
Evansville, IN
Tax Code #82-06-30-020-005.006-029

On June 23, 2009 two representatives of the Vanderburgh County Health Department conducted a joint investigation with the Evansville Fire Department and the Vanderburgh County Building Commission at the above property. This property is a hotel that has been leasing rooms as long term residences. The purpose of the inspection was to determine if the property presented health risks to the occupants.

During the inspection it was noted that the electrical power to the building had been disconnected on June 19, 2009. The occupants had to leave the building and many left their rooms with the intention of returning in short order. Food was left in small dorm type refrigerators, on tables and shelves. Dirty dishes and microwaves, hot plates and grills were left in place. Pet food, water bowls and unclean litter boxes were left on the floor. Trash was left in trashcans or on the floor. In some units the occupants had allowed trash to accumulate on the floor as well. The odor created by the food and trash left in the non air conditioned building was overwhelming.

Indiana Code grants authority to the county health officer to order conditions which may cause illness to be corrected;

IC 16-41-20-1 Dwellings unfit for human habitation

Sec. 1. A dwelling is unfit for human habitation when the dwelling is dangerous or detrimental to life or health because of any of the following:

- (1) Want of repair.
- (2) Defects in the drainage, plumbing, lighting, ventilation, or construction.
- (3) Infection with contagious disease.
- (4) The existence on the premises of an unsanitary condition that is likely to cause sickness among occupants of the dwelling.

IC 16-41-20-7 Orders for cleaning, repairing, or improving

Sec. 7. The state department, local board of health, or county health officer may order purified, cleansed, disinfected, renewed, altered, repaired, or improved a dwelling, excavation, building, structure, sewer, plumbing, pipe, passage,

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premises, ground, or thing in or about a dwelling that is found to be unfit for human habitation or the dwelling's lot.

The existence of an unsanitary condition that is likely to cause sickness among occupants of the dwelling discovered during this investigation include

- Spoiled food in the units
- Trash and debris in the units
- Pet food and waste in the units
- Insects observed in the units and common areas

To correct these conditions the spoiled food, trash, pet waste and other objectionable materials must be removed and disposed of properly. Once these items have been removed the surfaces, appliances other items in contact with them must be disinfected to control odor and disease transmission. Due to the risk presented by these items, a professional company experienced in such clean up procedures should be engaged for the work.

A professional extermination company should inspect the premises and employ such efforts as needed to control the insect population.

Please contact me at 435-5620 with questions or concerns.

Sincerely,

A handwritten signature in black ink that reads "Dwayne Caldwell". The signature is written in a cursive style with a large, looped initial "D".

Dwayne S. Caldwell, REHS
Supervisor, Environmental Section