



Building Commission

Benjamin Miller, C.B.O.
Interim Director

bmill@evansvillegov.org
(812) 436-7868

Property Maintenance Code Violations Report

Report Date: June 29, 2009

Prepared By: Benjamin Miller, C.B.O.

Contents

<u>Description</u>	<u>Page</u>
Exterior Area	2
Public Area/Mechanical Rooms	3-4
Interior Occupied Units	4-5
Picture Examples	5-9
Health Report	Attached



Description

The structures located at 119/127 SE First Street and 201/207 SE First Street in Evansville, Indiana, AKA River House Luxury Apartments and Extended Stay Suites, 20 Walnut Street, Evansville, Indiana.

Scope

The Evansville Fire Department, Building Commission and Vanderburgh County Health Department performed preliminary inspections with the consent of the owner in order to protect public health, safety and welfare. Results of said inspections have determined the buildings to be in violation of Section 15.150.001 et seq. of the City of Evansville's Municipal Code.

Summary

Electrical utilities have been disconnected to the buildings create a fire hazard, a hazard to the public health, a public nuisance, and conditions that are dangerous to persons and property. The Building Commission has determined that the buildings do not conform to minimum requirements and standards for premises, structures, equipment and facilities for light, ventilation, space, heating, sanitation, protection from the elements, life safety, safety from fire and other hazards.

Exterior Area: Violation Breakdown

1. Exterior conditions of the property are a public nuisance.
2. Exterior conditions of the property are a threat to public health.
3. Exterior of the property is in an unclean and unsanitary condition.
4. Exterior evidence of rodent harborage and infestation are present.
5. Exterior wall surfaces defaced with graffiti.
6. Address not properly posted on the property.
7. Exterior entry doors are not maintained in proper condition.
8. Exterior balcony entry doors are not maintained in proper condition.
9. Exterior door frames are not maintained in proper condition.
10. Exterior window frames not maintained in proper condition.
11. Exterior trim not maintained in proper condition.
12. Exterior walls are not maintained waterproof to prevent deterioration.
13. Roof and flashing contains defects that admit rain.
14. Guttering and downspouts are not adequate to divert normal rain water.
15. Guttering and downspouts are not in sound condition.
16. Ceiling of parking area not maintained in proper condition.
17. Material improperly installed to maintain imposed loads in covered parking area.
18. Sign installed on overhead walkway is not maintained in good repair.
19. Windows are not maintained weather tight.
20. Exterior doors are not maintained in good condition.
21. Exterior door hardware not maintained in good working condition.
22. Openings in basement walls allowing entrance of rodents, rain and surface water.

Interior Public Area/Mechanical Room: Violations Breakdown

1. Unclean and unsanitary conditions are present in the shared and public areas.
2. Interior surfaces are not maintained properly and are not in a good and sanitary condition.
3. Unsafe accumulation of rubbish and garbage in the shared and public areas.
4. Insect infestation has not been properly exterminated.
5. Required lighting in hallway areas is not adequately installed.
6. Required lighting in stairways areas is not adequately installed.
7. Means of egress stairways at not adequately illuminated at the floor area.
8. Means of egress stairways at not adequately illuminated at the landing area.
9. Means of egress stairways at not adequately illuminated at the tread area.
10. Required lighting for space utilized for appliances is not adequately installed.
11. Required lighting for space utilized for equipment is not adequately installed.
12. Required lighting for space utilized for fixtures is not adequately installed.
13. Clothes dryer exhausts are not ventilated to the exterior.
14. Clothes dryer exhausts are not installed in accordance with manufactured requirements.
15. Mechanical equipment installed not capable of performing intended functions.
16. Electrical equipment is not properly installed and maintained in a safe and approved manner.
17. Electrical wiring are not properly installed and maintained in a safe and approved manner.
18. Electrical appliances are not properly installed and maintained in a safe and approved manner.
19. Means of exiting is obstructed.
20. Means of exiting is not continuous.
21. Exit signs not maintained visible and illuminated at all times.
22. Informational signs not installed as required in all interior stairways more than three stories above grade.
23. Approved informational signs not installed in elevator lobby call stations.

24. Storage accumulations are present in means of exiting.
25. Rubbish accumulations are present in means of exiting.
26. Garbage accumulations are present in means of exiting.
27. Hazardous materials are accumulated and stored in areas not approved for such storage.
28. Fire restraint ratings of floors/ceilings are not properly maintained.
29. Unapproved alterations have improperly reduced fire rating of assemblies.
30. Required fire safety/extinguishing equipment are not properly installed and maintained.
31. Water heating facilities are not properly installed and not adequately maintained.
32. Heating devices are not properly free from obstructions.

Interior Occupied Units: Violation Breakdown

NOTE: The following violations are considered consistent through out each occupied unit. Building Commission's estimate is that approximately 60 units are currently occupied. Building Commission will complete a comprehensive assessment of the exact violations present in each unit and report on them by unit number once the electrical power is installed and the environmental hazards are abated to allow for such comprehensive inspections.

1. Interior is in an unclean and unsanitary condition.
2. Interior surfaces are not maintained properly and are not in a good and sanitary condition.
3. Unsafe accumulation of rubbish and garbage are present in the unit interior.
4. Insect infestation is not properly exterminated.
5. Required bathroom ventilation is not installed properly and not adequately maintained.
6. Spaces provided for the storage of food are not suitable and do not conform to minimum requirements.
7. Spaces provided for the preparation of food are not suitable and do not conform to minimum requirements.
8. Spaces provided for the serving of food are not suitable and do not conform to minimum requirements.
9. Flooring provided for the food preparation area are not reasonable impervious to water.
10. Electrical wiring is not maintained properly.

11. Electrical receptacles are not maintained properly.
12. Adequate heating facilities not provided.
13. Adequate number of electrical receptacles not provided.
14. Ground Fault Circuit Interrupter (GFCI) receptacles not installed in accordance with manufacture requirements.
15. Required GFCI receptacles not installed.
16. Smoke detectors not installed in accordance with manufacture requirements.
17. Smoke detectors not functioning as required.

Picture Examples









