



City of Columbia

Community Development Department

701 EAST BROADWAY • PO BOX 6015 • COLUMBIA, MO 65205-6015

October 3, 2016

Carolyn Ann Cravens
304 S. Louisiana St.
Fayette, Mo. 65248

RE: Inspection performed August 16, 2016
1st Re-Inspection September 30, 2016

Dear: **Carolyn Ann Cravens**

I performed a complaint inspection and re-inspection on the above referenced dates. The listed items on the following pages were noted as violations of the International Property Maintenance Code 2012. There appears to be no corrections to satisfy the code. As the owner being yourself, you have a responsibility to the property maintenance. The corrections need to be made and upon failure to comply will cause the need to introduce charges to the City Prosecutor for violations of the property maintenance code. A check of the utility information indicates there are no active utilities at the property. **Please contact me upon receipt of this letter.**

In regards to your property please contact me upon receipt of this letter.

You may contact me if you need any further information at my direct telephone number 573-817-6420 or e-mail me at bruce.martin@como.gov

Sincerely
Office of Neighborhood Services (573-817-6420)

Bruce E. Martin

Bruce E. Martin, CBI
Senior Code Enforcement Specialist

Case # 16-34736

Building & Site Development
(573) 874-7474
Fax (573) 874-7283

Neighborhood Services
(573) 817-5050
Fax (573) 874-7546

Planning & Zoning
(573) 874-7239
Fax (573) 874-7546

TTY 1-800-676-3777 MO Relay

www.gocolumbiamo.com/communitydevelopment

Inspector: Bruce E. Martin at 817-6420 or e-mail at bruce.martin@como.gov

Address of property: 412 Sanford Ave.

Owner/Operator

Carolyn Ann Cravens
304 S. Louisiana St.
Fayette, Mo. 65248

Inspection Date: August 16, 2016
1st Re-Inspection September 30, 2016

Date of Violation Notice: October 3, 2016

Violations of the International Property Maintenance Code 2012 noted below. Please have the violations corrected by the re-inspection date noted on the cover letter.

Note: On August 17, 2016 I performed a complaint inspection about a dilapidated structure which was believed to be housing illegal renters. I observed someone outside of the structure who stated he was a relative of the owner and was working on the interior of the structure.

Information from city utilities indicates there is no water or electricity in use as those utilities were terminated on August 8, 2016.

The inspector was allowed to view the exterior of the structure finding violations of Property Maintenance. The owner has a responsibility to correct the violations described in this report.

301.3 Vacant structures and land.

All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health and safety.

- **1. The structure is not secured having open windows and broken windows.**
The structure shall be secured and maintained in a condition to prevent a blighting problem or adversely affect the public health and safety.

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

- **1. The exterior of the structure has broken windows and missing siding to the rear of the structure.** These violations shall be repaired as needed.

302.3 Sidewalks and driveways.

All sidewalks, walkways, driveways, parking spaces, and similar areas shall be kept in a proper state of repair, and maintain free from hazardous conditions.

- **1. The driveway is a gravel driveway having conditions needing repair.** Need to maintain driveway filling holes as needed.

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 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, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit such future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surface designed for stabilization by oxidation are exempt from this requirement.

- 1. The garage is in a deteriorating condition by having peeling paint to the exterior walls, garage door and trim. Need to properly prepare the surface conditions complying to the code by replacing any rotted material and applying a protective covering.

305.1 General. / Interior

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 in 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 non residential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.

- 1. The structure currently does not have utilities to promote sanitation. The structure shall not be occupied until water, electric and sewer service are restored to promote clean and sanitary conditions.

301.2 Responsibility.

The owner of the premises shall maintain the structure and the exterior of the property in compliance with these requirements, except as other wise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises which are not in a sanitary and safe condition and which do not comply with requirement of this chapter. Occupants of a dwelling unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit or premises which they occupy and control.

- 1. The owner shall maintain the responsibility of the structure for compliance. Failure to maintain responsibility will result a court action.



City of Columbia

Community Development Department

701 EAST BROADWAY • PO BOX 6015 • COLUMBIA, MO 65205-6015

August 23, 2016

Carolyn Ann Cravens
304 S. Louisiana St.
Fayette, Mo. 65248

RE: Inspection performed August 16, 2016

Dear Carolyn Ann Cravens:

I performed a complaint inspection on the above referenced date and the listed items on the following pages were noted as violations of the International Property Maintenance Code 2012.

In regards to your inspection, I have scheduled your re-inspection/s for the above referenced application number/s on the below date.

Day: Friday

Re-inspection Date: September 30, 2016

Location: 412 Sanford Ave.

Note: It will not be necessary for anyone to meet the building inspector for the re-inspection. Please have corrections made for re-inspection.

Your right to appeal: Section 6-17 113.2 of the City of Columbia Code of Ordinances allows for appeals of decisions of the code official or fire marshal to the Building Construction Codes Commission. Appeals can be filed at the Community Development Service Center in the third floor of City Hall.

If additional information is needed, please call my direct telephone number 573-817-6420 or email me at bruce.martin@como.gov

Sincerely,
Office of Neighborhood Services (573-817-5050)

Bruce E. Martin

Bruce E. Martin, CBI
Senior Code Enforcement Specialist

Case # 16-34736

Building & Site Development
(573) 874-7474
Fax (573) 874-7283

Neighborhood Services
(573) 817-5050
Fax (573) 874-7546

Planning & Zoning
(573) 874-7239
Fax (573) 874-7546

Inspector: Bruce E. Martin at 817-6420 or e-mail at bruce.martin@como.gov

Address of property: 412 Sanford Ave.

Owner/Operator

Carolyn Ann Cravens
304 S. Louisiana St.
Fayette, Mo. 65248

Inspection Date: August 16, 2016

Date of Violation Notice: August 23, 2016

Violations of the International Property Maintenance Code 2012 noted below. Please have the violations corrected by the re-inspection date noted on the cover letter.

Note: On August 17, 2016 I performed a complaint inspection about a dilapidated structure which was believed to be housing illegal renters. I observed someone outside of the structure who stated he was a relative of the owner and was working on the interior of the structure.

Information from city utilities indicates there is no water or electricity in use as those utilities were terminated on August 8, 2016.

The inspector was allowed to view the exterior of the structure finding violations of Property Maintenance. The owner has a responsibility to correct the violations described in this report.

301.3 Vacant structures and land.

All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health and safety.

➤ 1. The structure is not secured having open windows and broken windows.

The structure shall be secured and maintained in a condition to prevent a blighting problem or adversely affect the public health and safety.

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

➤ 1. The exterior of the structure has broken windows and missing siding to the rear of the structure. These violations shall be repaired as needed.

302.3 Sidewalks and driveways.

All sidewalks, walkways, driveways, parking spaces, and similar areas shall be kept in a proper state of repair, and maintain free from hazardous conditions.

➤ 1. The driveway is a gravel driveway having conditions needing repair. Need to maintain driveway filling holes as needed.

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 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, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit such future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surface designed for stabilization by oxidation are exempt from this requirement.

- 1. The garage is in a deteriorating condition by having peeling paint to the exterior walls, garage door and trim. Need to properly prepare the surface conditions complying to the code by replacing any rotted material and applying a protective covering.

305.1 General. / Interior

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 in 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 non residential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.

- 1. The structure currently does not have utilities to promote sanitation. The structure shall not be occupied until water, electric and sewer service are restored to promote clean and sanitary conditions.

301.2 Responsibility.

The owner of the premises shall maintain the structure and the exterior of the property in compliance with these requirements, except as other wise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises which are not in a sanitary and safe condition and which do not comply with requirement of this chapter. Occupants of a dwelling unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit or premises which they occupy and control.

- 1. The owner shall maintain the responsibility of the structure for compliance. Failure to maintain responsibility will result a court action.