

Disclosure Of Code Violations

5.) I re-inspected the aforementioned property on 5/12/2021 and found the following violations:

4707.01 General provision

This vacant structure is not secured in accordance with minimum Columbus City Code standards.

4707.03 Standards for securing and maintaining vacant buildings

This vacant structure is not secured nor maintained in accordance with Columbus City Code standards.

A. Any and all access points (including: windows, doors, etc.) of this structure/dwelling and any other accessory structures/sheds present on the premises require securing with one-half inch (1/2") thick CDX plywood cut/sized to fit tightly.

B. Securing of the CDX plywood requires a minimum of two inch (2") galvanized steel screws or bolts; the plywood must be painted.

707.03 - The exterior premises harbors solid waste items.

709.03 The exterior premises harbors high grass, noxious weeds, and/or rank growth of vegetation (12" or greater in height).

713.03 The exterior premises and the exterior of the structure exhibit rodent and/or vermin harborage.

4525.01 The exterior of this structure is inadequately rodent-proof/vermin-proof - there are animal access points/openings about the exterior of this structure.

4525.03 There are stairways lacking the required handrail on at least on side around the exterior of this structure.

There are stairways that exhibit disrepair, deterioration, and/or spalling materials.

There are porches/porch components that exhibit disrepair/deterioration.

4707.03 Standards for securing and maintaining vacant buildings

This vacant structure is not secured nor maintained in accordance with Columbus City Code standards.

4525.08 The rain carrier system (including gutters, downspouts, connectors, and/or splash guards) is lacking sections/components, exhibits disrepair, and requires maintenance/installation.

4525.11 There are areas of deteriorated stucco/exterior weather-resistant covering.

There are areas of deteriorated soffits/eaves and porch/balcony ceilings.

There are bare, exposed wood surfaces/components on the exterior of this structure, which includes but is not limited to:

- Fascia/rake boards at the front roof peak,
- Unpainted window/door boards.

There are areas of deteriorated stucco/exterior weather-resistant covering.

There are stairways that exhibit disrepair, deterioration, and/or spalling materials.

There are porches/porch components that exhibit disrepair/deterioration.

4709.03 Designation as a hazardous building

This structure/building was inspected on 07/15/2019 and found to be vacant, and harboring numerous violations of Columbus City Code, Titles 7, 45, and 47, and thus has been declared Hazardous and a Public Nuisance.

4707.07 Reoccupancy of building

This vacant structure/building is Hazardous and a Public Nuisance.

This vacant structure/building is not to be occupied UNLESS and UNTIL a Columbus City Code inspection has been completed by an official with the City of Columbus Code Enforcement Division, declared compliant with minimum code requirements, and an Approval for Occupancy has been issued and is in the possession of the owner/operator.