

APPENDIX F – Code Enforcement List of Deficiencies



17 N Riverview Exterior Property Assessment – Code Enforcement



17 N Riverview

This property was given a ground level, exterior only inspection to determine applicable Property Maintenance Code violations, as defined in IMPC 2021, and enforced by city code. Nuisance issues such as grass and weeds, trash and debris, and unsightly conditions were not addressed.

The following IMPC 2021 violations are apparent to some degree in this property:

- 302.3 Sidewalks & Driveways – Not in proper repair and free from hazardous conditions
- 302.7 Accessory Structures – Not maintained structurally sound and in good repair
- 304.2 Protective Treatment – Peeling and flaking paint, damaged siding and masonry
- 304.5 Foundation Walls – Not free from open cracks and breaks in masonry
- 304.6 Exterior Walls – Not free from holes, breaks and loose or rotting materials
- 304.7 Roofs & Drainage – Roof, drains, gutters and downspouts in poor repair
- 304.8 Decorative Features – Not maintained in good repair and not in safe condition
- 304.10 Stairways, Decks, Porches – Not maintained structurally sound or in good repair
- 304.11 Chimneys – Not maintained structurally sound and not in good repair
- 304.12 Handrails – Not to building code and not maintained in code condition
- 304.13 Windows/Door Frames – Not kept in sound condition and weather tight

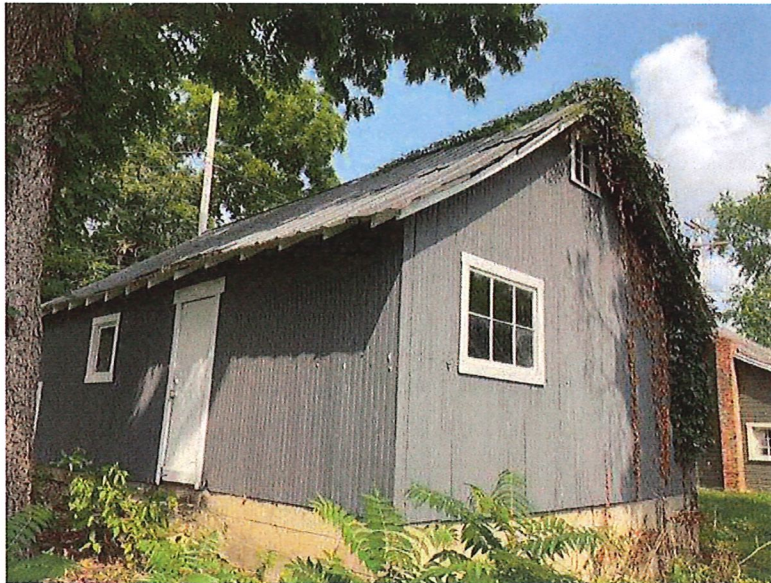
Numerous photos of the specific areas of concern for this property follow. The immediate area of concern at transfer would be the roofs, gutters, windows and doors to ensure a weather tight seal (interior inspection could reveal current water damage). These would need to be abated within 30 days of transfer, or have contracts for repairs provided in that timeframe.

The chimney appears good (all chimneys and exhaust would need safety inspection along with the roof repairs). There is some visible wood rot at the roof line and at the foundation windows, but not significant. The front porch steps/railing and the rear masonry steps (no railing) are in poor condition. The accessory structure is in fair condition, with roof line and foundation damage.

While some of the additional issues noted could be abated in a 30-90 day timeframe, others could take much longer, likely involving permits and approvals for removal/modification.







27 N Riverview Exterior Property Assessment – Code Enforcement



27 N Riverview

This property was given a ground level, exterior only inspection to determine applicable Property Maintenance Code violations, as defined in IMPC 2021, and enforced by city code. Nuisance issues such as grass and weeds, trash and debris, and unsightly conditions were not addressed.

The following IMPC 2021 violations are apparent to some degree in this property:

- 302.3 Sidewalks & Driveways – Not in proper repair and free from hazardous conditions
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- 304.12 Handrails – Not to building code and not maintained in code condition
- 304.13 Windows/Door Frames – Not kept in sound condition and weather tight

Numerous photos of the specific areas of concern for this property follow. The immediate area of concern at transfer would be the roofs, gutters, windows and doors to ensure a weather tight seal (interior inspection could reveal current water damage). These would need to be abated within 30 days of transfer, or have contracts for repairs provided in that timeframe.

The chimney is in significant disrepair (all chimneys and exhaust would need safety inspection along with the roof repairs). Siding on the main structure appears in good condition, however the accessory structure has damage to the south and east faces, but is in fair condition overall.

While some of the additional issues noted could be abated in a 30-90 day timeframe, others could take much longer, likely involving permits and approvals for removal/modification.







40 N Blacksmith Exterior Property Assessment – Code Enforcement



40 N Blacksmith

This property was given a ground level, exterior only inspection to determine applicable Property Maintenance Code violations, as defined in IMPC 2021, and enforced by city code. Nuisance issues such as grass and weeds, trash and debris, and unsightly conditions were not addressed.

The following IMPC 2021 violations are apparent to some degree in this property:

- 302.3 Sidewalks & Driveways – Not in proper repair and free from hazardous conditions
- 302.7 Accessory Structures – Not maintained structurally sound and in good repair
- 304.2 Protective Treatment – Peeling and flaking paint, damaged siding and masonry
- 304.5 Foundation Walls – Not free from open cracks and breaks in masonry
- 304.6 Exterior Walls – Not free from holes, breaks and loose or rotting materials
- 304.7 Roofs & Drainage – Roof, drains, gutters and downspouts in poor repair
- 304.8 Decorative Features – Not maintained in good repair and not in safe condition
- 304.10 Stairways, Decks, Porches – Not maintained structurally sound or in good repair
- 304.11 Chimneys – Not maintained structurally sound and not in good repair
- 304.12 Handrails – Not to building code and not maintained in code condition
- 304.13 Windows/Door Frames – Not kept in sound condition and weather tight

Numerous photos of the specific areas of concern for this property follow. The immediate area of concern at transfer would be the roofs, gutters, windows and doors to ensure a weather tight seal (interior inspection could reveal current water damage). These would need to be abated within 30 days of transfer, or have contracts for repairs provided in that timeframe.

The chimney is in significant disrepair (all chimneys and exhaust would need safety inspection along with the roof repairs). There is visible wood rot on multiple areas at the roof line and at seams visible through siding gaps (removal of siding/lattice could reveal additional damage). The deck does not appear sound. The accessory structure is in fair to poor condition.

While some of the additional issues noted could be abated in a 30-90 day timeframe, others could take much longer, likely involving permits and approvals for removal/modification.







