

## Inspection Report

**Inspection:** Code Enforcement Inspection

**Inspector:** Marc Milliron

**Inspection Date:** Jun 13, 2024

**Record:** Mansfield Condemnation Order [#24-2349](#)

**Location:** 765 BOWMAN ST, MANSFIELD, OH 44903

**Applicant:**

**Condemnation Inspection**

**Overall Result:** Fail

**Overall Remarks:**

Severe structural concerns found during the inspection, basement inspection exposed rotted floor rafters, mechanical and plumbing issues that create an unsafe and unsanitary issue.

**Checklist:**

### **Adequately Ventilate 1371.07(j)**

Every habitable room shall have at least one window or skylight which can be easily opened or such other device as will adequately ventilate the room. The total of openable window area in every habitable room shall be equal to at least forty-five percent (45%) of the minimum window area size or minimum skylight type window size as required in subsection (i) hereof except where there is supplied some other device affording adequate ventilation and approved by the Superintendent.

**Result:** Pass

### **Bathroom Ventilated 1371.07(k)**

Every bathroom and water closet compartment shall be adequately lighted and ventilated in accordance with subsections (i) and (j) hereof or be adequately ventilated by an adequate mechanical ventilation system and adequate lighting shall be furnished. Every bathroom floor shall be constructed and maintained so as to be reasonably impervious to water.

**Result:** Fail

**Remarks:**

No Electric

### **Cellar Space 1371.07(aa)**

No cellar space shall be used or considered as a habitable room or dwelling unit.

**Result:** Fail

**Remarks:**

Failed

**Clean and Sanitary 1371.07(bb)**

No owner shall occupy or let to any other occupant any vacant dwelling unit unless it is clean, sanitary and fit for human occupancy.

**Result:** Fail

**Remarks:**

Failed

**Condemnation Penalty (1371.99)**

Whoever violates any provision of this chapter is guilty of a misdemeanor of the fourth degree for a first offense, and a misdemeanor of the second degree for a second or subsequent violation. Prosecution shall always be as and for a first offense unless the affidavit upon which the prosecution is instituted contains the allegation that the offense is a second or repeated offense.

**Result:** Fail

**Remarks:**

Severe structural concerns found during the inspection, basement inspection exposed rotted floor rafters, mechanical and plumbing issues that create an unsafe and unsanitary issue.

**Discontinued Equipment 1371.07(u)**

No owner or operator shall cause any service, facility, equipment or utility which is required under this chapter to be removed from or shut off from or discontinued for any occupied dwelling.

**Result:** Pass

**Remarks:**

Failed

**Duplexes 1371.07(cc)**

Every owner of a dwelling containing two or more dwelling units shall be responsible for maintaining in a clean and sanitary condition the shared or public areas of the dwelling and premises thereof.

**Result:** Pass

**Remarks:**

Failed

**Electric Service 1371.07(s)**

Where there is electric service available from power lines which are not more than 300 feet away from a dwelling, every habitable room of such dwelling shall contain at least two separate floor or wall-type electric convenience outlets or one such convenience outlet and one supplied ceiling-type electric light

fixture; and every water closet compartment, bathroom, laundry room, furnace room and public hall shall contain at least one supplied ceiling or wall-type electric light fixture. Every such outlet and fixture shall be properly installed, shall be maintained in good and safe working condition, and shall be connected to the source of electric power in a safe manner.

**Result:** Pass

**Remarks:**

Newly updated

**Equipment 1371.07(t)**

Every supplied facility, piece of equipment, or utility which is required under this chapter shall be constructed, installed or operated so that it will function safely and effectively and shall be maintained in satisfactory working condition.

**Result:** Pass

**Every Appurtenance Safe 1371.07(r)**

Every inside and outside stair, every porch and every appurtenance thereto shall be constructed as to be safe to use.

**Result:** Pass

**Exterior Property Nuisances 1371.07(n)**

Exterior property areas and accessory structures shall be free from health, fire and accident hazards, and vermin, insect and rodent harborage and conditions which might create a nuisance.

**Result:** Fail

**Remarks:**

Failed

**Functioning Bathroom, 1371.07(b)**

A room which affords privacy to a person within such room and which is equipped with a flush water closet, a lavatory and a bathtub or shower. Every dwelling unit shall contain a room which affords privacy to a person within such room and which is equipped with a flush water closet, a lavatory and a bathtub or shower, connected to a water and sewer system approved by the Superintendent. (1) Privacy shall be deemed to have been satisfied when every toilet and every bath is contained within a room or within separate rooms affording privacy to a person within such room or rooms. Walls of bath and toilet rooms shall be solid and shall extend from the floor to the ceiling, windows or other ventilation and light sources shall be so located or constructed as to insure the privacy of the occupant of the room. (2) Every flush water closet, lavatory, bathtub or shower shall be supplied with water from either: A. Municipal water supply; or B. A private water supply located, constructed, operated and maintained in accordance with the standards of Chapter 945 of the Streets, Utilities and Public Services Code. (3) Every flush water closet, lavatory, bathtub or shower shall be discharged into: A. A public sewer; or B. An individual

sewage disposal system installed in accordance with the standards and regulations of the Health Department.

**Result:** Fail

**Remarks:**

Failed

**Functioning Kitchen, 1371.07(a)**

Every dwelling unit shall contain a kitchen sink which is properly connected to a water and sewer system approved by the Superintendent. (1) Every dwelling unit occupied by more than one person shall contain a kitchen sink having a usable area not less than fifteen inches by eighteen inches. The depth of the sink shall be adequate to allow immersion of a reasonable number of cooking and eating utensils. (2) If a wash basin smaller than that described in subsection (a)(1) hereof is present within the dwelling unit, it can be used if the dwelling unit is occupied by one person. (3) Every kitchen sink shall be supplied with water from either: A. Municipal water supply; or B. A private water supply located, constructed, operated and maintained in accordance with the provisions and standards of Chapter 945 of the Streets, Utilities and Public Services Code. (4) Every kitchen sink shall be discharged into: A. A public sewer; or B. To an individual sewage disposal system installed in accordance with the standards and regulations of the Health Department. (b) Whoever violates this section is guilty of a minor misdemeanor.

**Result:** Fail

**Remarks:**

Failed

**Garbage Disposal 1371.07(g)**

Every dwelling unit shall have adequate garbage disposal facilities, type and location of which are acceptable to the Superintendent and shall be disposed of in a manner acceptable to the Superintendent.

**Result:** Fail

**Remarks:**

Trash and debris throughout

**Habitable Rooms for Basements 1371.07(z)**

No basement shall be used as a habitable room or dwelling unit unless: (1) The floors and walls are impervious to leakage of underground and surface runoff water and are effectively insulated against dampness. (2) Adequate light and ventilation are supplied.

**Result:** Skip

**Heating Facilities 1371.07(l)**

Every dwelling unit shall have heating facilities which are properly installed, are maintained in safe and good working condition, and are capable of safely and adequately heating all habitable rooms, bathrooms and water closet compartments in every dwelling unit located therein to a temperature of at least Sixty-Eight degrees Fahrenheit under ordinary minimum winter conditions.

**Result:** Fail

**Remarks:**

No gas

**Hot Water, 1371.07(c)**

Hot Water provided to kitchen sink, lavatory, bathtub or shower. Every kitchen sink, lavatory, bathtub or shower shall be properly connected with hot and cold-water lines. The hot water lines shall be connected to a hot water heating facility of adequate size which provides at all times a temperature of not less than 120 degrees Fahrenheit.

**Result:** Fail

**Remarks:**

No water

**Infestation 1371.07(o)**

The interior of every structure used for human habitation shall be free from insect, rodent and vermin infestation.

**Result:** Fail

**Remarks:**

Open doors to the

**Minimum Bedroom Space 1371.07(x)**

In every dwelling unit of two or more rooms, every room occupied for sleeping purposes by one occupant shall contain at least seventy square feet of floor space, and every room occupied for sleeping purposes by more than one occupant shall contain at least fifty square feet of floor space for each additional occupant thereof.

**Result:** Pass

**Minimum Ceiling Height Required 1371.07(w)**

Every habitable room shall have a minimum ceiling height of seven feet over fifty percent (50%) of the floor area.

**Result:** Pass

**Minimum Gross Floor Area 1371.07(v)** Every dwelling unit shall contain a minimum gross floor area of at least 150 square feet of space in habitable rooms for the first occupant and at least 100 square feet of space in habitable rooms for each additional occupant.

Every dwelling unit shall contain a minimum gross floor area of at least 150 square feet of space in habitable rooms for the first occupant and at least 100 square feet of space in habitable rooms for each additional occupant.

**Result:** Pass

**Plumbing 1371.07(e)**

All plumbing shall be properly installed and maintained in good working condition. All plumbing shall be properly installed and maintained in good working condition, free from defects, leaks and obstructions. Plumbing shall be installed in accordance with local plumbing regulations.

**Result:** Fail

**Remarks:**

Will need to have plumbing updated

**Potable Water Supply, 1371.07(d)**

Potable Water Supply, 1371.07(d) Every dwelling and dwelling unit shall be supplied with a potable water supply. There shall be adequate water supply and pressure at all installed hot and cold-water outlets.

**Result:** Fail

**Remarks:**

No Water

**Rubbish Storage 1371.07(f)**

Every dwelling unit shall be supplied with adequate rubbish storage facilities, type and location of which are acceptable to the Superintendent and shall be disposed of in a manner acceptable to the Superintendent.

**Result:** Fail

**Remarks:**

Failed

**Sanitary Conditions per Dwelling 1371.07(dd)**

Every occupant of a dwelling or dwelling unit shall keep in a clean and sanitary condition.

**Result:** Fail

**Remarks:**

Failed

**Screened Properly 1371.07(m)**

In every dwelling unit, the openings to the outdoors resulting from doors or windows customarily open when flies, mosquitoes and other insects are prevalent, shall be properly screened.

**Result:** Fail

**Remarks:**

Failed

**Sleeping Rooms 1371.07(y)**

No dwelling or dwelling unit containing two or more sleeping rooms shall have such room arrangements that access to a bathroom or water closet compartment intended for use by occupants of more than one sleeping room can be had only by going through another sleeping room, nor shall room arrangements be such that access to a sleeping room can be had only by going through another sleeping room or a bathroom or water closet compartment.

**Result:** Pass

**Unobstructed Means of Egress 1371.07(h)**

Every dwelling unit shall have two safe unobstructed means of egress leading to a safe and open outdoor space at ground level. This requirement shall not apply to residential buildings when all of the following conditions exist: (1) The structure does not exceed two stories in height; (2) There are not more than four dwelling units per floor; (3) The maximum exit way access travel distance does not exceed fifty feet; (4) The minimum fire resistance rating of the exit way closure and opening protection of the building is one hour; and (5) Every sleeping room has at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside opening without the use of separate tools. Where windows are provided as a means of egress or rescue they shall have a sill height not more than forty-four inches above the floor. All egress or rescue windows from sleeping rooms must have a minimum net clear opening of five and seven-tenths square feet. The minimum net clear opening height dimension shall be twenty-four inches. The minimum net clear opening width dimension shall be twenty inches.

**Result:** Pass

**Weather tight and rodent proof 1371.07(p)**

Every foundation, floor, ceiling, wall and roof shall be reasonably weather tight and rodent proof. Where excessive dampness exists, corrective measures shall be required to relieve this dampness.

**Result:** Fail

**Weather tight Windows and doors 1371.07(q)**

Every window, exterior door and basement hatchway shall be reasonably weather tight, watertight and rodent proof.

**Result:** Pass

**Window Requirements 1371.07(i)**

Every habitable room shall have at least one window or skylight facing directly to the outdoors. The minimum total window area, for every habitable room, is to be ten percent (10%) of the floor area of such room. Whenever the only window in a room is a skylight-type window in the top of such room, the total window area of such skylight is to equal at least fifteen percent (15%) of such room.

**Result:** Pass



## **Inspection Report**

**Inspection:** Code Enforcement Inspection

**Inspector:** Marc Milliron

**Inspection Date:** May 22, 2024

**Record:** Mansfield Condemnation Order [#24-1377](#)

**Location:** 756 MARCELLA AVE, Unit 7, MANSFIELD, OH 44903

**Applicant:**

**Condemnation Inspection**

**Overall Result:** Fail

**Overall Remarks:** Severe structural concerns found during the inspection, basement inspection exposed rotted floor rafters, electrical, mechanical and plumbing issues that create an unsafe and unsanitary issue.

**Checklist:**

**Adequately Ventilate 1371.07(j)**

Every habitable room shall have at least one window or skylight which can be easily opened or such other device as will adequately ventilate the room. The total of openable window area in every

habitable room shall be equal to at least forty-five percent (45%) of the minimum window area size or minimum skylight type window size as required in subsection (i) hereof except where there is supplied some other device affording adequate ventilation and approved by the Superintendent.

**Result:** Fail

**Remarks:** Windows within the basement need replacement,

**Bathroom Ventilated 1371.07(k)**

Every bathroom and water closet compartment shall be adequately lighted and ventilated in accordance with subsections (i) and (j) hereof or be adequately ventilated by an adequate mechanical ventilation system and adequate lighting shall be furnished. Every bathroom floor shall be constructed and maintained so as to be reasonably impervious to water.

**Result:** Fail

**Remarks:** No electric service within the basement

**Cellar Space 1371.07(aa)**

No cellar space shall be used or considered as a habitable room or dwelling unit.

**Result:** Fail

**Remarks:** Poor condition, exposed electric, no utilities, structural concerns with support beams

**Clean and Sanitary 1371.07(bb)**

No owner shall occupy or let to any other occupant any vacant dwelling unit unless it is clean, sanitary and fit for human occupancy.

**Result:** Fail

**Remarks:** accumulation of trash and debris throughout

**Condemnation Penalty (1371.99)**

Whoever violates any provision of this chapter is guilty of a misdemeanor of the fourth degree for a first offense, and a misdemeanor of the second degree for a second or subsequent violation. Prosecution shall always be as and for a first offense unless the affidavit upon which the prosecution is instituted contains the allegation that the offense is a second or repeated offense.

**Result:** Fail

**Remarks:** Severe structural concerns found during the inspection, basement inspection exposed rotted floor rafters, electrical, mechanical and plumbing issues that create an unsafe and unsanitary issue.

**Discontinued Equipment 1371.07(u)**

No owner or operator shall cause any service, facility, equipment or utility which is required under this chapter to be removed from or shut off from or discontinued for any occupied dwelling.

**Result:** Skip

**Duplexes 1371.07(cc)**

Every owner of a dwelling containing two or more dwelling units shall be responsible for maintaining in a clean and sanitary condition the shared or public areas of the dwelling and premises thereof.

**Result:** Fail

**Remarks:** Severe structural concerns found during the inspection, basement inspection exposed rotted floor rafters, electrical, mechanical and plumbing issues that create an unsafe and unsanitary issue.

**Electric Service 1371.07(s)**

Where there is electric service available from power lines which are not more than 300 feet away from a dwelling, every habitable room of such dwelling shall contain at least two separate floor or wall-type electric convenience outlets or one such convenience outlet and one supplied ceiling-type electric light fixture; and every water closet compartment, bathroom, laundry room, furnace room and public hall shall contain at least one supplied ceiling or wall-type electric light fixture. Every such outlet and fixture shall be properly installed, shall be maintained in good and safe working condition, and shall be connected to the source of electric power in a safe manner.

**Result:** Fail

**Remarks:** electrical updates are needed, exposed wires and outlets in poor condition

**Equipment 1371.07(t)**

Every supplied facility, piece of equipment, or utility which is required under this chapter shall be constructed, installed or operated so that it will function safely and effectively and shall be maintained in satisfactory working condition.

**Result:** Skip

**Every Appurtenance Safe 1371.07(r)**

Every inside and outside stair, every porch and every appurtenance thereto shall be constructed as to be safe to use.

**Result:** Fail

**Remarks:** porch steps in poor condition and need repaired, also the rear stairs and decking in poor condition

**Exterior Property Nuisances 1371.07(n)**

Exterior property areas and accessory structures shall be free from health, fire and accident hazards, and vermin, insect and rodent harborage and conditions which might create a nuisance.

**Result:** Fail

**Remarks:** Trash and debris throughout

**Functioning Bathroom, 1371.07(b)**

A room which affords privacy to a person within such room and which is equipped with a flush water closet, a lavatory and a bathtub or shower. Every dwelling unit shall contain a room which affords privacy to a person within such room and which is equipped with a flush water closet, a lavatory and a bathtub or shower, connected to a water and sewer system approved by the Superintendent. (1) Privacy shall be deemed to have been satisfied when every toilet and every bath is contained within a room or within separate rooms affording privacy to a person within such room or rooms. Walls of bath and toilet rooms shall be solid and shall extend from the floor to the ceiling, windows or other ventilation and light sources shall be so located or constructed as to insure the privacy of the occupant of the room. (2) Every flush water closet, lavatory, bathtub or shower shall be supplied with water from either: A. Municipal water supply; or B. A private water supply located, constructed, operated and maintained in accordance with the standards of Chapter 945 of the Streets, Utilities and Public Services Code. (3) Every flush water closet, lavatory, bathtub or shower shall be discharged into: A. A public sewer; or B. An individual sewage disposal system installed in accordance with the standards and regulations of the Health Department.

**Result:** Fail

**Remarks:** need water service

**Functioning Kitchen, 1371.07(a)**

Every dwelling unit shall contain a kitchen sink which is properly connected to a water and sewer system approved by the Superintendent. (1) Every dwelling unit occupied by more than one person shall contain a kitchen sink having a usable area not less than fifteen inches by eighteen inches. The depth of the sink shall be adequate to allow immersion of a reasonable number of cooking and eating utensils. (2) If a wash basin smaller than that described in subsection (a)(1) hereof is present within the dwelling unit, it can be used if the dwelling unit is occupied by one person. (3) Every kitchen sink shall be supplied with water from either: A. Municipal water supply; or B. A private water supply located, constructed, operated and maintained in accordance with the provisions and standards of Chapter 945 of the Streets, Utilities and Public Services Code. (4) Every kitchen sink shall be discharged into: A. A public sewer; or B. To an individual sewage disposal system installed in accordance with the standards and regulations of the Health Department. (b) Whoever violates this section is guilty of a minor misdemeanor.

**Result:** Fail

**Remarks:** no water service

**Garbage Disposal 1371.07(g)**

Every dwelling unit shall have adequate garbage disposal facilities, type and location of which are acceptable to the Superintendent and shall be disposed of in a manner acceptable to the Superintendent.

**Result:** Skip

**Habitable Rooms for Basements 1371.07(z)**

No basement shall be used as a habitable room or dwelling unit unless: (1) The floors and walls are impervious to leakage of underground and surface runoff water and are effectively insulated against dampness. (2) Adequate light and ventilation are supplied.

**Result:** Fail

**Remarks:** Poor condition, this is a triplex and the basement is being considered for occupancy.

**Heating Facilities 1371.07(l)**

Every dwelling unit shall have heating facilities which are properly installed, are maintained in safe and good working condition, and are capable of safely and adequately heating all habitable rooms, bathrooms and water closet compartments in every dwelling unit located therein to a temperature of at least Sixty-Eight degrees Fahrenheit under ordinary minimum winter conditions.

**Result:** Fail

**Remarks:** No utilities

**Hot Water, 1371.07(c)**

Hot Water provided to kitchen sink, lavatory, bathtub or shower. Every kitchen sink, lavatory, bathtub or shower shall be properly connected with hot and cold-water lines. The hot water lines shall be connected to a hot water heating facility of adequate size which provides at all times a temperature of not less than 120 degrees Fahrenheit.

**Result:** Fail

**Remarks:** Not working

**Infestation 1371.07(o)**

The interior of every structure used for human habitation shall be free from insect, rodent and vermin infestation.

**Result:** Skip

**Minimum Bedroom Space 1371.07(x)**

In every dwelling unit of two or more rooms, every room occupied for sleeping purposes by one occupant shall contain at least seventy square feet of floor space, and every room occupied for sleeping purposes by more than one occupant shall contain at least fifty square feet of floor space for each additional occupant thereof.

**Result:** Skip

**Minimum Ceiling Height Required 1371.07(w)**

Every habitable room shall have a minimum ceiling height of seven feet over fifty percent (50%) of the floor area.

**Result:** Skip

**Minimum Gross Floor Area 1371.07(v)** Every dwelling unit shall contain a minimum gross floor area of at least 150 square feet of space in habitable rooms for the first occupant and at least 100 square feet of space in habitable rooms for each additional occupant.

Every dwelling unit shall contain a minimum gross floor area of at least 150 square feet of space in habitable rooms for the first occupant and at least 100 square feet of space in habitable rooms for each additional occupant.

**Result:** Skip

**Plumbing 1371.07(e)**

All plumbing shall be properly installed and maintained in good working condition All plumbing shall be properly installed and maintained in good working condition, free from defects, leaks and obstructions. Plumbing shall be installed in accordance with local plumbing regulations.

**Result:** Fail

**Remarks:** Poor Condition

**Potable Water Supply, 1371.07(d)**

Potable Water Supply, 1371.07(d) Every dwelling and dwelling unit shall be supplied with a potable water supply. There shall be adequate water supply and pressure at all installed hot and cold-water outlets.

**Result:** Fail

**Remarks:** No Water

**Rubbish Storage 1371.07(f)**

Every dwelling unit shall be supplied with adequate rubbish storage facilities, type and location of which are acceptable to the Superintendent and shall be disposed of in a manner acceptable to the Superintendent.

**Result:** Fail

**Remarks:** Failed

**Sanitary Conditions per Dwelling 1371.07(dd)**

Every occupant of a dwelling or dwelling unit shall keep in a clean and sanitary condition.

**Result:** Fail

**Remarks:** failed

**Screened Properly 1371.07(m)**

In every dwelling unit, the openings to the outdoors resulting from doors or windows customarily open when flies, mosquitoes and other insects are prevalent, shall be properly screened.

**Result:** Fail

**Remarks:** missing

**Sleeping Rooms 1371.07(y)**

No dwelling or dwelling unit containing two or more sleeping rooms shall have such room arrangements that access to a bathroom or water closet compartment intended for use by occupants of more than one sleeping room can be had only by going through another sleeping room, nor shall room arrangements be such that access to a sleeping room can be had only by going through another sleeping room or a bathroom or water closet compartment.

**Result:** Fail

**Unobstructed Means of Egress 1371.07(h)**

Every dwelling unit shall have two safe unobstructed means of egress leading to a safe and open outdoor space at ground level. This requirement shall not apply to residential buildings when all of the following conditions exist: (1) The structure does not exceed two stories in height; (2) There are not more than four dwelling units per floor; (3) The maximum exit way access travel distance does not exceed fifty feet; (4) The minimum fire resistance rating of the exit way closure and opening protection of the building is one hour; and (5) Every sleeping room has at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside opening without the use of separate tools. Where windows are provided as a means of egress or rescue they shall have a sill height not more than forty-four inches above the floor. All egress or rescue windows from sleeping rooms must have a minimum net clear opening of five and seven-tenths square feet. The minimum net clear opening height dimension shall be twenty-four inches. The minimum net clear opening width dimension shall be twenty inches.

**Result:** Pass

**Weather tight and rodent proof 1371.07(p)**

Every foundation, floor, ceiling, wall and roof shall be reasonably weather tight and rodent proof. Where excessive dampness exists, corrective measures shall be required to relieve this dampness.

**Result:** Fail

**Remarks:** Failed, holes and openings within the foundation

**Weather tight Windows and doors 1371.07(q)**

Every window, exterior door and basement hatchway shall be reasonably weather tight, watertight and rodent proof.

**Result:** Fail

**Remarks:** some are in poor condition

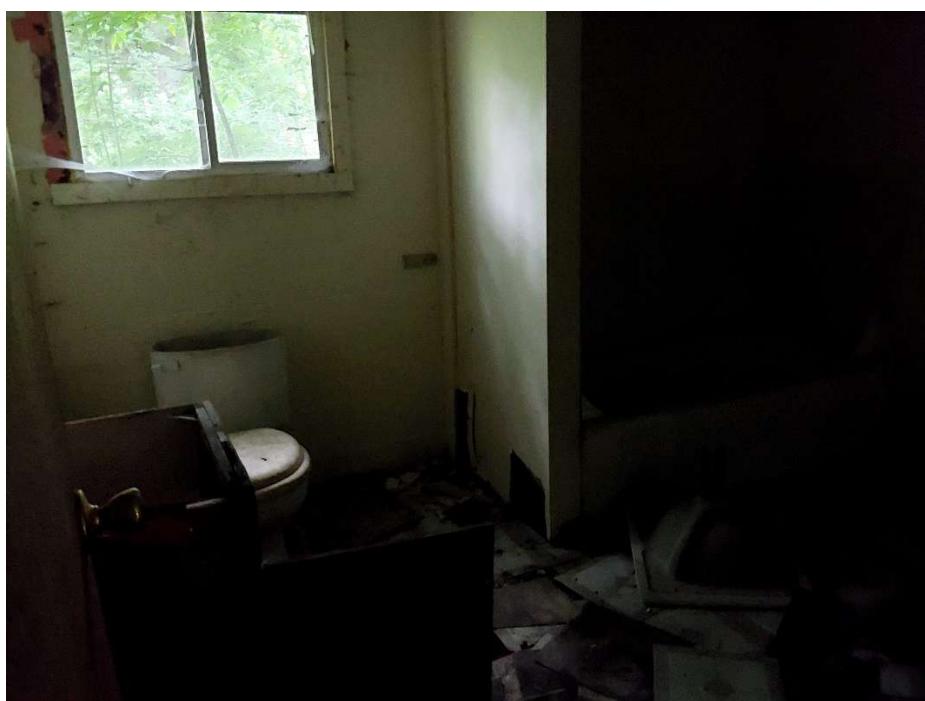
**Window Requirements 1371.07(i)**

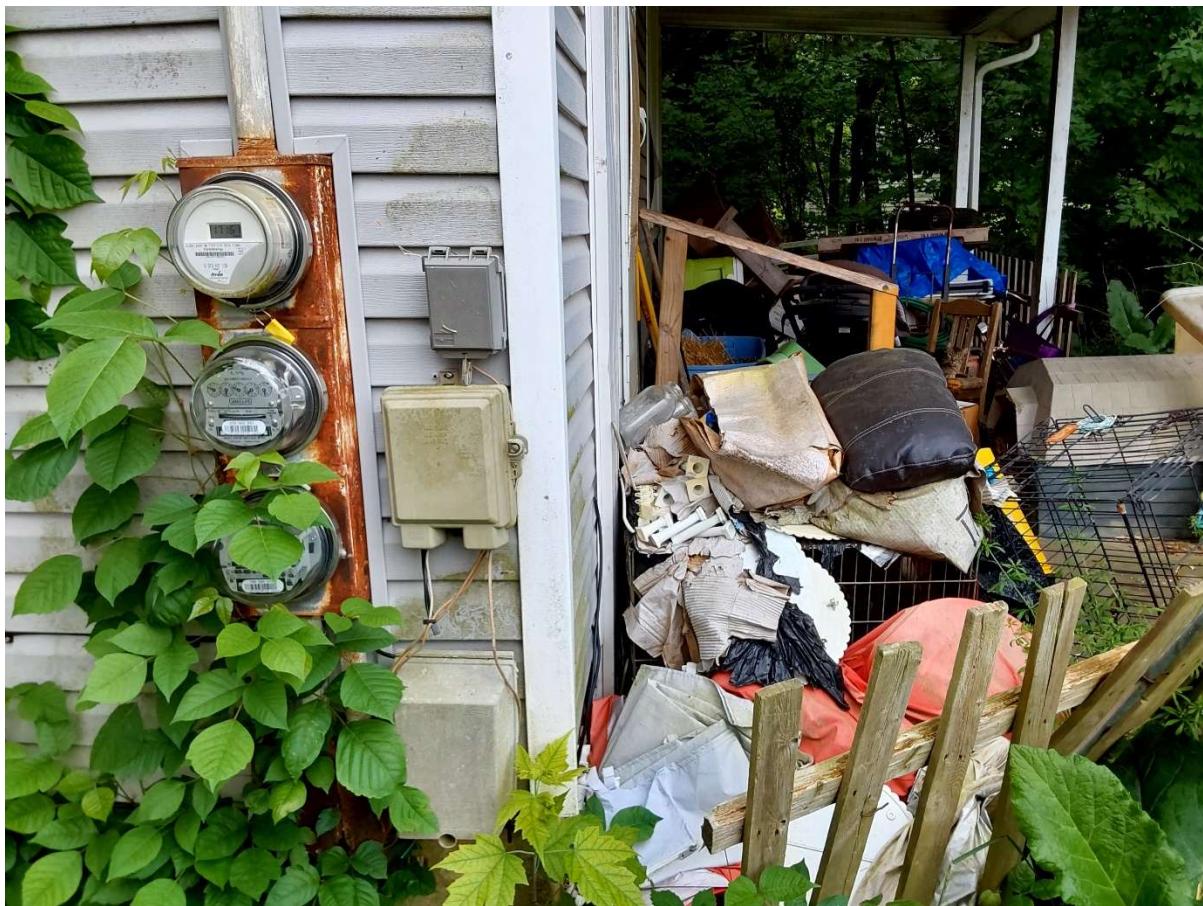
Every habitable room shall have at least one window or skylight facing directly to the outdoors. The minimum total window area, for every habitable room, is to be ten percent (10%) of the floor area of

such room. Whenever the only window in a room is a skylight-type window in the top of such room, the total window area of such skylight is to equal at least fifteen percent (15%) of such room.

**Result:** Fail

**Remarks:** Failed







## Inspection Report

**Inspection:** Code Enforcement Inspection

**Inspector:** Marc Milliron

**Inspection Date:** Jun 13, 2024

**Record:** Mansfield Condemnation Order [#24-1378](#)

**Location:** 762 MARCELLA AVE, Unit 8, MANSFIELD, OH 44903

**Applicant:**

Condemnation Inspection

**Overall Result:** Fail

**Overall Remarks:** Sever structural concerns found during the inspection, basement inspection exposed rotted floor joist, electrical, mechanical and plumbing issues that create unsafe and unsanitary issues.

**Checklist:**

**Adequately Ventilate 1371.07(j)**

Every habitable room shall have at least one window or skylight which can be easily opened or such other device as will adequately ventilate the room. The total of openable window area in every habitable room shall be equal to at least forty-five percent (45%) of the minimum window area size or minimum skylight type window size as required in subsection (i) hereof except where there is supplied some other device affording adequate ventilation and approved by the Superintendent.

**Result:** Fail

**Remarks:** Broken windows throughout.

**Bathroom Ventilated 1371.07(k)**

Every bathroom and water closet compartment shall be adequately lighted and ventilated in accordance with subsections (i) and (j) hereof or be adequately ventilated by an adequate mechanical ventilation system and adequate lighting shall be furnished. Every bathroom floor shall be constructed and maintained so as to be reasonably impervious to water.

**Result:** Fail

**Remarks:** No electric service

**Cellar Space 1371.07(aa)**

No cellar space shall be used or considered as a habitable room or dwelling unit.

**Result:** Fail

**Remarks:**

Failed, structural concerns supporting the upstairs

**Clean and Sanitary 1371.07(bb)**

No owner shall occupy or let to any other occupant any vacant dwelling unit unless it is clean, sanitary and fit for human occupancy.

**Result:** Fail

**Remarks:** Trash and debris throughout

**Condemnation Penalty (1371.99)**

Whoever violates any provision of this chapter is guilty of a misdemeanor of the fourth degree for a first offense, and a misdemeanor of the second degree for a second or subsequent violation. Prosecution shall always be as and for a first offense unless the affidavit upon which the prosecution is instituted contains the allegation that the offense is a second or repeated offense.

**Result:** Fail

**Remarks:** Sever structural concerns found during the inspection, basement inspection exposed rotted floor joist, electrical, mechanical and plumbing issues that create unsafe and unsanitary issues.

**Discontinued Equipment 1371.07(u)**

No owner or operator shall cause any service, facility, equipment or utility which is required under this chapter to be removed from or shut off from or discontinued for any occupied dwelling.

**Result:** Fail

**Remarks:**

Failed

**Duplexes 1371.07(cc)**

Every owner of a dwelling containing two or more dwelling units shall be responsible for maintaining in a clean and sanitary condition the shared or public areas of the dwelling and premises thereof.

**Result:** Fail

**Remarks:**

Several structural concerns found during the inspection, basement inspection exposed rotted floor joist, electrical, mechanical and plumbing issues that create unsafe and unsanitary issues.

**Electric Service 1371.07(s)**

Where there is electric service available from power lines which are not more than 300 feet away from a dwelling, every habitable room of such dwelling shall contain at least two separate floor or wall-type electric convenience outlets or one such convenience outlet and one supplied ceiling-type electric light fixture; and every water closet compartment, bathroom, laundry room, furnace room and public hall shall contain at least one supplied ceiling or wall-type electric light fixture. Every such outlet and fixture shall be properly installed, shall be maintained in good and safe working condition, and shall be connected to the source of electric power in a safe manner.

**Result:** Fail

**Remarks:**

Failed, updates needed, exposed wires and outlets throughout

**Equipment 1371.07(t)**

Every supplied facility, piece of equipment, or utility which is required under this chapter shall be constructed, installed or operated so that it will function safely and effectively and shall be maintained in satisfactory working condition.

**Result:** Fail

**Remarks:**

Failed

**Every Appurtenance Safe 1371.07(r)**

Every inside and outside stair, every porch and every appurtenance thereto shall be constructed as to be safe to use.

**Result:** Fail

**Remarks:**

Porch in deplorable condition, will require repairs for all floors.

**Exterior Property Nuisances 1371.07(n)**

Exterior property areas and accessory structures shall be free from health, fire and accident hazards, and vermin, insect and rodent harborage and conditions which might create a nuisance.

**Result:** Fail

**Remarks:**

Trash and debris, high grass.

**Functioning Bathroom, 1371.07(b)**

A room which affords privacy to a person within such room and which is equipped with a flush water closet, a lavatory and a bathtub or shower. Every dwelling unit shall contain a room which affords privacy to a person within such room and which is equipped with a flush water closet, a lavatory and a bathtub or shower, connected to a water and sewer system approved by the Superintendent. (1) Privacy shall be deemed to have been satisfied when every toilet and every bath is contained within a room or within separate rooms affording privacy to a person within such room or rooms. Walls of bath and toilet rooms shall be solid and shall extend from the floor to the ceiling, windows or other ventilation and light sources shall be so located or constructed as to insure the privacy of the occupant of the room. (2) Every flush water closet, lavatory, bathtub or shower shall be supplied with water from either: A. Municipal water supply; or B. A private water supply located, constructed, operated and maintained in accordance with the standards of Chapter 945 of the Streets, Utilities and Public Services Code. (3) Every flush water closet, lavatory, bathtub or shower shall be discharged into: A. A public sewer; or B. An individual sewage disposal system installed in accordance with the standards and regulations of the Health Department.

**Result:** Fail

**Remarks:**

Failed,

**Functioning Kitchen, 1371.07(a)**

Every dwelling unit shall contain a kitchen sink which is properly connected to a water and sewer system approved by the Superintendent. (1) Every dwelling unit occupied by more than one person shall contain a kitchen sink having a usable area not less than fifteen inches by eighteen inches. The depth of the sink shall be adequate to allow immersion of a reasonable number of cooking and eating utensils. (2) If a wash basin smaller than that described in subsection (a)(1) hereof is present within the dwelling unit, it can be used if the dwelling unit is occupied by one person. (3) Every kitchen sink shall be supplied with water from either: A. Municipal water supply; or B. A private water supply located, constructed, operated and maintained in accordance with the provisions and standards of Chapter 945 of the Streets, Utilities and Public Services Code. (4) Every kitchen sink shall be discharged into: A. A public sewer; or B. To an individual sewage disposal system installed in accordance with the standards and regulations of the Health Department. (b) Whoever violates this section is guilty of a minor misdemeanor.

**Result:** Fail

**Remarks:**

Failed

**Garbage Disposal 1371.07(g)**

Every dwelling unit shall have adequate garbage disposal facilities, type and location of which are acceptable to the Superintendent and shall be disposed of in a manner acceptable to the Superintendent.

**Result:** Fail

**Remarks:**

Failed

**Habitable Rooms for Basements 1371.07(z)**

No basement shall be used as a habitable room or dwelling unit unless: (1) The floors and walls are impervious to leakage of underground and surface runoff water and are effectively insulated against dampness. (2) Adequate light and ventilation are supplied.

**Result:** Fail

**Remarks:**

Failed

**Heating Facilities 1371.07(l)**

Every dwelling unit shall have heating facilities which are properly installed, are maintained in safe and good working condition, and are capable of safely and adequately heating all habitable rooms, bathrooms and water closet compartments in every dwelling unit located therein to a temperature of at least Sixty-Eight degrees Fahrenheit under ordinary minimum winter conditions.

**Result:** Fail

**Remarks:**

Failed

**Hot Water, 1371.07(c)**

Hot Water provided to kitchen sink, lavatory, bathtub or shower. Every kitchen sink, lavatory, bathtub or shower shall be properly connected with hot and cold-water lines. The hot water lines shall be connected to a hot water heating facility of adequate size which provides at all times a temperature of not less than 120 degrees Fahrenheit.

**Result:** Fail

**Remarks:**

Failed

**Infestation 1371.07(o)**

The interior of every structure used for human habitation shall be free from insect, rodent and vermin infestation.

**Result:** Fail

**Remarks:**

open and abandoned

**Minimum Bedroom Space 1371.07(x)**

In every dwelling unit of two or more rooms, every room occupied for sleeping purposes by one occupant shall contain at least seventy square feet of floor space, and every room occupied for sleeping purposes by more than one occupant shall contain at least fifty square feet of floor space for each additional occupant thereof.

**Result:** Skip

**Minimum Ceiling Height Required 1371.07(w)**

Every habitable room shall have a minimum ceiling height of seven feet over fifty percent (50%) of the floor area.

**Result:** Skip

**Minimum Gross Floor Area 1371.07(v) Every dwelling unit shall contain a minimum gross floor area of at least 150 square feet of space in habitable rooms for the first occupant and at least 100 square feet of space in habitable rooms for each additional occupant.**

Every dwelling unit shall contain a minimum gross floor area of at least 150 square feet of space in habitable rooms for the first occupant and at least 100 square feet of space in habitable rooms for each additional occupant.

**Result:** Skip

**Plumbing 1371.07(e)**

All plumbing shall be properly installed and maintained in good working condition All plumbing shall be properly installed and maintained in good working condition, free from defects, leaks and obstructions. Plumbing shall be installed in accordance with local plumbing regulations.

**Result:** Fail

**Remarks:**

Failed

**Potable Water Supply, 1371.07(d)**

Potable Water Supply, 1371.07(d) Every dwelling and dwelling unit shall be supplied with a potable water supply. There shall be adequate water supply and pressure at all installed hot and cold-water outlets.

**Result:** Fail

**Remarks:**

Failed

**Rubbish Storage 1371.07(f)**

Every dwelling unit shall be supplied with adequate rubbish storage facilities, type and location of which are acceptable to the Superintendent and shall be disposed of in a manner acceptable to the Superintendent.

**Result:** Fail

**Remarks:**

Failed

**Sanitary Conditions per Dwelling 1371.07(dd)**

Every occupant of a dwelling or dwelling unit shall keep in a clean and sanitary condition.

**Result:** Fail

**Remarks:**

Failed

**Screened Properly 1371.07(m)**

In every dwelling unit, the openings to the outdoors resulting from doors or windows customarily open when flies, mosquitoes and other insects are prevalent, shall be properly screened.

**Result:** Fail

**Remarks:**

Failed

**Sleeping Rooms 1371.07(y)**

No dwelling or dwelling unit containing two or more sleeping rooms shall have such room arrangements that access to a bathroom or water closet compartment intended for use by occupants of more than one sleeping room can be had only by going through another sleeping room, nor shall room arrangements be such that access to a sleeping room can be had only by going through another sleeping room or a bathroom or water closet compartment.

**Result:** Fail

**Remarks:**

Failed

**Unobstructed Means of Egress 1371.07(h)**

Every dwelling unit shall have two safe unobstructed means of egress leading to a safe and open outdoor space at ground level. This requirement shall not apply to residential buildings when all of the following conditions exist: (1) The structure does not exceed two stories in height; (2) There are not more than four dwelling units per floor; (3) The maximum exit way access travel distance does not exceed fifty feet; (4) The minimum fire resistance rating of the exit way closure and opening protection

of the building is one hour; and (5) Every sleeping room has at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside opening without the use of separate tools. Where windows are provided as a means of egress or rescue they shall have a sill height not more than forty-four inches above the floor. All egress or rescue windows from sleeping rooms must have a minimum net clear opening of five and seven-tenths square feet. The minimum net clear opening height dimension shall be twenty-four inches. The minimum net clear opening width dimension shall be twenty inches.

**Result:** Fail

**Remarks:**

Failed

**Weather tight and rodent proof 1371.07(p)**

Every foundation, floor, ceiling, wall and roof shall be reasonably weather tight and rodent proof. Where excessive dampness exists, corrective measures shall be required to relieve this dampness.

**Result:** Fail

**Remarks:**

Failed

**Weather tight Windows and doors 1371.07(q)**

Every window, exterior door and basement hatchway shall be reasonably weather tight, watertight and rodent proof.

**Result:** Fail

**Remarks:**

Failed

**Window Requirements 1371.07(i)**

Every habitable room shall have at least one window or skylight facing directly to the outdoors. The minimum total window area, for every habitable room, is to be ten percent (10%) of the floor area of such room. Whenever the only window in a room is a skylight-type window in the top of such room, the total window area of such skylight is to equal at least fifteen percent (15%) of such room.

**Result:** Fail

**Remarks:**

Failed







