



DEPARTMENT OF INSPECTION AND CODE ENFORCEMENT


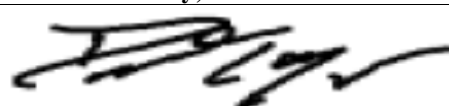
RESIDENTIAL BUILDING INSPECTION REPORT

DATE OF INSPECTION:	AUGUST 21, 2024	CASE NUMBER: 240524
PROPERTY ADDRESS:	202 W. Woodrow St.	
PROPERTY OWNER:	L & E Properties, LLC	

Building is a duplex apartment building. The residence is on a pier foundation. The perimeter of the foundation is in good shape. However, the piers on the interior foundation are breaking down and must be repaired or replaced. Due to the foundation starting to fail the interior floor is sagging. The floor in the bathroom and kitchen areas of both apartments is rotten and fallen in. There is standing water under the building. Some of the floor is so weak it is unsafe to walk on. Many of the floor joist must be replaced followed by most of the subfloor and flooring. The foundation issues are apparent on the roof as well. The lack of support from the foundation is causing the roof to start sagging. Once the foundation is repaired the roof must be closely inspected and any damage repaired. The soffit area of the home has wood that is starting to rot, pull away from the residence, and fall off. All damaged soffits must be repaired or replaced. All windows and doors have some sort of damage. Most of the windows have been broken out and door kicked in. All windows and doors must be repaired or replaced. Due to the damage inside the property the entire electrical system must be replaced, brought up to current code, and pass inspection. Due to the damage inside the property the entire plumbing system must be replaced, brought up to current code, and pass inspection. CURRENTLY THE BUILDING IS A HAZARD TO THE HEALTH, WELFARE, AND SAFETY OF THE PUBLIC. THE BUILDING SHOULD BE RAZED IMMEDIATELY TO ENSURE THE SAFETY OF LOCAL CHILDREN AND OTHER CITIZENS, NOT TO MENTION THE BLIGHT TO THE COMMUNITY. PROPERTY IS CURRENTLY SECURED BUT PREVIOUSLY WAS NOT SECURE ALLOWING THE INTERIOR TO BE INSPECTED.

In my opinion, this structure		Is	XX	Is not	Suitable for human habitation.
In my opinion, this structure		Is	XX	Is not	Physically feasible for rehabilitation.
In my opinion, this structure		Is	XX	Is not	Economically feasible for rehabilitation.
In my opinion, this structure	XX	Is		Is not	A public safety hazard and should be condemned immediately.

EMERGENCY ACTION IS WARRANTED: YES NO XX

Tim Renshaw, Chief Building Inspector	David Cooley, Code Enforcement
	

Municipal Building, 300 South Church Jonesboro, AR/ Phone 870-336-7194/Fax 870-336-1358