



DEPARTMENT OF INSPECTION AND CODE ENFORCEMENT

RESIDENTIAL BUILDING INSPECTION REPORT

DATE OF INSPECTION:	AUGUST 31, 2023 (updated 3/21/2024)	CASE NUMBER: 234060
PROPERTY ADDRESS:	815 WITT ST.	
PROPERTY OWNER:	WOODROW WALKER & JAMES WALKER III	

THE HOME WAS BOARDED AND SECURED BY A CONTRACTOR HIRED BY CODE ENFORCEMENT ON SEPTEMBER 19, 2023. BOARDING AND SECURING ORDINANCE 105-259 STATED A PROPERTY CAN ONLY BE BOARDED AND SECURED FOR A PERIOD OF 6 MONTHS WHILE REPAIRS ARE BEING COMPLETED. NO REPAIRS HAVE OCCURRED AT THE PROPERTY. THE HOME HAS CONTINUED TO DEGRADE SINCE THE PRIMARY INSPECTION WAS COMPLETED ALMOST 7 MONTHS AGO.

THE HOME IS ON A SLAB FOUNDATION WITH BASEMENT. THERE ARE CRACKS IN THE FOUNDATION WALLS, WHICH MUST BE CLOSELY INSPECTED AND REPAIRED. THE ROOF NEEDS TO BE THOROUGHLY INSPECTED DUE TO THE RIDGELINE STARTING TO SAG IN PLACES AND THE DAMAGED SHINGLES. THE WOOD SIDING ON PARTS OF THE HOME IS STARTING TO ROT AND FALL OFF THE HOME. MANY OF THE WINDOW FRAMES ARE ROTTING AND EXPOSING THE INTERIOR OF THE WALLS. MANY OF THE WINDOWS ARE BROKEN OUT. ALL WINDOWS MUST BE REPAIRED OR REPLACED. THE FRONT DOOR HAS BEEN DAMAGED AND WILL NO LONGER PROPERLY CLOSE. NONE OF THE DOOR ON THE PROPERTY ARE SECURE. ALL DOORS MUST BE REPAIRED AND THE HOME SECURED. THE SOFFIT OF THE HOME IS ROTTEN AND FALLING OFF THE HOME. DUE TO THE LACK OF MAINTANCE TO THE SOFFIT THE GUTTERS ARE ALSO FALLING OFF THE HOME. THE ENTIRE INSIDE OF THE HOME HAS BEEN RANSACKED. SQUATTERS, WHO ARE DAMAGING THE HOME, ARE USING THE HOME TO LIVE IN. THE FLOORING IN THE HOME IS COMING UP DUE TO THE INTERIOR BEING EXPOSED TO THE ELEMENTS AND LACK OF MAINTANCE TO THE HOME. THE PROPERTY HAS NOT HAD ELECTRICAL SERVICE SINCE MARCH OF 2019. DUE TO THIS, ELECTRICAL WOULD HAVE TO BE INSPECTED AND BROUGHT UP TO CURRENT CODE BEFORE POWER COULD BE RESTORED. THE CARPORT IS ALSO IN DISREPAIR. THE NORTH SIDE SLAT WALL IS FALLING OFF THE BUILDING. THE HOME IS A HAZARD TO THE HEALTH, WELFARE, AND SAFETY OF THE PUBLIC. THE HOME MUST BE RAZED OR REPAIRED IMMEDIATELY TO ENSURE THE SAFETY OF LOCAL CHILDREN AND OTHER CITIZENS, NOT TO MENTION THE BLIGHT TO THE COMMUNITY. PROPERTY WAS NOT SECURED AT THE TIME OF INSPECTION. FAILURE TO RAZE OR REPAIR THE HOME WILL LEAD TO THE CONDEMNATION OF THE PROPERTY. CONDEMNATION OF THE PROPERTY WILL LEAD TO THE DEMOLITION OF THE PROPERTY AT THE OWNER'S EXPENSE.

In my opinion, this structure		Is	XX	Is not	Suitable for human habitation.
In my opinion, this structure	XX	Is		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
	

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