



Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403

870-933-46

AFFIDAVIT

T.K. Restoration and Rentals LLC
512 Wilkins Ave
Jonesboro, AR 72401-5086

RE: 227 Royale Dr. Jonesboro, AR 72401

I, Michael McQuay, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 20th day of June, 2023.

Michael McQuay
Michael McQuay
Jonesboro Code Enforcement

Subscribed and sworn to before me the 26th day of June, 2023.

Sharon McIntosh
Notary Public



My commission expires: May 20, 2032



Notice of Violation

06/20/2023

T. K. RESTORATION AND RENTALS LLC
512 WILKINS AVE
JONESBORO AR 72401-5086

Case #: 232421
Subject: 227 ROYALE DR, JONESBORO, AR 72401

Dear Property Owner:

According to county records you are the owner of the subject property. Please be advised that the structure on this property has been inspected by the City Building and Code Enforcement inspectors and, has been found to be unfit for human habitation by virtue of its dilapidated and unsanitary condition. This property poses a hazard to the public and is a nuisance against public health.

Within 10 (ten) calendar days from the date of this letter you are required to respond to this notice in writing, indicating your intention to either repair, re-inhabit, or raze and remove this structure. Should you choose to repair or rehab the structure, you will have to obtain a building permit and start work within 40 calendar days from the date of this notice. The building permit will be issued for a total of 45 calendar days at which time the repair or rehab work must be complete and able to pass all building, electrical, plumbing, and mechanical inspections.

If you decide to raze and remove this structure, removal and clean-up activities must be completed within 40 days of this notice.

If you decide not to repair or remove this structure, it will be necessary for the City Council to consider condemning the structure to ensure the repair, rehab, securing, and/or razing and removal of this nuisance. All costs involved in the condemnation process would be charged to you. Collection would be actively pursued.

We look forward to your cooperation in this matter. If you have any questions, call our office at (870)933-4658.

Cell 870-926-1404

Sincerely,

David Cooley
Code Enforcement Officer
P.O. Box 1845
Jonesboro, AR 72403





DEPARTMENT OF INSPECTION AND CODE ENFORCEMENT

RESIDENTIAL BUILDING INSPECTION REPORT

DATE OF INSPECTION:	JUNE 20, 2023	CASE NUMBER: 232421
PROPERTY ADDRESS:	227 ROYALE DR.	
PROPERTY OWNER:	T. K. RESTORATION AND RENTALS, LLC	

THE HOME IS ON A SLAB FOUNDATION WITH BRICK SIDING. THE FRONT OF THE HOME HAS DAMAGE FROM WHAT APPEARS TO BE A VEHICLE CRASHING INTO IT. THE BRICK IS BROKEN, PUSHED IN, AND CRACKS ARE THROUGH OUT THE IMPACT AREA. THE DAMAGED BRICK MUST BE REPAIRED. MANY OF THE WINDOWS ARE CRACKED AND BROKEN. ANY DAMAGED WINDOWS MUST BE REPAIRED. THE SOUTH SIDE OF THE HOME IS UNPROTECTED ORIENTED STRAND BOARD (OSB). THE OSB IS STARTING TO FALL APART FROM BEING OUT IN THE WEATHER. THE OSB NEEDS REPLACED AND SIDING PUT OVER IT TO PROTECT. THE SOFFIT IS DAMAGED AND FALLING OFF THE HOME IN PLACES. ALL DAMAGED SOFFIT MUST BE REPAIRED. THE ROOF IS STARTING TO SAG. THERE ARE SHINGLES MISSING AND DAMAGED. ALL UNDERLAY NEEDS INSPECTED AND REPAIRED OR REPLACED. ALL SHINGLES NEED REPLACED. THE HOME IS A HAZARD TO THE HEALTH, WELFARE, AND SAFETY OF THE PUBLIC. THE HOME SHOULD BE RAZED IMMEDIATELY TO ENSURE THE SAFETY OF LOCAL CHILDREN AND OTHER CITIZENS, NOT TO MENTION THE BLIGHT TO THE COMMUNITY. PROPERTY WAS SECURED AT THE TIME OF INSPECTION, BUT WAS PREVIOUSLY NOT SECURED. PICTURES WERE TAKEN WHILE PROPERTY WAS NOT SECURED.

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
	

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

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Sent To

TX Restoration & Rentals LLC

Street and Apt. No., or PO Box No.

512 Wilkins Ave

City, State, ZIP+4®

Jonesboro, AR 72401-5086