

MEMORANDUM

TO: Richard A. Hayward, City Manager
FROM: Eldon Huber, Building Inspector ^{EH}
SUBJECT: Apartments located at 905 N. Perry
DATE: July 29, 1987

Field inspection Tuesday, July 21, 1987 at 2:00 P.M.

Captain Marvin Weller - Napoleon Fire Chief
Robert Buhholtz - From the State Fire Marshalls
Office
Denny Bockbrader - Wood County Building
Inspector
Dave Snyder - Wood County Building
Inspector
Eldon Huber - Napoleon Residential Building
Inspector

DESCRIPTION OF PROPERTY

The existing building is two story with the lower (basement) level approximately 4' below grade and the upper (first floor) level approximately 5' above grade. The basement walls are poured concrete and masonry the upper level appear to be wood frame. The exterior is covered with a metal veneer which simulates concrete block. The basement floor is poured concrete except for a portion in the Southwest corner which has a dirt floor. The first floor and roof are wood frame. In areas where the floor framing was visible, there had been haphazard repairs made to the floor joists which had apparently failed. In general, the main structure seemed to be in serviceable condition with no sagging roofs or leaning or cave in walls evident.

We were allowed entrance to 4 - areas within the building. The first was the caretakers apartment on the East end of the upper level. Though somewhat run down, there was no smell or evidence of unsanitary condition.

The second area was the East end of the lower level. It appeared to be occupied by an elderly woman and several children. A very strong noxious odor was evident, the bathtub was full of dirty pots & pans and the room which apparently served as the kitchen looked as if you could scrape the grime off of the walls with a knife. The whole areas was so dark, it required the use of a flashlight to walk across the main room during the middle of the day.

The third area was the West end of the lower level. The

extreme Southwest corner of this area had a dirt floor, and was used for storage. In this area, an insect infestation was evident with a nest visible where a ceiling tile was missing and a live roach perched atop the door frame. Also, an old fuse panel with no cover was apparently still in use within this area.

The fourth area was the 2nd apartment from the East next to the care takers apartment on the upper level. This area was occupied by Priscella Ferguson and her family. Two things were evident. The most serious was an old uncovered fuse panel hanging from wires on the wall of the bathroom. The second was the sensation of walking up & down a hill as I went through the kitchen to the hallway.

All apartments are entered and exited by the use of stairways which do not meet present code and to say the least, are not in the best condition. The lower level has a long corridor with several locked doors.

TO SUMMARIZE 4 - THINGS CONCERNED ME:

- #1 Was the noxious odor in the front apartment on the lower level.
- #2 Was the lack of ventilation and inadequate sized windows throughout the lower level.
- #3 Was the condition of the exterior stairways to both the upper and lower levels.
- #4 Was the remaining insect infestation and the general condition of the lower level which in my opinion insures a continual insect problem.