



**BOARD OF PUBLIC WORKS & SAFETY & STORMWATER BOARD  
MINUTES OF THE MAY 2, 2024 REGULAR MEETING**

*Convened in the Goshen Police & Court Building, 111 East Jefferson St., Goshen, Indiana*

**Present:** Mayor Gina Leichty, Orv Myers, Mary Nichols and Barb Swartley

**Absent:** Mike Landis

**CALL TO ORDER:** Mayor Leichty called the meeting to order at 4:00 p.m.

**REVIEW/APPROVE MINUTES:** Mayor Leichty presented the minutes of the April 25, 2024, Regular Meeting as prepared by Clerk-Treasurer Aguirre. Board member Barb Swartley moved to approve the minutes as presented and the motion was seconded by Board member Mary Nichols. The motion passed 4-0.

**REVIEW/APPROVE AGENDA:** Mayor Leichty presented the agenda with the suggested deletion of agenda item #6) *Review the Order of the City of Goshen Building Commissioner for 112 West Jackson Street (Ronald E. Davidhizar, property owner)*. The Mayor said pursuant to a legislative change, the City Building Commissioner is now empowered to issue fines without action by the Board of Works. Board member Swartley moved to accept the agenda as amended. Board member Nichols seconded the motion. Motion passed 4-0.

**1) Fire Department request: Approve the closures of streets for the annual Memorial Day Parade**

On behalf of the City Fire Department, Clerk-Treasurer Aguirre asked the Board to approve the annual Memorial Day Parade on Monday, May 27, 2024, starting between 10 and 10:15 a.m., with the usual parade route – East Jefferson Street to Main Street, to Pike Street, to North First Street and then to Oakridge Cemetery.

Aguirre also requested closures of the 100 and 200 blocks of East Jefferson Street and South 5th Street, between Washington and Madison Streets, for the staging of vehicles and apparatus for the parade.

Board member Swartley asked the time of the closures. Street Commissioner David Gibbs said the requested closure usually was about 9 a.m. to 1 p.m.

In advance, Mayor Leichty thanked the news media for informing the public about this important event.

Swartley/Nichols moved to approve the annual Memorial Day Parade on Monday, May 27, 2024, beginning at 10 or 10:15 a.m., and the closures of the 100 and 200 blocks of East Jefferson Street and the 5th Street, between Washington and Madison streets, for the period of time of the parade. Motion passed 4-0.

**2) Legal Department request: Award bid for two Chassis/Cab units and approve agreement with Jordan Ford**

City Attorney Bodie Stegelmann told the Board that the City solicited sealed bids for the purchase of two chassis/cab units in accordance with Indiana Code § 5-22-8-3. The following is a summary of the bids received:

Vendor	Per Unit Price	Total Bid
Eby Ford	\$60,835	\$121,670
Jordan Ford	\$56,493	\$112,986

Stegelmann said the Water and Sewer Department would like to purchase two chassis/cab units for a total purchase price of \$112,986 from Jordan Ford as the lowest responsive and responsible bidder.

Clerk-Treasurer Aguirre asked City Attorney Stegelmann if it would be a problem that the name of the winning bidder was misspelled as "Jordon" in the agreement. Stegelmann confirmed that the name was misspelled in the agreement and said that he would have it corrected in the agreement presented to the Mayor for her signature.



Swartley/Nichols made a motion to reject Eby Ford's bid offer for two chassis/cab units at a total price of \$121,670 and award the quote for the purchase of two chassis/cab units to Jordan Ford as the lowest responsible and responsive bidder and approve and authorize Mayor Leichty to execute the purchase agreement with Jordan Ford for the purchase of two chassis/cab units for \$112,986. Motion passed 4-0.

**3) Engineering Department request: Approve the road closure of Plymouth Avenue, at the intersection of 10th Street, between the dates of May 6 and May 10, 2024**

**City Director of Public Works & Utilities Dustin Sailor** told the Board that as part of the 10<sup>th</sup> Street Reconstruction project, Niblock Excavating needed a street closure to tie a new sanitary pipe into an existing manhole. He said Niblock requested permission to close Plymouth Avenue, at the intersection of 10th Street, starting Monday May 6 through the end of the day Friday, May 10.

**Sailor** indicated that all appropriate traffic control devices will be utilized. The road closure also is being coordinated with Goshen Community Schools.

**Swartley/Nichols made a motion to approve the road closure of Plymouth Avenue, at the intersection of 10th Street, starting Monday, May 6 and through Friday May 10, 2024. Motion passed 4-0.**

**4) Engineering Department request: Approve the agreement with Alt & Witzig Engineering, Inc. for geotechnical recommendations in the amount of \$4,220**

**City Director of Public Works & Utilities Dustin Sailor** told the Board that Johnston Street and Hackett Road is scheduled for asphalt replacement and as part of that process it was discovered that a storm/sewer pipe was split.

**Sailor** said that as a result, a soil evaluation is necessary. On April 23, 2024, the City received a proposal for Geotechnical Recommendations for Johnston Street and Hackett Road. Soil borings, soil reports and recommended road sections will be provided at a cost of \$4,220.

**Sailor** indicated that the Engineering Department was requesting that the Board of Public Works and Safety award a contract to Alt & Witzig Engineering, Inc. as the lowest responsive and responsible quoter.

**Swartley/Nichols made a motion to approve the agreement with Alt & Witzig Engineering, Inc. for Geotechnical Recommendations in the amount of \$4,220. Motion passed 4-0.**

**Privilege of the Floor (opportunity for public comment for matters not on the agenda):**

**Mayor Leichty** opened Privilege of the Floor at 4:09 p.m.

**City Director of Public Works & Utilities Dustin Sailor** announced that because of necessary electrical work on Reliance Road, NIPSCO will need to close Peddler's Village Road, between County Road 17 and Reliance Road, next week. It only will be open to local traffic, although the City Fire Station will retain access.

**Marvin Shepherd, Superintendent of the City Water Treatment and Sewer Department,** told the Board that as part of its inventory of water lines, City workers will be working on Main Street starting next Wednesday. He said seven spots on Main Street will be "pot holed," although the street will remain open.

There were no further comments, so **Mayor Leichty** closed Privilege of the Floor at 4:12 p.m.

At 4:12 p.m., **Mayor Leichty** opened a public hearing to consider an Order of the City of Goshen Building Commissioner for one Goshen property.



**CITY BOARD OF PUBLIC WORKS & SAFETY PUBLIC HEARING:**

**4:00 p.m., May 2, 2024**

**Goshen Police & Court Building, 111 East Jefferson Street, Goshen, Indiana**

**Members: Mayor Leichty, Orv Myers, Barb Swartley, Mary Nichols and Mike Landis (absent)**

5) Review the Order of the City of Goshen Building Commissioner for 407 Center Street (M&H Rentals, LLC. property owner, by its representative, Michael Schmucker)

At 4:12 p.m., Mayor Leichty convened a hearing to review the Order of the City of Goshen Building Commissioner for 407 Center Street (M&H Rentals, LLC. property owner, by its representative, Michael Schmucker).

**BACKGROUND:**

In an April 29, 2024 memorandum to the Board, **Assistant City Attorney Don Shuler** wrote that this matter was before the Board of Public Works and Safety, as the City's Hearing Authority, under the Indiana Unsafe Building Law. **An Order of the City of Goshen Building Commissioner requiring demolition was issued for this property on Nov. 8, 2023.**

**Shuler** wrote that at that time, the property at 407 Center Street was owned by **Ron Davidhizar**. The property later was included in an auction on Dec. 16, 2023, and **M & H Rentals, LLC** was the successful bidder. At a Board of Public Works and Safety hearing on Dec. 18, 2023, the Board continued the matter due to the auction and the stated plans of M & H Rentals, LLC, by its representative **Michael Schmucker**, to rehabilitate the property once the closing had occurred. **Shuler** wrote that the closing of the sale of the property occurred on Jan. 24, 2024.

At a hearing on Jan. 25, 2024, **Schmucker** told the Board of the recent closing and noted that he had provided a scope of work plan to the Building Department. The Building Department advised the Board that it had accepted **Schmucker's** plans for rehabilitation but requested the matter be set for review in three months to ensure progress was being made. The Board then continued the hearing to May 2, 2024.

**Shuler** asked the Board to conduct the unsafe building hearing on May 2 by receiving evidence and arguments from the Building Department, the property owner, and anyone else who wished to speak to the property. After receiving evidence, the Board could continue the hearing, or affirm, rescind, or modify the Building Commissioner's Order.

**Shuler** wrote that any action on the Building Commissioner's Order should include factual findings as to the condition of the property and any code violations, as well as the required action to take.

A form of the Record of Action and Continuous Enforcement Order that the Board would issue following the hearing was also attached to the memorandum, and **Shuler** wrote that it could be used as a guide in conducting the hearing. The form enclosed also provided options should the Board desire to modify the Building Commissioner's Order.

**In the attached Unsafe Building Hearing Authority Record of Action and Continuous Enforcement Order, Shuler provided the background of the case, the legal authority for the City's action, the specific violations alleged by the City and the actions and options before the Board of Public Works and Safety.**

**Shuler also wrote that attached to his memorandum was the initial Nov.8, 2023 Order of the City of Goshen Building Commissioner for 407 Center Street.**

In this document, **Grise** informed then property owner **Ronald Davidhizar** that his property was in violation of the City of Goshen Neighborhood Preservation Ordinance, codified at Goshen City Code § 6.3.1. He wrote that the property was in violation as follows:

1. The foundation of the residential structure has not been kept in good repair, is not capable of supporting all nominal loads, and is likely to fail, violations of Sections 6.3.1.(b) and (p). Areas of the foundation have cracks, where large gaps and holes have formed; the foundation is beginning to sink; certain areas of the foundation are beginning to fail and are in disrepair.



**2. The ceilings inside the residential structure have not been kept in good repair and are likely to fail**, a violation of Sections 6.3 .1.1 (b) and (p) . Multiple ceilings have collapsed due to significant water damage. Many ceilings have cracks and holes.

**3. The floors inside the residential structure have not been kept in good repair and are likely to fail**, a violation of Sections 6.3.1.(b) and (p). The kitchen floor has become so damaged due to water that it is in danger of collapse. The floor in the main living areas has detached from the wall and begun to sink.

**4. The walls inside the residential structure have not been kept in good repair**, a violation of Section 6.3.1. l(b). Multiple walls have cracks and holes in them. A wall in the main living room is poorly constructed with brick and in danger of collapse.

**5. The roof of the residential structure has not been kept in good repair and has defects permitting rain**, violations of Sections 6.3.1.(b) and (c). There is evidence of the roof leaking due to persistent water damage to floors, walls, and ceilings. The roof in the rear of the structure was poorly installed and has multiple areas where it permits weather to enter, impacting the structural integrity of the structure. There are areas where the soffit and fascia are missing, and places where the shingles are damaged or loose.

**6. The heating and mechanical system at the residential structure is not operable**, a violation of Section 6.3.1. l(a). The ductwork is not properly connected.

**7. The plumbing system at the residential structure is not operable**, a violation of Section 6.3.1.l(a).

**8. The electrical system at the residential structure is not operable**, a violation of Section 6.3.1.l(a). The electrical panel has been tampered with; there are multiple areas with exposed electrical wiring; areas of the residential structure's electrical wiring has been damaged by water and continues to be exposed to weather conditions.

**9. The windows and doors have not been kept in good repair**, a violation of Section 6.3 .1. l(d). There are many broken windows and broken doors throughout the residential structure.

**10. The painted surfaces inside the residential structure are not properly coated and weather tight**, a violation of Section 6.3.1.l(g). There is chipping and peeling paint throughout the residential structure.

**11. The residential structure is not secure from intrusion by unauthorized persons**, a violation of Section 6.3.1. l(ff). There are accumulated materials inside the residential structure and other evidence of animals and vagrants. The carpet is saturated with urine and feces .

**Grise wrote that these conditions rendered the property as unsafe** within the meaning of I.C. §36-7-9-4(a)(l), (2), (5), and (6), adding:

"The failing foundation, collapsing ceilings, and floors in danger of collapse and detaching from walls, and the leaking roof renders the residential structure in an impaired structural condition that makes it **unsafe to person of property**. The evidence of the electrical panel having been tampered with, with multiple areas of exposed wiring, and water damaged electrical wiring, coupled with the unsecured nature of the residential structure, makes it a **fire hazard**.

"The residential **structure is dangerous to person or property** because of violations of the Neighborhood Preservation Ordinance, particularly violations concerning the failing foundation, failing and collapsing ceilings, collapsing and detaching floors, the leaking roof, broken windows and doors, and its unsecured nature. The residential **structure is vacant and not maintained in a manner that permits human habitation, occupancy, or use under the Neighborhood Preservation Ordinance**.

"Due to the failing foundation, collapsing ceilings, leaking roof, persistent water damage, floors detaching from the walls, including one floor sinking and showing a danger of collapsing, and the residential structure's continued deterioration as a result of neglect, the **condition of the residential structure warrants removal**. In its present condition, the residential structure is **unfit for human habitation, occupancy, or use**, and the conditions exist to the extent that **life, health, property, and safety of the public is threatened**. The residential structure is an **unsafe building** and the tract of real property on which the unsafe building is located shall be considered the **unsafe premises**."



As a result, **Grise** ordered **Davidhizar** to demolish the unsafe buildings identified in Section 2 of this Order at the property identified in Section 1 of this Order and remove all demolition remains, trash, and debris on the unsafe premises and return the site to natural grade, all of said work to be completed on or before Dec. 31, 2003.

**Grise** notified the property owner that failure to comply with this Order could result in the City of Goshen taking action to complete the required demolition and to bill him for the costs of the work, including, the actual costs of the work and an amount equal to the average processing expense the City would incur in pursuing this matter. Such amounts could become a lien upon the real estate and ultimately be enforced in the same manner as any other judgment.

**Grise** further notified **Davidhizar** that a hearing would be held before the Board of Public Works and Safety on Dec. 18, 2023 for the purpose of reviewing the Order of the City of Goshen Building Commissioner.

**Davidhizar** was advised he had the right to appear at this hearing with or without counsel, to present evidence, cross examine opposing witnesses, and present arguments. Should he fail to appear at the hearing, the hearing would be conducted in his absence. And the Board would have the right to affirm, rescind, or modify this Order.

**Grise** also notified **Davidhizar** that failure to comply with Section 6 of this Order could result in a judgment of liability against him in accordance with Indiana Code § 36-7-9-27.

The agenda packet contained written evidence that **Davidhizar** was served a copy of the Order and related documents on Nov. 9, 2023, 2024.

#### **DISCUSSION AND OUTCOME OF BOARD OF PUBLIC WORKS & SAFETY HEARING ON MAY 2, 2024:**

**Mayor Leichty** opened the hearing to review the Order of the City of Goshen Building Commissioner for 407 Center Street (M&H Rentals, LLC. property owner, by its representative, Michael Schmucker).

Present for the hearing were: Board members **Leichty**, **Myers**, **Nichols** and **Swartley**; City Attorney **Bodie Stegelmann**; Assistant City Attorney **Don Shuler**; City Building Inspector **Travis Eash**; City Building Commissioner **Myron Grise**; and **Michael Schmucker**, representing M&H Rentals, LLC.

**Assistant City Attorney Don Shuler** discussed the background of the property and explained the reason for today's hearing. He said representatives of the City Building Department and the property owner would provide updates.

**Mayor Leichty** swore in the following to give full and complete testimony: **City Building Inspector Travis Eash** and **Michael Schmucker**, representing M&H Rentals, LLC.

**Mayor Leichty** invited comments from **City Building Inspector Eash**, who distributed a packet of information about 407 Center Street (**EXHIBIT #1**). The packet included a one-page memo from **Eash** to the Board (dated May 2, 2024), and **Eash's** three-page Oct. 24, 2023 property inspection report.

**Eash**, said he conducted his initial inspection of this property on Oct. 24, 2023. Since that inspection the property has changed ownership and the new owner submitted a scope of work (plan) to the City Building Department and on March 5, 2024 permits were pulled for remodel, windows, roof, siding, plumbing, electrical and mechanical.

**Eash** said, "The new owners have since started work and have passed inspections on siding, windows, roof and framing. When I was there for the framing inspection it appeared that they were getting close to having the electrical and plumbing work done as well and will probably call me within the next couple of weeks for that inspection.

"With the active work happening and current condition of the property, the Building Department recommends to the Board to modify the previously recommended demolition order to a repair order and allow 60 days to finish all repairs and pass all other inspections and the final inspection."

**Eash** said he didn't include property photos in his report because the condition is no longer recognizable. He said the owners "are cooperating and moving forward and I have no doubt this will get finished in a timely manner."



There were no Board questions or comments for Eash.

Mayor Leichty then invited comments from Michael Schmucker, representing M&H Rentals, LLC.

Schmucker said the company is moving forward and has done a lot of work on the property, including lowering the second story to create more room upstairs and adding a second bathroom. He said "everything just takes time."

Schmucker said the electrical, plumbing and mechanical work should be completed in about two weeks and be ready for inspection. He said next will come new insulation and drywall and the work will continue, adding, "We're making progress. It just takes time."

Mayor Leichty expressed her appreciation to Schmucker for the property's transformation, adding, "I've heard good things and this is exactly what we're hoping would happen. We're providing good housing for people in our community and transforming blight into something useful. So, my personal thanks to you for the work you've been doing thus far."

Schmucker thanked the Mayor for her comments.

Board member Swartley also gave her personal thanks to Schmucker.

Mayor Leichty said as the Board considers changing the demolition order to a repair order in 60 days, she would like photos to be shared with the Board and the public – perhaps via a slide show – of before and after images of the property so people can see what has happened and the good work people like Schmucker are doing to transform blight in the community. She requested five to ten slides to document the progress that has happened.

There were no further comments or questions from the Board.

Swartley/Nichols then made a motion for 407 Center Street that the Board modify the previous demolition order to a repair order, allow the owner 60 days to complete repairs and pass all inspections and that when done, photos be provided of the work and continue the hearing 60 days, to July 11, 2024. Motion passed 4-0.

At 4:20 p.m., Mayor Leichty closed the public hearing to review the Order of the City of Goshen Building Commissioner for 407 Center Street.

#### Approval of Civil City and Utility Claims

As all matters before the Board of Public Works & Safety were concluded, Mayor Leichty/Board member Swartley moved to approve Civil City and Utility claims and adjourn the meeting. Motion passed 4-0.

#### Adjournment

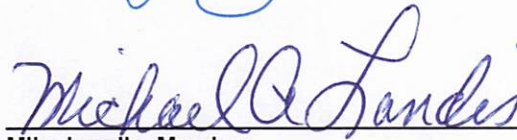
Mayor Leichty adjourned the Board of Public Works and Safety meeting at 4:20 p.m.


**EXHIBIT #1:** A May 2, 2024 memorandum written by City Building Inspector Travis Eash and a packet of information distributed to Board members about the property at 407 Center Street. Besides the memo, the packet included Eash's three-page Oct. 24, 2023 property inspection report. This information was submitted during and for consideration of agenda item #5) Review of the Order of the City of Goshen Building Commissioner for 407 Center Street (M&H Rentals, LLC. property owner, by its representative, Michael Schmucker).



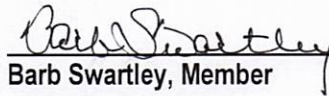
APPROVED:

  
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Mayor Gina Leichty

  
\_\_\_\_\_  
Mike Landis, Member

  
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Orv Myers, Member

  
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Mary Nichols, Member

  
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Barb Swartley, Member

ATTEST:

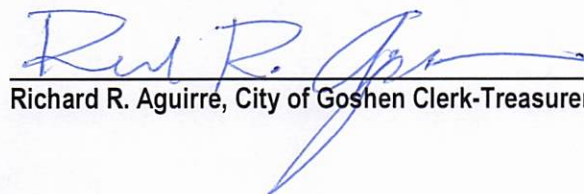
  
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Richard R. Aguirre, City of Goshen Clerk-Treasurer

Exhibit #1



**Building Department  
CITY OF GOSHEN**

204 East Jefferson Street, Suite 5 • Goshen, IN 46528-3405

Phone (574) 534-1811 • Fax (574) 533-8626 • TDD (574) 534-3185  
building@goshencity.com • www.goshenindiana.org

## MEMORANDUM

**TO: BOARD OF PUBLIC WORKS**

**From: GOSHEN BUILDING DEPARTMENT (TRAVIS EASH)**

**Date: MAY 2, 2024**

**Subject: 407 CENTER STREET**

My initial inspection on this property was conducted on October 24, 2023. Since that inspection the property has changed ownership. The new Owner's submitted a scope of work to our office and on March 5<sup>th</sup> permits were pulled for remodel, windows, roof, siding, plumbing electrical and mechanical. The new owners have since started work and have passed inspections on siding, windows, roof and framing. When I was there for the framing inspection it appeared that they were getting close to having the electrical and plumbing completed and will probably call me for inspection sometime within a couple weeks.

With the active work happening and current condition of the property, the building departments recommends to the board to modify the previously recommended demolition to a repair order and allow 60 days to finish all repairs and pass all other inspections and final inspection.

Thank you,

Travis Eash





**Building Department**

**City of Goshen**

204 E Jefferson St • Goshen, Indiana 46528

Phone: 574-534-1811 • Fax:

building@goshencity.com • www.goshenindiana.org/building-department

October 24, 2023

M & H Rentals, LLC  
c/o Michael Schmucker  
570 County Road 19  
Goshen, IN 46526

**RE: Unsafe Vacant Property at 407 Center St**

Dear Ron Davidhizar:

The City of Goshen inspected the vacant property at 407 Center St on 10/24/2023. As a result of the inspection, the building has been determined to be unsafe because it is not maintained in a manner that allows human habitation. The inspection identified numerous code violations that must be corrected to bring the property into compliance with the Goshen Neighborhood Preservation Ordinance.

The following repairs need to be completed by **November 7, 2023**.

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<b>6.3.1.6(b)(1)</b>	<b>Clean and Sanitary Dwelling Unit - Exterior</b>
NPO	Every occupant of a dwelling unit shall keep in a clean and sanitary condition that part of the dwelling, dwelling unit, and premises thereof which he or she occupies and controls.  <b>The interior and exterior of property has accumulation of trash and materials</b>  <b>Evidence of animals and vagrants</b>  <b>Carpet is saturated with urine and feces</b>
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<b>6.3.1.3(g)</b>	<b>Duct Systems</b>
NPO	Duct systems shall be maintained free of obstruction and shall properly function.  <b>Ductwork is not connected properly</b>
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<b>6.3.1.3(e)</b>	<b>Heat Supply</b>
NPO	Every dwelling shall have heating facilities which are properly installed, maintained in safe and good working condition, and are capable of safely and adequately heating all habitable rooms, bathrooms, and rooms in every dwelling unit located therein to a temperature of at least sixty-five (65) degrees Fahrenheit, and whenever the outside winter conditions are at least zero (0) degrees Fahrenheit. Unvented fuel burning space heaters shall not be used to provide primary heating.  <b>No working heating system</b>  <b>Ductwork not connected</b>

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No operable furnace

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**6.3.1.7(a)**

**Plumbing**

NPO

At least one flush toilet, bathroom sink, and bathtub or shower properly connected to the water and sewer systems of the City and in good working condition shall be supplied for every eight (8) persons, or fractions thereof, residing within a hotel or rooming house, including members of the operator's family whenever they share the use of such facilities; provided, that in a hotel or rooming house where rooms are let to males, flush urinals may be substituted for not more than one-half the required number of toilets. All other facilities shall be so located within the building as to be reasonably accessible from the common hall or passageway to all persons sharing such facilities. Every bathroom sink, and bathtub or shower shall be supplied with hot water at all times.

No active plumbing system

No operable water heater

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**6.3.1.1(b)**

**Privacy, Weather Tight, Good Repair - Exterior**

NPO

Every foundation, floor, wall, ceiling, and roof shall be reasonably weather tight and rodent proof; shall be capable of affording privacy, and shall be kept in good repair. All foundation systems must be firmly supported and free from open cracks and breaks. All foundation systems must be capable of supporting all nominal loads and capable of resisting all load effects.

Areas around the foundation where large cracks and large gaps and holes have developed

Certain areas of the foundation are beginning to fail and in disrepair

Multiple ceilings have collapsed from an apparent roof leak, significant water damage to ceilings and floors throughout property.

Floor in kitchen is so damaged by water that it is in danger of collapse

Significant cracks and holes in ceilings and walls

Floor in main living area is detached from wall and has begun to sink.

Poorly constructed brick wall in main living area is in danger of collapse

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**6.3.1.4(g)**

**Properly and Safely Installed Electrical Equipment**

NPO

All electrical equipment, wiring and appliances shall be properly and safely installed in accordance with the provisions of any applicable Building, Plumbing or Electric Code adopted by the City of Goshen or the State of Indiana and thereafter properly maintained.

Areas in house where the electrical wiring has been water damaged and is exposed to weather conditions

Electrical panel has been tampered with

No active electrical system

Multiple areas with exposed electrical wiring

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**6.3.1.1(c)****Roof**

NPO

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the building. Roof drains, gutters, and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a hazard on the premises or adjacent property.

Rubber roof in rear of property was poorly installed and has multiple areas where it is allowing weather to enter property, doing significant damage to the structural integrity to the building

Areas where soffit and fascia are damaged or missing

Areas where shingles are damaged or loose

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**6.3.1.1(d)****Windows and Doors**

NPO

Every window, exterior door, and basement hatchway shall be reasonably weather tight and rodent proof, and shall be kept in sound working condition and good repair. All glazing materials shall be maintained free from cracks and holes.

Broken doors and broken windows

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**6.3.1.1(g)****Unpainted Surfaces - Exterior**

NPO

All wood and metal surfaces, including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. All painted surfaces shall be properly coated and weather tight.

Chipping and peeling paint throughout property

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**6.3.1.1(p)****Unsafe Structure(s) - Interior**

NPO

Any portion, member or appurtenance of a building shall not be likely to fail, to become detached, dislodged or to collapse and thereby injure persons or damage property.

Areas around foundation where cracks, large gaps and holes have formed and begun to sink.

Multiple areas where ceiling have collapsed due to water damage, including next to electrical panel

Extensive water damage to kitchen floor has made the floor in danger of collapse.

Floor in main living area has detached from the wall and is sinking and in danger of collapse.

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If addition, if the property is intended to be used as a rental, it will require registration with the Building Department.

Thank you for your cooperation in allowing the City of Goshen to conduct this inspection.

Respectfully,

