



CITY OF
FORT LAUDERDALE

Venice of America

UNSAFE STRUCTURES BOARD AGENDA

DECEMBER 18, 2008

COMMISSION MEETING ROOM CITY HALL

100 N. ANDREWS AVENUE

UNSAFE STRUCTURES BOARD

Ordinance: C-75-26

PURPOSE: To establish uniform minimum standards for the occupancy of dwelling, hotel and rooming structures and for the uniform minimum standards for the maintenance of the premises occupied or adjacent to such structures, including vacant lots and the premises of business establishments located in proximity thereto.

If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing he/she will need a record of the proceedings and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

TWO OR MORE FORT LAUDERDALE CITY COMMISSIONERS OR MEMBERS OF A CITY OF FORT LAUDERDALE ADVISORY BOARD MAY BE IN ATTENDANCE AT THIS MEETING.

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RETURN HEARING (OLD BUSINESS)

CASE NO: CE07021325
CASE ADDR: 2470 SW 21 ST
OWNER: JUNGLE QUEEN INC
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

A LARGE INTERCONNECTED ROOF STRUCTURE HAS BECOME UNSAFE. THE STRUCTURE PRESENTS AN UNACCEPTABLE HAZARD FROM WINDSTORM AND COLLAPSE, HAS BEEN SUBSTANTIALLY DAMAGED BY THE ELEMENTS AND TERMITES AND HAS NOT BEEN MAINTAINED ACCORDING TO THE STANDARD OF THE FLORIDA BUILDING CODE. THE ROOF STRUCTURE COVERS THE FOLLOWING FACILITIES THAT MAY ALSO BE ENCLOSED: THE MAIN DINING AREA, THE PERFORMANCE STAGE, KITCHEN, FOOD PREPARATION AREAS, REFRIGERATED FOOD STORAGE AREAS, COVERED WALKWAYS, AND THE ELECTRICAL EQUIPMENT ROOM. THE SUPPORTS FOR THE ROOF STRUCTURE AND WALLS OF THE ENCLOSED AREAS INCLUDING THEIR FOUNDATIONS ARE DEFICIENT IN STRUCTURAL INTEGRITY. THE STORAGE BUILDING TO THE NORTHWEST OF THE DINING AREA IS SUBSTANTIALLY DAMAGED BY THE ELEMENTS AND NOT PROPERLY SUPPORTED.

FBC 117.1.2

THE CONSTRUCTION AND SUBSEQUENT ALTERATIONS OF THE FACILITIES CITED HAVE BEEN DONE WITHOUT PERMITS. THE CONSTRUCTION, ALTERATIONS AND REPAIRS OVER MANY YEARS DO NOT CONFORM TO THE MINIMUM STANDARD OF ANY BUILDING CODE AND WOULD NOT HAVE BEEN APPROVED BY ANY AUTHORITY HAVING JURISDICTION. THE STORAGE BUILDING LOCATED NORTHWEST OF THE MAIN DINING AREA HAS BEEN EXPANDED IN SIZE AND ALTERED WITHOUT OBTAINING PERMITS.

FBC 117.2.1.1.3

THE MAIN DINING AREA HAS A MAXIMUM CAPACITY EXCEEDING 700 PERSONS AND DOES NOT HAVE A FIRE ALARM SYSTEM AS REQUIRED BY NFPA 101 13.3.4.1. THE INTERIOR FINISH OF WALLS AND CEILINGS DOES NOT COMPLY WITH THE MINIMUM CLASSIFICATION OF FLAMESPREAD AS REQUIRED FOR THIS OCCUPANCY. A SPRINKLER SYSTEM WOULD BE ACCEPTED BY THE FIRE MARSHAL AS AN ALTERNATIVE BUT HAS NOT BEEN INSTALLED. GREASE LADEN VAPORS ARE BEING PRODUCED BY THE COOKING OPERATIONS IN THE KITCHEN WITHOUT THE REQUIRED FIRE SUPPRESSION SYSTEM.

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FBC 117.2.1.2.1

THE FOLLOWING BUILDING PARTS LOCATED IN THE STRUCTURES CITED HAVE FAILED, ARE HANGING LOOSE OR LOOSENING: RAFTERS, SUPPORT BEAMS AND WALLS, CBS WALLS, CONCRETE FLOOR SLABS AND FOUNDATIONS, THATCH MANSARDS ATTACHED TO THE STRUCTURE, ROOF DECKING, AND OTHER BUILDING PARTS.

FBC 117.2.1.2.2

SEVERE DETERIORATION OF MANY STRUCTURAL PARTS IS IN EVIDENCE. TERMITE ACTIVITY AND DETERIORATION CAUSED BY WATER NTRUSION HAVE RESULTED IN SUBSTANTIAL DAMAGE TO THE STRUCTURES SPECIFIED.

FBC 117.2.1.2.4

THERE IS UNUSUAL SAGGING AND LEANING OF MANY OF THE STRUCTURAL PARTS OF THE AREAS NOTED. THE SAGGING AND LEANING IS CAUSED BY DETERIORATION AND OVERSTRESSING. THE ROOF STRUCTURE OVER THE KITCHEN AND FOOD PREPARATION ROOM IS OVERSTRESSED AND DEFLECTS WHEN WALKED UPON. THE FOUNDATION ON THE EAST PORTION OF THE MAIN DINING AREA IS SINKING AND HAS BROKEN AWAY FROM THE SLAB.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEMS OF THE BUILDING ARE ATTACHED TO OR PROTECTED FROM THE ELEMENTS BY STRUCTURES THAT ARE NOT SAFE AND SOUND. THE DETACHMENT OF FIXTURES, PANELS, SERVICE RISERS AND OTHER ELECTRICAL EQUIPMENT IN THE EVENT OF THE FAILURE OF THE STRUCTURES THEY SERVE CONSTITUTES A HAZARD.

FBC 117.2.1.3.1

EXTENSIVE CONSTRUCTION, ALTERATIONS, AND REPAIRS HAVE BEEN DONE OVER MANY YEARS WITHOUT OBTAINING THE REQUIRED PERMITS OR ADHERENCE TO ANY ACCEPTED STANDARD OF CONSTRUCTION PRACTICES. THE WORK INCLUDES MANY STRUCTURAL ELEMENTS. THE DESIGN AND CONSTRUCTION WAS NOT APPROVED AND INSPECTED. MANY STRUCTURAL SUPPORT MEMBERS WERE OVERSTRESSED WHEN FIRST INCORPORATED INTO THE STRUCTURE AND WITH DETERIORATION THIS CONDITION HAS BECOME EXACERBATED.

FBC 117.2.1.3.2

THE STRUCTURES CITED HAVE NOT BEEN MAINTAINED ACCORDING TO THE FLORIDA BUILDING CODE OR ANY OTHER CODE.

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CASE NO: CE07101527
CASE ADDR: 1604 NW 11 CT
OWNER: SMITH, CHARLES J
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE SINGLE FAMILY DWELLING AND THE SWIMMING POOL HAVE BECOME UNSAFE. THE BUILDING IS A WINDSTORM HAZARD, HAS BEEN SUBSTANTIALLY DAMAGED BY ILLEGAL ALTERATIONS, AND DOES NOT COMPLY WITH THE MINIMUM HOUSING REQUIREMENT OF FORT LAUDERDALE MUNICIPAL ORDINANCE. A LARGE PORTION OF THE BUILDING IS BEING UTILIZED ILLEGALLY. THE SWIMMING POOL IS UNSANITARY AND A HEALTH HAZARD.

FBC 117.1.2

THE BUILDING HAS BEEN ALTERED AND EXPANDED IN THE LIVING AREA AND IN FOOTPRINT AREA. THE BUILDING ALTERATIONS AND EXPANSIONS HAVE BEEN COMPLETED WITHOUT OBTAINING THE REQUIRED PERMITS.

THE ALTERATIONS AND ADDITIONS ARE AS FOLLOWS:

1. A LARGE BEDROOM ADDITION ATTACHED TO THE SOUTHWEST OF THE BUILDING.
2. AN ADDITION ATTACHED TO THE NORTHEAST CORNER OF THE BUILDING.
3. THE ENCLOSURE OF THE CARPORT FOR USE AS LIVING AREA.
4. THE ALTERATIONS OF THE FLOORPLAN AND MEANS OF EGRESS.
5. THE INSTALLATION OF A BATHROOM.
6. THE CONSTRUCTION OF A FRONT PORCH ROOF.
7. THE INSTALLATION OF DOORS AND WINDOWS THROUGHOUT.

ALL ALTERATIONS/ADDITIONS CONSTRUCTED WITHOUT A PERMIT ARE PRESUMED AND DEEMED BY THE CODE TO BE UNSAFE.

FBC 117.2.1.1.3

THE MEANS OF EGRESS AND FIRE PROTECTION CONNECTED TO THE FLOOR PLAN ALTERATIONS HAVE NOT BEEN APPROVED THROUGH THE PERMITTING PROCESS.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM ALTERATIONS AND ADDITIONS HAVE NOT BEEN INSTALLED SAFELY. THE ACCEPTABLE STANDARD FOR SAFETY IS COMPLIANCE WITH THE NATIONAL ELECTRIC CODE. THE ALTERED ELECTRICAL SYSTEM HAS NOT BEEN INSPECTED FOR COMPLIANCE AS REQUIRED THROUGH THE PERMITTING SYSTEM. LOOSE WIRES AND FIXTURES ARE NOTED ON THE EXTERIOR OF THE BUILDING.

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FBC 117.2.1.2.7

THE SWIMMING POOL IS UNSAFE. IT CONTAINS BLACK, STAGNANT WATER AND IS DEEMED BY THE CODE TO BE UNSANITARY AND DANGEROUS TO HUMAN LIFE AND PUBLIC WELFARE.

FBC 117.2.1.3.1

EXTENSIVE BUILDING ALTERATIONS, ADDITIONS AND EXPANSIONS HAVE BEEN COMPLETED WITHOUT OBTAINING ANY PERMITS OR INSPECTIONS. SEE THE LIST PROVIDED FOR F.B.C. SECTION 117.1.2 FOR SPECIFICS. IN ADDITION, ELECTRICAL, PLUMBING AND MECHANICAL ALTERATIONS HAVE BEEN DONE WITHOUT PERMITS. THE WORK INCLUDES, BUT MAY NOT BE LIMITED TO THE FOLLOWING:

1. A BATHROOM HAS BEEN ADDED.
2. WATER HEATING EQUIPMENT HAVE BEEN INSTALLED.
3. SUPPLY AND WASTE PIPING ON THE EXTERIOR WALLS IS NOTED ON THE WEST AND SOUTH EXPOSURES OF THE BUILDING.
4. WIRING AND FIXTURES HAVE ALSO BEEN ADDED TO THE EXTERIOR OF THE BUILDING.
5. CIRCUITS HAVE BEEN ADDED TO THE ADDED ROOMS FOR FIXTURES AND OUTLETS.
6. AN AIR CONDITONING UNIT HAS BEEN INSTALLED THROUGH THE WEST EXPOSURE OF THE REAR BEDROOM WALL.

FBC 117.2.1.3.2

A LARGE PORTION OF THE BUILDING IS BEING OCCUPIED ILLEGALLY. THE NEW LIVING AREAS HAVE NOT BEEN APPROVED FOR USE AND HAVE NOT DEMONSTRATED COMPLIANCE WITH THE FLORIDA BUILIDNG CODE OR THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE THROUGH THE PERMITTING PROCESS.

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CASE NO: CE08010743
CASE ADDR: 1210 SW 29 ST
OWNER: GONYER, TIMOTHY
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC 117.1.1

THE SINGLE FAMILY DWELLING BUILT IN 1947
CONSTITUTES A FIRE AND WINDSTORM HAZARD. THE
ACCESSORY BUILDING IN THE REAR HAS BEEN CONVERTED
FOR ILLEGAL OCCUPANCY AS A SECONDARY RESIDENCE.
BOTH BUILDINGS ARE UNSAFE.

FBC 117.1.2

THE FRONT RESIDENCE REHAB HAS BEEN ABANDONED AND
HAS HAD THE FOLLOWING WORK COMMENCED WITHOUT
PERMITS:
THE FOOTPRINT OF THE BUILDING HAS BEEN ENLARGED.
THE FRONT PORCH AND CARPORT HAVE BEEN ENCLOSED AND
THE EXTERIOR WALLS HAVE BEEN REMOVED.
THE ROOF HAS BEEN REROOFED WITHOUT A FINAL
INSPECTION SINCE 9-07.
ALL OF THE CEILINGS HAVE BEEN REPLACED AND REMAIN
UNFINISHED.
INTERIOR WALLS HAVE BEEN ADDED AND ALTERED.
NEW WINDOWS AND DOORS HAVE BEEN INSTALLED.
CONCRETE DRIVEWAYS HAVE BEEN ADDED.
THE ACCESSORY BUILDING IN THE REAR BUILDING HAS
BEEN CONVERTED TO A LIVING UNIT WITHOUT A PERMIT
OR A CERTIFICATE OF OCCUPANCY.
THE FOLLOWING WORK HAS BEEN DONE WITHOUT PERMITS:
AN OVERHEAD GARAGE DOOR HAS BEEN REMOVED.
NEW WINDOWS AND DOORS HAVE BEEN INSTALLED.
A GLASS BLOCK WINDOW HAS BEEN INSTALLED.
A KITCHEN AND BATHROOM HAVE BEEN INSTALLED.

FBC 117.2.1.1.1

THE FRONT RESIDENCE IS OPEN AND ABANDONED.

FBC 117.2.1.2.1

THE STUCCO ON THE GABLE END OF THE FRONT BUILDING
IS CRACKING, BROKEN AND UNSECURED ON THE FRONT AND
REAR BUILDINGS.

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FBC 117.2.1.2.5

THE FOLLOWING INSTALLATIONS ARE CREATING A
HAZARDOUS AND UNSAFE CONDITION:
THE FRONT BUILDING HAS:
EXPOSED PREMISE WIRING WITH A NEW CIRCUIT BREAKER
PANEL THAT IS ENERGIZED.
A WASHER AND DRYER HAS BEEN RELOCATED WITH ALL
PLUMBING, ELECTRICAL, AND VENT HOOK UPS.
A WATER HEATER HAS BEEN INSTALLED OUTSIDE WITHOUT
PROTECTION FROM THE ELEMENTS.
EXTERIOR SECURITY LIGHTING HAS BEEN INSTALLED.

THE REAR BUILDING HAS THE FOLLOWING UNSAFE
INSTALLATIONS:
A NEW KITCHEN HAS BEEN INSTALLED.
A NEW BATHROOM HAS BEEN ADDED.
A WINDOW A-C UNIT HAS BEEN INSTALLED.
EXTERIOR SECURITY LIGHTING HAS BEEN INSTALLED.
EXPOSED AND BROKEN ELECTRICAL CONDUIT HAS BEEN
INSTALLED ALL AROUND THE EXTERIOR.
EXPOSED ROMEX WIRING HAS BEEN INSTALLED ON THE
REAR OF THE BUILDING.

FBC 117.2.1.3.1

THE FOLLOWING WORK HAS BEEN COMPLETED WITHOUT
OBTAINING A PERMIT:
ON THE FRONT BUILDING:
THE REROOF WAS COMPLETED WITHOUT A FINAL
INSPECTION IN 9-07.
THE FRONT PORCH AND CARPORT HAVE BEEN ENCLOSED AND
THE EXTERIOR WALLS HAVE BEEN REMOVED.
THE FOOTPRINT OF THE BUILDING HAS BEEN EXPANDED.
THE REAR BUILDING HAS BEEN CONVERTED FROM A GARAGE
INTO AN EFFICIENCY UNIT.
CONCRETE DRIVEWAYS HAVE BEEN INSTALLED.

FBC 117.2.1.3.2

THE CONVERSION OF THE DETACHED GARAGE TO AN
EFFICIENCY RENTAL UNIT CHANGES THE OCCUPANCY OF
THIS PROPERTY AND IT NO LONGER COMPLIES WITH THE
MINIMUM HOUSING CODE.

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HEARING SCHEDULED

CASE NO: CE06071984
CASE ADDR: 1716 NW 13 CT
OWNER: JENKINS, LENTON
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE SINGLE FAMILY HOME HAS BEEN SUBSTANTIALLY DAMAGED BY THE ELEMENTS, TERMITES, AND BY AN ABORTED REPAIR ATTEMPT. THE BUILDING IS PARTIALLY DESTROYED BY WATER INTRUSION DUE TO HURRICANE DAMAGE IN 2005. THE BUILDING HAS BEEN GUTTED AND NOW EXISTS AS A SHELL. IT IS A FIRE HAZARD AND WINDSTORM HAZARD AND DOES NOT MEET THE MAINTENANCE STANDARD OF THE FLORIDA BUILDING CODE OR THE STANDARD OF THE FORT LAUDERDALE MINIMUM HOUSING CODE.

FBC 117.1.2

THE BUILDING HAS BEEN ALTERED AND REPAIRED WITHOUT OBTAINING THE REQUIRED PERMITS. THE ALTERATIONS AND REPAIRS INCLUDE THE FOLLOWING:

1. STRUCTURAL REPAIRS OF THE FRAMED ROOF SYSTEM.
2. THE ENCLOSURE OF THE CARPORT.
3. REMOVAL OF A LOAD BEARING WALL.
4. CONSTRUCTION OF A SMALL STORAGE ROOM ADDITION ON THE SOUTHWEST CORNER OF THE BUILDING.
5. STUCCO REPAIRS COVERING THE CONDITION OF THE WOOD FRAMING.

ALL WORK DONE WITHOUT A PERMIT IS "PRESUMED AND DEEMED" BY THE CODE TO BE UNSAFE.

FBC 117.2.1.1.1

THE BUILDING IS NOT SECURED PROPERLY. THE STORAGE ADDITION IS NOT SECURED AT ALL.

FBC 117.2.1.2.1

MANY BUILDING PARTS HAVE FAILED, ARE HANGING LOOSE OR LOOSENING. THESE PARTS INCLUDE RAFTERS, CEILING JOISTS, EXTERIOR SHEATHING, WINDOWS, DOORS, ELECTRICAL PANELS AND FIXTURES. THE INTERIOR FINISH OF THE BUILDING INCLUDING WALLS AND CEILINGS HAVE FAILED AND THE DEBRIS HAS BEEN REMOVED FROM THE BUILDING.

FBC 117.2.1.2.2

THE BUILDING HAS STRUCTURAL DETERIORATION BY TERMITES AND EXPOSURE TO THE ELEMENTS. RAFTERS, CEILING JOISTS, EXTERIOR FRAMING AND SHEATHING ARE ALL DETERIORATED. THE TIE BEAM ON THE WEST WALL OF THE BEDROOM ADDITION NEXT TO THE FRONT DOOR DISCONTINUES AND DOES NOT TIE INTO THE ORIGINAL STRUCTURE.

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FBC 117.2.1.2.3

THE BUILDING HAS BEEN PARTIALLY DESTROYED BY WATER INTRUSION AND BY AN ABORTED REPAIR ATTEMPT. THE BUILDING HAS BEEN GUTTED AND EXISTS AS A SHELL ONLY.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM HAS BEEN SEVERELY DAMAGED BY WATER INTRUSION AND THE SERVICE HAS BEEN PULLED OFF THE EXTERIOR WALL.

FBC 117.2.1.3.1

THE FOLLOWING CONSTRUCTION, ALTERATIONS, REPAIRS AND INSTALLATIONS HAVE BEEN DONE WITHOUT OBTAINING A PERMIT:

1. STRUCTURAL REPAIRS HAVE BEEN ATTEMPTED.
 2. A SMALL ADDITION CONSTRUCTED ON THE SOUTHWEST CORNER OF THE BUILDING.
 3. THE CARPORT ENCLOSED.
 4. WATER HEATERS INSTALLED.
 5. AN AIR CONDITONING UNIT HAS BEEN INSTALLED.
- ALL WORK DONE WITHOUT PERMITS IS "PRESUMED AND DEEMED" BY THE CODE TO BE UNSAFE.

FBC 117.2.1.3.2

THE BUILDING DOES NOT MEET THE MAINTENANCE STANDARD OF THE FLORIDA BUIDLING CODE OR THE CODE AT THE TIME OF CONSTRUCTION OR THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

CASE NO: CE08060890
CASE ADDR: 1601 NW 7 ST
OWNER: WELLS FARGO BANK, NA
C/O BARCLAYS CAPITAL REAL ESTATE
D/B/A HOMEQ SERVICING
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE DUPLEX RESIDENCE IS UNSAFE. THE BUILDING IS A FIRE HAZARD AND A WINDSTORM HAZARD AND DOES NOT COMPLY WITH THE PROVISIONS OF THE FORT LAUDERDALE MINIMUM HOUSING CODE.

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FBC 117.1.2

THE BUILDING EXISTS AS AN ABORTED REPAIR ATTEMPT. PERMITS TO REPAIR AND UPGRADE THE STRUCTURAL ELEMENTS, ELECTRICAL SYSTEM, PLUMBING ELEMENTS, AND TO RE-ROOF THE BUILDING HAVE BEEN ALLOWED TO EXPIRE WITHOUT ANY INSPECTIONS. THE PERMITS WERE ISSUED TO FORESTALL DEMOLITION BY THE CITY IN 2001. CASE #CE00101101 WAS BEFORE THE UNSAFE STRUCTURES BOARD ON MARCH 15, 2001. THE PERMITS ARE: #01031695 TITLED AS: CODE REPAIRS FOR UNSAFE STRUCTURE, # 01031697 TITLED AS: PLUMBING REPAIRS, #00081994 TITLED AS: REPAIR ELECTRIC AND UPGRADE TO CODE AND #00092031 TITLED AS A RE-ROOF. THE ENTIRE REHABILITATION WHICH WAS COMPLETED NOW EXISTS AS WORK WITHOUT A VALID PERMIT. IN ADDITION, AIR CONDITIONING EQUIPMENT HAS BEEN INSTALLED WITHOUT OBTAINING A PERMIT. NO CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED FOR THE REHABILITATION. ALL REPAIRS, REMODELING AND UPGRADES AND AIR CONDITIONING INSTALLATIONS ARE PRESUMED AND DEEMED BY THE FLORIDA BUILDING CODE TO BE UNSAFE.

FBC 117.2.1.1.1

THE BUILDING IS UNGUARDED AND OPEN TO CASUAL ENTRY.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED WITHOUT VALID PERMITS OR INSPECTIONS. THE SYSTEM IS PRESUMED AND DEEMED TO BE UNSAFE.

FBC 117.2.1.3.1

THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING THE REQUIRED PERMITS OR THE PERMITS HAVE BEEN ALLOWED TO EXPIRE WITHOUT INSPECTION. THE IMPROVEMENTS/ALTERATIONS INCLUDE: STRUCTURAL REPAIRS, WINDOW AND DOOR REPLACEMENTS, DRYWALL REPAIRS, KITCHEN REMODELING, ELECTRICAL REPAIRS AND UPGRADES, PLUMBING FIXTURE AND WATER HEATER REPLACEMENTS ALONG WITH AIR CONDITIONING EQUIPMENT THAT HAS BEEN INSTALLED. THE WORK DONE CONNECTED TO THE REHABILITATION OF THE BUILDING AND THE OTHER WORK DONE WITHOUT PERMITS IS PRESUMED AND DEEMED BY THE FLORIDA BUILDING CODE TO BE UNSAFE.

FBC 117.2.1.3.2

THE BUILDING DOES NOT MEET THE MINIMUM STANDARD FOR HOUSING AS SET FORTH IN THE FORT LAUDERDALE MUNICIPAL ORDINANCES.

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CASE NO: CE08061887
CASE ADDR: 1321 SW 22 TER
OWNER: AMERIQUEST MTG COMPANY
C/O CITI RESIDENTIAL LENDING INC.
F/K/A AMERIQUEST
INSPECTOR: JORG HRUSCHKA

VIOLATIONS: FBC 117.1.1

THE BUILDING IS A ONE STORY, CONCRETE BLOCK SINGLE FAMILY HOME BUILT IN 1952. THE STRUCTURE WAS SUBSTANTIALLY DAMAGED BY FIRE ON 3/15/05. SUBSEQUENTLY, THE STRUCTURE HAS DETERIORATED FROM EXPOSURE TO THE ELEMENTS AND HAS NOT BEEN MAINTAINED ACCORDING TO THE REQUIREMENTS OF THE FLORIDA BUILDING CODE OR THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE. THE BUILDING IS A FIRE AND WINDSTORM HAZARD, AND IS UNSAFE.

FBC 117.2.1.2.1

MANY PARTS OF THE BUILDING, INCLUDING BUT NOT LIMITED TO, THE EXTERIOR WALL AND ROOF SYSTEMS, INTERIOR CEILINGS AND WALLS, AND EXTERIOR SOFFITS, ARE HANGING LOOSE. MOST INTERIOR CEILINGS AND PARTS OF SOFFIT OVERHANGS HAVE COLLAPSED.

FBC 117.2.1.2.2

THE EXTERIOR AND INTERIOR BEARING WALLS AND THE ROOF STRUCTURE HAVE BEEN COMPROMISED DUE TO FIRE AND PROLONGED EXPOSURE TO THE ELEMENTS.

FBC 117.2.1.2.3

THE BUILDING HAS BEEN SUBSTANTIALLY DESTROYED AND THE STRUCTURAL INTEGRITY HAS BEEN COMPROMISED. RAFTERS ARE ROTTEN AND TERMITE DAMAGED. PARTS OF THE ROOF FRAMING WERE DESTROYED BY FIRE. THE ELECTRICAL, PLUMBING, MECHANICAL, AND STRUCTURAL SYSTEMS HAVE BEEN DESTROYED.

FBC 117.2.1.2.5

THE ELECTRICAL AND MECHANICAL SYSTEMS HAVE BEEN SEVERLY COMPROMISED AND SUBSTANTIALLY DESTROYED AND WOULD POSE A SERIOUS HAZARD IF ENERGIZED.

FBC 117.2.1.2.7

THE SWIMMING POOL WATER IS STAGNANT, POSES A HEALTH HAZARD FOR THE COMMUNITY AND IS UNSAFE.

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CASE NO: CE08081966
CASE ADDR: 825 NE 17 TER
OWNER: GREAT STATES DEVELOPMENT LLC
INSPECTOR: BURT FORD

VIOLATIONS: FBC 117.1.1
THE ONE STORY, CBS, SINGLE-FAMILY HOME WAS BUILT
IN 1942. THE STRUCTURE HAS BEEN SUBSTANTIALLY
DAMAGED BY A PARTIAL DEMOLITION WHICH INCLUDES THE
REMOVAL OF ALL WINDOWS, DOORS, PLUMBING,
MECHANICAL, AND ELECTRICAL. THE BUILDING EXISTS
AS A RUIN ONLY AND DOES NOT EVEN PROVIDE SHELTER
IN ITS PRESENT CONDITION. THE BUILDING IS A FIRE
AND WINDSTORM HAZARD AND IS UNSAFE.

FBC 117.2.1.1.1
THE BUILDING IS OPEN AND ABANDONED. ALL OF THE
DOORS AND WINDOWS HAVE BEEN REMOVED WHICH AFFORDS
CASUAL ENTRY AND COMPROMISES THE BUILDING
ENVELOPE; THUS THE BUILDING IS DEEMED BY THE
FLORIDA BUILDING CODE TO BE AN UNSAFE WINDSTORM
AND A FIRE HAZARD.

FBC 117.2.1.2.3
THE BUILDING HAS BEEN PARTIALLY DESTROYED BY WHAT
APPEARS TO BE A DELIBERATE PARTIAL DEMOLITION,
WHICH HAS COMPROMISED THE BUILDING ENVELOPE.

FBC 117.2.1.2.5
THE PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS
HAVE BEEN REMOVED WHICH CREATES A HAZARDOUS
CONDITION.

CASE NO: CE08081974
CASE ADDR: 835 NE 17 TER
OWNER: GREAT STATES DEVELOPMENT LLC
INSPECTOR: BURT FORD

VIOLATIONS: FBC 117.1.1
THE ONE STORY, CBS, SINGLE-FAMILY HOME BUILT IN
1962 HAS BECOME UNSAFE. THE STRUCTURE HAS BEEN
SUBSTANTIALLY DAMAGED BY A PARTIAL DEMOLITION WHICH
INCLUDES THE REMOVAL OF ALL WINDOWS, DOORS,
PLUMBING, MECHANICAL, AND ELECTRICAL. THE
BUILDING EXISTS AS A RUIN ONLY AND DOES NOT EVEN
PROVIDE SHELTER IN ITS PRESENT CONDITION. THE
BUILDING IS A FIRE AND WINDSTORM HAZARD.

FBC 117.2.1.1.1
THE BUILDING IS OPEN AND ABANDONED. ALL OF THE
DOORS AND WINDOWS HAVE BEEN REMOVED WHICH AFFORDS
CASUAL ENTRY AND COMPROMISES THE BUILDING
ENVELOPE; THUS THE BUILDING IS DEEMED BY THE
FLORIDA BUILDING CODE TO BE AN UNSAFE WINDSTORM
AND A FIRE HAZARD.

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FBC 117.2.1.2.3

THE BUILDING HAS BEEN PARTIALLY DESTROYED BY WHAT APPEARS TO BE A DELIBERATE PARTIAL DEMOLITION, WHICH HAS COMPROMISED THE BUILDING ENVELOPE.

FBC 117.2.1.2.5

THE PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS HAVE BEEN REMOVED WHICH CREATES A HAZARDOUS CONDITION.

CASE NO: CE08081993
CASE ADDR: 833 NE 17 TER
OWNER: GREAT STATES DEVELOPMENT LLC
INSPECTOR: BURT FORD

VIOLATIONS: FBC 117.1.1

THE ONE STORY, CBS, SINGLE-FAMILY HOME WAS BUILT IN 1964. THE STRUCTURE HAS BEEN SUBSTANTIALLY DAMAGED BY A PARTIAL DEMOLITION WHICH INCLUDES THE REMOVAL OF ALL WINDOWS, DOORS, PLUMBING, MECHANICAL, AND ELECTRICAL. THE BUILDING EXISTS AS A RUIN ONLY AND DOES NOT EVEN PROVIDE SHELTER IN ITS PRESENT CONDITION. THE BUILDING IS A FIRE AND WINDSTORM HAZARD AND IS UNSAFE.

FBC 117.2.1.1.1

THE BUILDING IS OPEN AND ABANDONED. ALL OF THE DOORS AND WINDOWS HAVE BEEN REMOVED WHICH AFFORDS CASUAL ENTRY AND COMPROMISES THE BUILDING ENVELOPE; THUS THE BUILDING IS DEEMED BY THE FLORIDA BUILDING CODE TO BE AN UNSAFE WINDSTORM AND A FIRE HAZARD.

FBC 117.2.1.2.3

THE BUILDING HAS BEEN PARTIALLY DESTROYED BY WHAT APPEARS TO BE A DELIBERATE PARTIAL DEMOLITION, WHICH HAS COMPROMISED THE BUILDING ENVELOPE.

FBC 117.2.1.2.5

THE PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS HAVE BEEN REMOVED WHICH CREATES A HAZARDOUS CONDITION.

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CASE NO: CE08090732
CASE ADDR: 821 NE 17 TER
OWNER: GREAT STATES DEVELOPMENT LLC
INSPECTOR: BURT FORD

VIOLATIONS: FBC 117.1.1
THE ONE STORY, CBS, SINGLE FAMILY HOME WAS BUILT
IN 1952. THE STRUCTURE HAS BEEN SUBSTANTIALLY
DAMAGED BY A PARTIAL DEMOLITION WHICH INCLUDES THE
REMOVAL OF ALL WINDOWS, DOORS, PLUMBING,
MECHANICAL, AND ELECTRICAL. THE BUILDING EXISTS
AS A RUIN ONLY AND DOES NOT PROVIDE SHELTER IN ITS
PRESENT CONDITION. THE BUILDING IS A FIRE AND
WINDSTORM HAZARD AND IS DEEMED BY THE FLORIDA
BUILDING CODE TO BE UNSAFE.

FBC 117.2.1.1.1
THE BUILDING IS OPEN AND ABANDONED. ALL OF THE
DOORS AND WINDOWS HAVE BEEN REMOVED WHICH AFFORDS
CASUAL ENTRY AND COMPROMISES THE BUILDING
ENVELOPE; THUS THE BUILDING IS DEEMED BY THE
FLORIDA BUILDING CODE TO BE AN UNSAFE WINDSTORM
AND A FIRE HAZARD.

FBC 117.2.1.2.3
THE BUILDING HAS BEEN PARTIALLY DESTROYED BY WHAT
APPEARS TO BE A DELIBERATE PARTIAL DEMOLITION,
WHICH COMPROMISES THE BUILDING ENVELOPE DURING A
WINDSTORM.

FBC 117.2.1.2.5
THE PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS
HAVE BEEN REMOVED WHICH CREATES A HAZARDOUS
CONDITION.

CASE NO: CE08092242
CASE ADDR: 512 NW 22 AVE
OWNER: GRAY-WILLIAMS, JANA
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1
THE SINGLE FAMILY WOOD FRAME BUILDING BUILT IN
1949 AND THE CBS ADDITIONS THAT WERE SUBSEQUENTLY
ATTACHED HAVE BECOME UNSAFE. THE BUILDING HAS BEEN
SUBSTANTIALLY DAMAGED BY THE ELEMENTS AND IS A
FIRE AND WINDSTORM HAZARD. THE BUILDING DOES NOT
CONFORM TO THE MINIMUM MAINTENANCE STANDARD OF THE
FLORIDA BUILDING CODE OR THE FORT LAUDERDALE
MINIMUM HOUSING CODE.

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FBC 117.1.2

THE BUILDING HAS BEEN ALTERED AND THE FOOTPRINT EXPANDED WITHOUT OBTAINING THE REQUIRED PERMITS OR CERTIFICATE OF OCCUPANCY. THE EXPANSIONS AND ALTERATIONS EXIST AS FOLLOWS:

1. CBS ADDITION ON THE NORTH AND EAST OF THE PROPERTY DOUBLING THE FOOTPRINT OF THE BUILDING.
2. ENCLOSURE OF THE FRONT PORCH.
3. CARPORT CONSTRUCTED ON THE SOUTH EXPOSURE.
4. ENCLOSURE OF THE EAST END OF THE CARPORT.

FBC 117.2.1.2.1

MANY BUILDING PARTS HAVE FAILED, ARE HANGING LOOSE, OR ARE LOOSENING. THE PARTS INCLUDE, BUT MAY NOT BE LIMITED TO, ROOFING MATERIAL, FACIA AND SOFFIT, DOOR AND WINDOW FRAMES, ROOF DECKING MATERIAL AND FRAMING MEMBERS, CEILING MATERIAL, ALONG WITH ELECTRICAL FIXTURES AND CONDUIT.

FBC 117.2.1.2.2

ROOF RAFTERS AND ROOF DECKING ARE DETERIORATED BY CONTINUED EXPOSURE TO WATER INTRUSION.

FBC 117.2.1.2.4

THE ROOF IS SAGGING INTO THE BUILDING ON THE NORTHWEST AREA OF THE ROOF DECK. THIS IS DUE TO CONTINUED WATER INTRUSION OVER A LONG PERIOD OF TIME.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN EXPOSED TO WATER INTRUSION OVER MANY YEARS AND IS AN UNACCEPTABLE FIRE HAZARD.

FBC 117.2.1.3.1

EXTENSIVE BUILDING ALTERATIONS AND EXPANSIONS HAVE BEEN ACOMPLISHED WITHOUT OBTAINING A PERMIT OR THE REQUIRED CERTIFICATE OF OCCUPANCY. ELECTRICAL, MECHANICAL AND PLUMBING ALTERATIONS HAVE ALSO BEEN DONE WITHOUT PERMITS.

THE ALTERATIONS AND EXPANSIONS DONE WITHOUT PERMITS ARE PRESUMED AND DEEMED BY THE FLORIDA BUILDING CODE TO BE UNSAFE.

FBC 117.2.1.3.2

THE BUILDING IS UNSUITABLE FOR OCCUPATION ACCORDING TO THE MINIMUM HOUSING STANDARD OF FORT LAUDERDALE MUNICIPAL ORDINANCE. THE BUILDING DOES NOT COMPLY WITH THE FLORIDA BUILDING CODE OR THE CODE IN EFFECT AT THE TIME OF CONSTRUCTION.