

CODE ENFORCEMENT BOARD

FINAL ORDER

DEFAULT JUDGMENT

Issued to:

TBO INVESTMENTS LLC
P O BOX 2103
HENDERSON KY 42420

Citation No: 2021-00000816
Date of Issuance: 6/22/2021

Physical Address of Property: 1518 CUMNOCK ST, HENDERSON, KY 42420

Date Violation Noted: 6/21/2021

On the date violation was noted, the property at 1518 CUMNOCK ST, HENDERSON, KY 42420, was determined by Ray Nix, Code Enforcement Officer, to be in violation of the following section(s) of the International Property Maintenance Code as adopted by the City of Henderson and/or the following section(s) of the Code of Ordinances of the City of Henderson.

Violation(s):

Section Code	Code Title	Full Description
108.1.1	Unsafe structures	An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

Facts Constituting the Offense:

House is in disrepair. See attached exterior inspection report.

Number of Offense:

FIRST OFFENSE

CODE ENFORCEMENT BOARD HEARING

Hearing Date: 7/26/2021

Citation Contested: Yes No

Ruling:

Default Judgment, Amount of fine: \$125.00

Conditions placed by Board: N/A



Chairperson's Signature

7/26/2021
Date

CONDEMNATION
EXTERIOR INSPECTION CHECKLIST
City of Henderson, KY Code Enforcement

Subject Address: 1518 Cumnock Street

Inspection Date: 5/17/2021 By Ray Nix
Code Admin.

CODE	DESCRIPTION	COMMENTS
	General Comments	ABANDONED - INTERIOR REVIEWED WITH OWNER A YEAR AGO - NO WORK INTERIOR HAD SOME COLLAPSED CEILINGS, WALLS; FLOORS OPEN TO CLOSET
109.1	Imminent danger	HOUSE NOT DOOR BEING BRAKED UP FROM THIS HOUSE (SIDE WALL)
304.4	Structural members	QUESTIONABLE BASED ON REVIEW OF FOUNDATION WALLS; EXTERIOR WALL MASONRY
304.5	Foundation walls	QUESTIONABLE - COULD BE WITH TUCKPOINTED MASONRY. SOME BASE WALL AREAS CRACKED; MISSING MORTAR JTS.
304.6	Exterior walls	PATCHED IN; SOME MASONRY MISSING MORNING SOUTH END VENT/ATTIC SPACE DOOR OPEN WEST WALL SHOWS SOME BOWING
304.7	Roofs and drainage	
304.8	Decorative features	OK
304.9	Overhang extensions	NONE - NO GUTTERS; NO OVERHANG
304.10	Stairways, decks, porches and balconies	FRONT PORCH SHOWS ROTTING FASCIA SUPPORT BEAM COLUMNS.
304.11	Chimneys and towers	OK
304.12	Handrails and guards	OK
304.13	Window, skylight and door frames	REPLACEMENT WINDOW FRAMES NOT COMPLETELY FINISHED; PLYWOOD TRIM FAILING OFF.
304.13.1	Glazing	SOME WINDOWS HAVE BEEN REPLACED. SOME BOARDED UP. BROKEN FRONT WINDOW
304.15	Doors	