

ORDER TO REPAIR

City of Indianapolis | Department of Business & Neighborhood Services | Bureau of Property Safety and Maintenance

CASE NUMBER: RNH17-01668

DATE OF ISSUANCE: 9/26/2017

ADDRESSEE:

FOR THE PROPERTY LOCATED AT

WESTWOOD CLUB LLC

1445 N HIGH SCHOOL RD

PO BOX 241

LEGAL DESCRIPTION:

ROWNSBURG IN 461120241

MOUNT AUBURN L53

STRUCTURE TYPE: COMMERCIAL

PARCEL: 9010537

A recent inspection of the above described real estate revealed that it is not being maintained in accordance with the Indiana Unsafe Building Law (Ind. Code 36-7-9) and Chapter 537 of the Revised Code of the Consolidated City of Indianapolis and Marion County. You are hereby ordered to correct the specified violations referenced below. If compliance with this Order has not been achieved by 11/25/2017, the Bureau of Property Safety and Maintenance of the Department of Business & Neighborhood Services may issue penalties on the property in an amount not to exceed \$2,500. Thereafter, every 90 days the Bureau of Property Safety and Maintenance may issue penalties in the amount not to exceed \$1,000 if compliance with this Order has not been achieved.

THE COMMERCIAL STRUCTURE IS IN VIOLATION OF THE FOLLOWING:

- *REPAIR CHIMNEY(S) TO A SOUND CONDITION AND MAINTAIN IN GOOD REPAIR
- *REPAIR OR REPLACE GUTTER BOARDS, GUTTERS, LEADERS AND DOWNSPOUTS AND MAINTAIN IN GOOD WORKING CONDITION TO PROVIDE PROPER DRAINAGE OF STORM WATER AWAY FROM THE STRUCTURE
- *REPAIR OR REPLACE PROTECTIVE HANDRAILS AND/OR GUARDRAILS
- *REMOVE ALL FLAKING AND LOOSE PAINT, REPAIR AND PAINT ALL EXTERIOR WOOD SURFACES WITH A HIGH QUALITY, NON-LEAD BASED PAINT
- *REPAIR ALL FRONT PORCH FOUNDATIONS, FLOORS, CEILINGS, AND SUPPORTS, TO A SAFE WEATHERTIGHT AND STRUCTURALLY SOUND CONDITION
- *REPAIR ROOF SYSTEM TO A SAFE, WEATHERTIGHT AND STRUCTURALLY SOUND CONDITION
- *REPAIR OR REPLACE ALL SOFFITS, EAVES, OVERHANGS, RAFTER ENDS AND FLY RAFTERS
- *REPAIR STAIR(S), WALL(S) AND/OR STOOP(S) AND MAINTAIN IN GOOD SOUND CONDITION
- *REPAIR MASONRY WALL(S) TO A SOUND CONDITION AND MAINTAIN IN GOOD REPAIR

Jordan Perryman , Property Safety & Maintenance Inspector

Phone: 317-522-3458

Email: Jordan.Perryman@indy.gov

INQUIRIES REGARDING PROPERTY CONDITION SHOULD BE DIRECTED TO THE INSPECTOR LISTED ABOVE

INQUIRIES ON PENALTIES AND EXTENSIONS SHOULD BE DIRECTED TO 327-4600

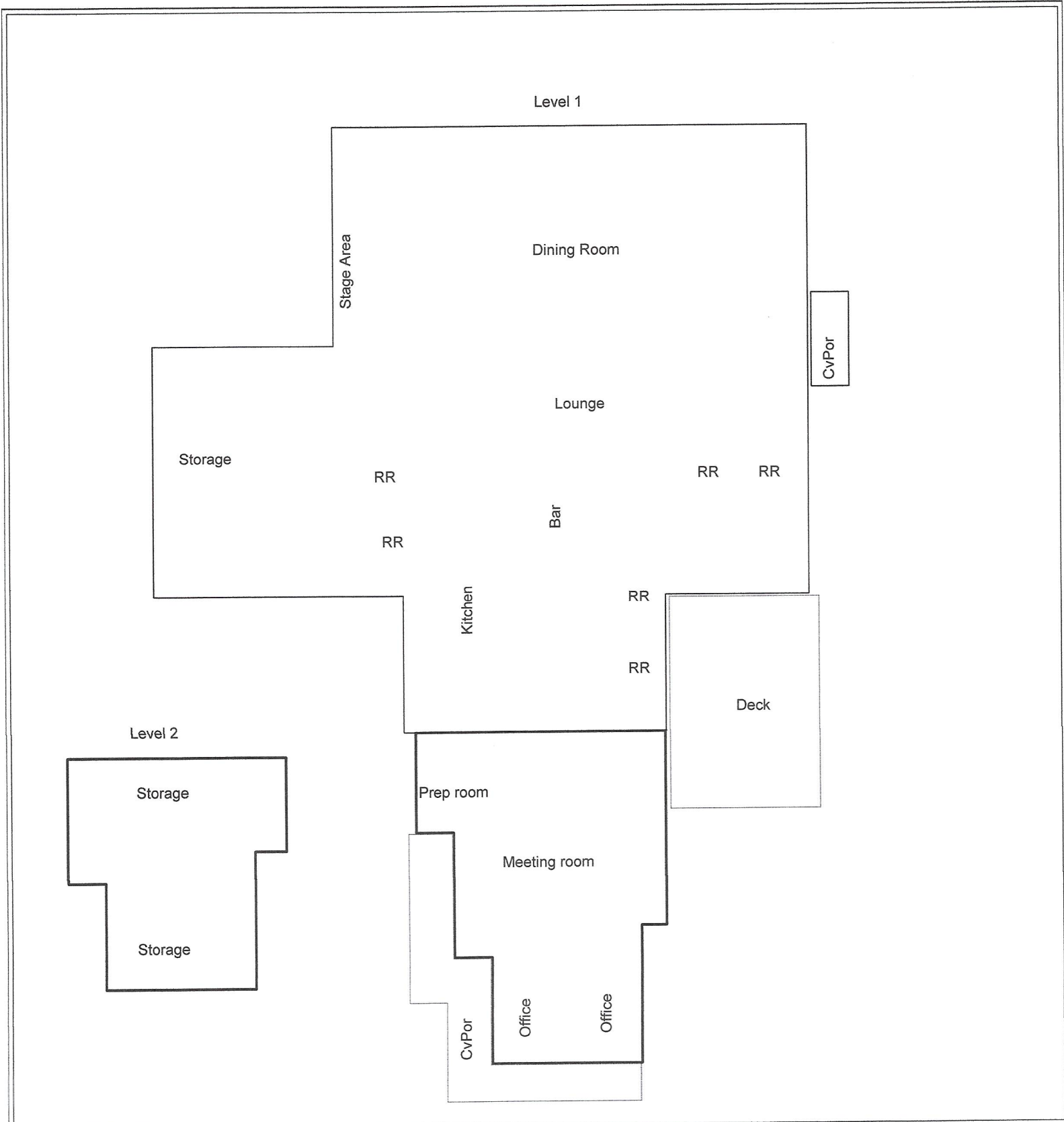
Para información en Español acerca de esta carta, por favor contactenos al teléfono (317) 327-4600 o al a dirección de correo electrónico: BNS-Inspecciones@indy.gov .Haga referencia del número de caso RNH17-01668.



SKETCH ADDENDUM

File No. _____

Borrower			
Property Address			
City	County	State	Zip Code
Lender/Client		Address	



SKETCH ADDENDUM

File No. _____

Borrower _____			
Property Address _____			
City _____	County _____	State _____	Zip Code _____
Lender/Client _____		Address _____	

SKETCH CALCULATIONS	Perimeter	Area
Living Area		
First Floor		
A1 : 40.0 x 16.0 =		640.0
A2 : 34.0 x 15.0 =		510.0
A3 : 30.0 x 5.0 =		150.0
A4 : 24.0 x 17.0 =		408.0
		1708.0
Dining Lounge		
A5 : 76.0 x 35.0 =		2660.0
A6 : 105.0 x 40.0 =		4200.0
A7 : 42.0 x 22.0 =		924.0
		7784.0
Second Floor		
A8 : 35.0 x 15.0 =		525.0
A9 : 30.0 x 5.0 =		150.0
A10 : 24.0 x 17.0 =		408.0
		1083.0
Total Living Area		10575.0
Porch Area		
CvPor		
A11 : 6.0 x 15.0 =		90.0
		90.0
Total Porch Area		90.0
Patio/Deck Area		
Patio		
A12 : 7.0 x 20.0 =		140.0
A13 : 13.0 x 7.0 =		91.0
A14 : 7.0 x 10.0 =		70.0
A15 : 31.0 x 6.0 =		186.0
		487.0
Deck		
A16 : 24.0 x 34.0 =		816.0
		816.0
Total Patio/Deck Area		1303.0