



Durham
Department of Neighborhood Improvement
Services

101 City Hall Plaza
Durham, North Carolina 27701

telephone (919) 560-4570
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Findings of Fact and Order

Unsafe Buildings

02/27/2008

Docket # UB07-0205

FF:02

Joe WayneCollins : Registered Owner
6420 New Sharon Church Rd
Rougemont, NC 27572

Re: 207 EAST CLUB BOULEVARD , Parcel ID 109112

Dear Joe WayneCollins,

Owners and parties in interest in the dwelling located at the above address in the City of Durham, North Carolina.

The undersigned Inspector of the City of Durham pursuant to the requirements and provisions of **G.S. 160A-428 of the North Carolina State Statute**, conducted a hearing at the time and place stated in the **Complaint and Notice** heretofore issued and served, or at a time to which said hearing was continued with previous notice to the above named owners and parties in interest. At said hearing the Answer, if any, filed by the owners and parties in interest was read and considered, and the evidence, contentions, and views of the owners and parties in interest were carefully analyzed and considered by the undersigned. In addition to other evidence presented, the undersigned personally inspected the dwelling or building above described and referred to, and such inspection and examination has been considered, along with the other evidence offered at this hearing.

Upon the record and all of the evidence offered and contentions made, the undersigned Inspector does hereby find the following facts:

1. The above named owners and parties in interest with respect to the building located at the place specified above were duly served as required by law with written Complaint and Notice of Hearing which set forth the complaint and charges that the said dwelling or building located at the above address appears unsafe in is violation of G.S. 160A-426, Chp. 118 of the 2002 Session laws and Art. VIII, Chp. 6 of the Durham City Code pertaining to unsafe buildings.
2. The building referenced above is deemed unsafe in violation of the above cited laws because it falls within one of the below categories checked below:
 - A. The building appears to be especially dangerous to life because of the following: 1) liability to fire, 2) bad condition of walls, 3) overloaded floors, 4) defective construction, 5) decay, unsafe wiring or heating system, 7) inadequate means of egress abandoned and uninhabited and is in such condition as appears to constitute a fire, or safety hazard or dangerous to life, health, or other property, or to be a p8)public nuisance and the particulars thereof, or other causes held to be unsafe. and the particulars thereof
 - B. Or in the alternative, the building appears unsafe because the building is located in a community development target area and it appears vacant or abandoned and it is in such a dilapidated condition as to cause or contribute to blight, disease, vagrancy, fire or safety hazard, to be a danger to children or to tend to attract persons intent on criminal activities or other activities that would constitute a public nuisance.



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City Remedies:

If owner fails to comply with this order, Chp. 118 of the 2002 Session law provides that the City may in lieu of other remedies, cause the residential or nonresidential building or structure to be removed or demolished. The costs of demolition shall be a lien against the real property upon which the cost was incurred.

Right to Appeal:

Pursuant to City Code section 6-211, any owner who has received this order may appeal from the order to the housing appeals board by giving notice of appeal in writing to the housing code administrator within 10 days following issuance of the order.



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Date Reported: 08/27/2007

Active? Yes

Date Corrected:

Location: Condemned Structures

-

The plumbing system in this structure has been damaged by fire.

Date Reported: 08/27/2007

Active? Yes

Date Corrected:

Location: Condemned Structures

-

The porch decking is rotted and in danger of falling.

Date Reported: 08/27/2007

Active? Yes

Date Corrected:

Location: Condemned Structures

-

The porch header and/or roof is sagging.

Date Reported: 08/27/2007

Active? Yes

Date Corrected:

Location: Condemned Structures

-

The porch steps need to be replaced.

Date Reported: 08/27/2007

Active? Yes

Date Corrected:

Location: Condemned Structures

-

The roof framing in this structure has been damaged by fire.

Date Reported: 08/27/2007

Active? Yes

Date Corrected:

Location: Condemned Structures

-

is open to the elements.

Rear portion of structure

The roof in this structure has been damaged by fire, has partially collapsed, and

Date Reported: 08/27/2007

Active? Yes

Date Corrected:

Location: Condemned Structures

-

The soffit is rotted and exposed with rotted joists and sheathing.

Date Reported: 08/27/2007

Active? Yes

Date Corrected:

Location: Condemned Structures

-

The structural support members are fire damaged.

Date Reported: 08/27/2007

Active? Yes

Date Corrected:

Location: Condemned Structures

-

The structure has fire damage to the roof and/or floor system.

Date Reported: 08/27/2007

Active? Yes

Date Corrected:

Location: Condemned Structures

-

The wall framing in this structure has been damaged by fire.

