

Inspection Notes of May 6, 2019

An inspection was conducted on May 6, 2019, at approximately 1:45 in the afternoon at 1306 Kenneth Avenue. Those present from the Planning and Building Department included Donovan Scruggs (City Planner), William Dunnam (Building Official), Josh Church (Building Inspector), Jamal Hutchins (Inspection's Staff), and Brett Stevens (Code Officer). Also, present was Charles McMillian (Fire Inspector), and members of the Pascagoula Police Department.

Earlier on or about April 16, 2019, a letter (attached) was sent to Mr. John Green, property owner, noticing him of an inspection of the property was scheduled for April 22, 2019. On that day, inspectors arrived at the property, but were denied access to the property. Based on observations at that time, fire and safety concerns were evident. An example provided by inspectors was a large amount of clutter on the front porch that limited access to the structure posing both fire and safety risks. On May 6, 2019, the owner of the property, John Green, was served with a copy of the search warrant for an inspection, and Mr. Green made no objections for inspectors to enter the structure.

The purpose of the May 6, 2019, inspection was to determine the condition of the home in relation to health, safety, fire, and building codes. Additionally, there were no permitting or applications for building improvements, boarding house, or storing of vehicles that were subject of a 2018 citation and guilty verdict in Jackson County Court. Fire hazards and access to the structure were concerns based on the clutter at the front door that limited access to the home.

During the inspection, the following violations and safety concerns were present or observed:

1. Two areas were established as living quarters. The arrangement is consistent with a boarding house and not a duplex or triplex. This is because each living area did not include independent kitchen and restroom facilities.
2. The primary living area (north) had a significant amount of clutter that posed a health and fire hazards. Automobile batteries were stored in the home, and clothes and household goods were piled along the walls of the structure with depths exceeding 3-4 feet and clutter heights of 4-6 feet. Access was not available to windows and electrical outlets were blocked. In areas, piles of clutter were against wall heaters.
3. The kitchen and bathroom were not accessible or useable due to the clutter and storage of material, clothes, and debris. The sink and stove were not accessible.
4. Upon entering the primary living area, the roof structure or rafters were visible in certain areas due to failure or absence of sheetrock (limited area). In this area insulation and wood were exposed. The presence of mold and/or mildew were found throughout the house.
5. The exterior of the home showed significant evidence of rot. A large number of holes and gaps were present in the wood lap siding as well as not being protected by an all-weather coating or covering (paint or siding).
6. The roof showed evidence of failure, worn and abraded shingles, uneven underlayment and sagging roof rafters (this is likely the cause of the sheetrock failure of the ceiling in the main living area and throughout the rest of the house, mentioned in #3). Visible areas of the roof along the eaves showed significant rot that permits water into walls and roof sections of the home.
7. The floors in the structure were unstable. Holes, soft spots, foundation damage was noted throughout the house. Floors were unlevel.

8. There were 9 vehicles on the site. These vehicles appeared to belong to Mr. Green but a number did not appear operable. At least 2 were used primarily for storage with flat tires. According to photographs, these vehicles have not moved for an extended period of time.
9. There was a lady, Brenda McDonald, on site that confirmed she lived in the rear area.