

December 31, 2019

RICHARD SETTLE
TONI SETTLE
1808 KILRUSH RD
CLEMMONS, NC 27012

**RE: 1103 E SPRAGUE ST - CASE NO: 2018120460
PIN #6844-05-9873.000
Pursuant to the Six-Month Vacancy Provision Section 10-203(f) (1)/(2)**

Dear Property Owner:

You are hereby advised that an Ordinance ordering the repair or demolition of the above referenced dwelling will be considered by the Community Development Housing/General Government Committee of the Winston-Salem City Council on **January 14, 2020**. The meeting will be held at 4:30 pm in the City Council's Committee Room on the 2nd floor of City Hall, Room 239.

Pursuant to an ordinance adopted in December 1989 and amended in December 1991, the Winston-Salem City Council may consider the adoption of a dwelling where:

1. The owner has vacated and closed the dwelling, and the property remained vacated and closed for a period of six (6) months pursuant to an Order and;
2. the city Council of the City of Winston-salem finds among other things, that the continuation of the dwelling in its vacated and closed status would be hostile to the health, safety, morals and welfare of the City and;
3. it is shown that the repairs necessary to render the building fit for human habitation would (check one): _____ cost less than fifty percent (-50%) of the present value of the dwelling **OR** cost more than fifty percent (+50%) of the preent value of the dwelling.

If you wish to be heard or to present any evidence concerning whether or not the referenced dwelling should not be demolished, please contact me at the number provided below. Accepted evidence includes; construction or repair receipts, contract for demolition, or a sales contract.

Should you have any questions, please do not hesitate to call me at (336) 734-1272.

Sincerely,

Sharon B. Richmond

Sharon B. Richmond
Deputy Director
Acting as Housing Conservation Administrator

Letter #209/tl



Community Development
Department

City of Winston-Salem
P.O. Box 2511
Winston-Salem, NC 27102
CityLink 311 (336.727.8000)
Fax 336.727.2878
www.cityofws.org



Call 311 or 336-727-8000
citylink@cityofws.org

City Council: Mayor Allen Joines; Vivian H. Burke, Mayor Pro Tempore, Northeast Ward; Denise D. Adams, North Ward; Dan Besse, Southwest Ward; Robert C. Clark, West Ward; John C. Larson, South Ward; Jeff MacIntosh, Northwest Ward; Derwin L. Montgomery, East Ward; James Taylor, Jr., Southeast Ward; City Manager: Lee D. Garrity.



CODE DEFICIENCIES - EXHIBIT A

CASE NO: 2018120460

NEIGH. CONSERVATION OFFICER: DARYL GREEN - (336)734-1276

LOCATION: 1103 E SPRAGUE ST

VIOL NBR VIOLATION DESCRIPTION

STATUS/ORDINANCE

912677	WEATHERSTRIP DOORS - MINOR	V-10-197(B)(4)
912693	PAINT WALLS AND CEILINGS - THROUGHOUT MINOR	V-10-197(G)(4)
912694	REPAIR DEFECTIVE FLOORING - BACK BEDROOM MINOR	V-10-197(G)(2)
912709	MOLD OR MILDEW CAUSED BY CONDITIONS LEADING TO PERSISTENT, EXCESSIVE DAMPNESS OR MOISTURE ON INTERIOR OR EXTERIOR SURFACES. - FRONT BEDROOM CLOSET MINOR	SEC. 10-197(D)(24)
912714	REPAIR CHIMNEY - SECURE BRICKS MINOR	V-10-197(E)(5)
912711	REPAIR DOOR - FRONT DOOR HARDWARE MINOR	V-10-197(A)(15)
912712	OTHER - MINOR	V-10-197
912713	OTHER - MINOR	V-10-197
912686	REPAIR DEFECTIVE FLOORING - THROUGHOUT MINOR	V-10-197(G)(2)
912697	REPAIR DOOR - BACK BEDROOM ENTRANCE (TOP HINGE) MINOR	V-10-197(A)(15)
912699	REPAIR DEFECTIVE FLOORING - KITCHEN NEAR LAUNDRY MINOR	V-10-197(G)(2)
912701	REPAIR, REPLACE OR REMOVE GUTTERS AND DOWNSPOUTS - MINOR	V-10-197(G)(6)
912691	OTHER - REPAIR TOWEL LDER AND HOLE IN BATHROOM WALL MINOR	V-10-197
912705	OTHER - REPAIR FRONT PORCH PICKETS MINOR	V-10-197
912706	OTHER - REPAIR UPSTAIRS WINDOW MINOR	V-10-197

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912683 MAINTAIN FLOORS, WALLS - FIXTURES IN CLEAN AND SANITARY
CONDITION -
MINOR V-10-197(H)(4)

912688 REPAIR DEFECTIVE FLOORING - BATHROOM
UNFIT V-10-197(G)(2)

912689 OTHER - REPAIR AND SECURE VENT FAN
UNFIT V-10-197

912681 REPAIR DEFECTIVE FLOORING - HALLWAY
UNFIT V-10-197(G)(2)

912682 HAVE STRUCTURE EXTERMINATED OF INSECTS, RODENTS - OTHER
PESTS -
UNFIT V-10-197

912684 PROVIDE OPERABLE SMOKE DETECTOR -
UNFIT V-10-197(L)(1)

912685 REPAIR DEFECTIVE FLOORING - BACK ROOM
UNFIT V-10-197(G)(2)

912692 REPAIR DEFECTIVE SWITCHES AND/OR OUTLETS TO INCLUDE
COVERS - OUTLET COVERS MISSING THROUGHOUT
UNFIT V-10-197(F)(1)

912695 REPAIR HOLES IN WALLS AND CEILINGS - BACK BEDROOM
UNFIT V-10-197(G)(4)

912698 OTHER - REPAIR STOVE
UNFIT V-10-197

912707 PROVIDE SAFE HANDRAILS TO SERVE EXITS - FRONT
UNFIT V-10-197(C)(2)

912687 REPAIR ROOF LEAK - THROUGHOUT
UNFIT V-10-197(G)(6)

912678 REPAIR DEFECTIVE SWITCHES AND/OR OUTLETS TO INCLUDE
COVERS - HALLWAY
UNFIT V-10-197(F)(1)

912679 REPAIR DEFECTIVE FLOORING - LIVINGROOM
UNFIT V-10-197(G)(2)

912680 REPAIR DEFECTIVE SWITCHES AND/OR OUTLETS TO INCLUDE
COVERS - LIVINGROOM
UNFIT V-10-197(F)(1)

912696 REPAIR DOOR - BACK BEDROOM CLOSET
UNFIT V-10-197(A)(15)

912703 REPAIR FOUNDATION - HOLES
UNFIT V-10-197(G)(1)

912700 OTHER - REPAIR DRYER VENT
UNFIT V-10-197

912690 OTHER - SECURE BATHROOM FAUCET
UNFIT V-10-197

912710 OTHER - PROVIDE COVER TO INSIDE ELECTRICAL BOX
UNFIT HAZARDOUS V-10-197

PARTIES IN INTEREST:

CODE CASE NO.: 2018120460

LIENHOLD
BANK OF AMERICA, NA
101 SOUTH TRYON STREET
CHARLOTTE, NC 28255