



COPIES FOR
G.T.



CITY OF BROOKSVILLE
26 SOUTH BROOKSVILLE AVENUE
BROOKSVILLE, FLORIDA 34601-2998

TELEPHONE 904-796-4954 FAX 904-799-5874

DEPARTMENT OF PLANNING & DEVELOPMENT
TELEPHONE

904-799-6809

Certified Mail
Return Receipt Requested

June 29, 1993

Margery Spinoza
6099 Patricia Place
Spring Hill, FL 34607

RE: APARTMENTS LOCATED ON S. MAGNOLIA AVE.
PROPERTY APPRAISER KEY NO. 00140877

Dear Ms. Spinoza:

It is understood per property tax rolls that you are the principal owner of the above referenced property.

Please be advised that, as a result of a recent emergency service call to the property and subsequent follow-up inspection, it was determined that several serious code violations exist with respect to the exterior and interior of the structure. The violations noted are as follows:

ELECTRICAL

- (1) Romex wire runs exposed on rear (South wall) of the building (336-10, N.E.C.).
- (2) Cable runs exposed on rear of the building (336-10-B, N.E.C.).
- (3) Ground wire not strapped (250-12-A, N.E.C.).
- (4) No straps on E.M.T. on rear of building (348-12, N.E.C.).
- (5) No connector on romex wire going into panel outside of building (336-1, N.E.C.).
- (6) Exposed romex wire run to air conditioning unit (336-10-B, N.E.C.).
- (7) Smoke detectors missing in all units (20-3.3.4, Life Safety Code Handbook).
- (8) Globe missing off of 3 bathroom fixtures.
- (9) Romex wire exposed at small panel (336-10-B, N.E.C.).
- (10) 5 splices in electrical cord hook-up for A/C unit.
- (11) Exposed romex wire hook-up to water heater with very hazardous joint connection (336-10-B, N.E.C.).
- (12) No-Lox compound missing on aluminum wire connections (110-14, N.E.C.).



PLUMBING

Unit # 16

- (1) Cross-connection violation at sink in main living room area (1204.3.4.1, S.P.C.).
- (2) The bathroom tub has a hose bibb servicing as a spout - potential cross-connection (1204.3.4.1, S.P.C.)

Principle Violations -

- No. 15 - Cross-connections are prohibited.
No. 18 - Prevent danger from (appliance) overheating and explosion.
No. 21 - Plumbing systems, including fixtures, shall be maintained in sanitary condition and proper working order.

BUILDING

- (1) Most of the soffit and fascia destroyed beyond repair due to water damage and decay.
- (2) Roof rafters, not visible for inspection, should be checked due to condition of soffit and fascia and numerous visible signs of water damage on ceiling tile.
- (3) Fill dirt in the rear portion of the building is one foot above the finish floor grade.
- (4) Most windows are not screened and several are boarded which blocks lighting and ventilation as well as impedes egress in the event of a fire.
- (5) Soffit screen for ventilation is missing (1708.7.3, S.B.C.).
- (6) Various trash and debris has been discarded in the open room between the apartments and restaurant structure which violates Chapter 34, Section 2 of the NFPA Fire Safety Handbook, 1991 Edition.
- (7) No portable fire extinguishers available on the exterior walls of the apartment units in accordance with NFPA 10, 1990 Edition.

Given the life safety nature of the violations as noted per the inspection comments as listed, you are hereby given five days from receipt of this letter to have licensed contractors obtain electrical, building and plumbing permits. The contractors will then have an additional fifteen days to effect the needed repairs. Failure to do so will result in the electric utility disconnecting service to the building and the subsequent evacuation of all building occupants. This action is authorized and warranted pursuant to Section 103.9.3.3 of the Standard Building Code, 1988 Edition. This letter is being copied to all known tenants in the building as a "notice to vacate" in the event you fail to have licensed contractors obtain the necessary permits and effect the required repairs within the time specified.

PAGE THREE
MAGNOLIA AVE. APTS./SPINOZA

If you have any questions concerning this letter, please contact me at (904) 799-6809.

Sincerely,



Bill Geiger
Director of Development

pc: James B. Malcolm, Interim City Manager
William B. Eppley, City Attorney
George A. Illi, Fire Safety Inspector
Tenants of 14/16/18/20/22 South Magnolia Avenue
Florida Power Corporation

bpc: George Rodriguez, Hernando County Building Inspection Manager/
Deputy Building Official

MS62593.LET

20 ABELE #1