

# Greene County Building Inspection and Permit Status Report

## Permit Details

Permit PIN	155431	Contractor	TINA LYONS
Owner	LYONS	Contractor's Address	2409 PATRICK BLVD
Owner's Address	2409 PATRICK	Contractor's Phone	(937) 264-1633
Owner's Township	Beavercreek City	Contractor's Alt. Phone	(937) 222-2550
Owner's Lot	2409	Permit Sub Category	E,H,G,FA,CO,FAD,BOA,HOOD

## Inspection Details

Inspection Date	Inspection	Action	Inspector	Approx. Time
12/18/2023	CONSULTATION		AL KUZMA	10:00 13:00
<p>BUILDING PERMIT #158799 WAS APPLIED FOR ON 4/20/23 BY PURE PROPERTY SOLUTIONS AND LABELED AS A REPAIR TO AN EXISTING 4 UNIT DWELLING. THE PROJECT DOCUMENTS INCLUDED OBSERVATIONS OF FOUNDATION WALL AND BRICK VENEER BY ARCHITECT THOMAS K. BOARDMAN WITH LJB ENGINEERING. ALSO INCLUDED WERE REQUIREMENTS OF ANCHORING A NEW STARTER COURSE OF CMU'S TO THE EXISTING FOUNDATION AND INSTALLING NEW CLAY MASONRY VENEER AND WINDOW SILLS. THE PROPOSED PROJECT WAS REVIEWED AND APPROVED ON 4/25/23. ALL REQUIRED INSPECTIONS WERE PASSED FOR THIS SCOPE OF WORK ON 9/13/23. THIS SCOPE OF WORK DID NOT ADDRESS THE SURFACE WATER DRAINAGE ISSUES AS PREVIOUSLY MENTIONED IN MY E-MAIL OF 10/24/23 TO CARLENE MCCULLOUGH OF TOWNE PROPERTIES AND AS STATED IN ENGINEER JOHN L. GEIGER'S REPORTS OF 3/8/23 AND 12/12/23. ON 11/22/23 BUILDING INSPECTOR LARRY MIRACLE RECEIVED PHOTOS AND INSPECTED INTERIOR SLAB CRACKS, AND FOUNDATION WALL CRACKS. HE ALSO OBSERVED MINOR DRYWALL AND BASE BOARD CRACKS. AFTER REVIEWING THE INFORMATION AT HAND AND OBSERVING THE HAIRLINE CRACKING WAS MINOR AND HAD NO DIFFERENTIAL DISPLACEMENT ALONG THE CRACKS, WE HAVE DETERMINED AT THIS TIME THERE ARE NO STRUCTURAL ISSUES AND APPROVED THE INSTALLATION OF CARPET AND WINDOWS. AS OF TODAY SURFACE WATER STILL ACCUMULATES AT THE FOUNDATION IN SEVERAL PLACES INCLUDING AN AREA OF NEGATIVE SLOPE TOWARDS THE FRONT ENTRY DOOR, RESULTING IN WATER INFILTRATION. OBC SECTION 1804.4 REQUIRES A MINIMUM OF 2% SLOPE AWAY FROM THE FOUNDATION. AS I UNDERSTAND, THE EXTERIOR MAINTENANCE AND WORK IS THE RESPONSIBILITY OF THE HOA. THIS MAINTENANCE SHOULD ALSO INCLUDE MUCH NEEDED BRICK MORTAR JOINT TUCK POINTING AND WINDOW AND DOOR CAULKING</p>				
11/22/2023	CONSULTATION	NOT READY	LARRY MIRACLE	12:00 15:00
<p>Received photos for review.</p>				
03/21/2023	COMMENT	NOT READY	LARRY MIRACLE	
<p>ON MARCH 16, 2023, I MET WITH MICHAEL FROM PHIL MILLER - (CONTRACTOR). MICHAEL WAS DIGGING / EXPOSING THE FOOTER ON THE FRONT OF THE AFFECTED AREA AND WAS APPROXIMATELY 24 INCHES DOWN. ANOTHER PERSON NAMED PHIL CALLIVAN -(CONDO BOARD MEMBER) WAS ALSO ON SITE, I LET THEM KNOW THAT I WOULD BE BACK TO INSPECT THE PROGRESS AGAIN. WHEN I ARRIVED THE SECOND TIME, THE HOLE WAS APPROXIMATELY 36 INCHES DOWN, I ADVISED PHIL CALLIVAN THAT AN ENGINEER'S STAMPED EVALUATION SHALL BE REQUIRED WITH PLANS ON HOW TO CORRECT THE ISSUES AND THAT A PERMIT, PLAN SUBMISSION, PLAN APPROVAL AND INSPECTIONS SHALL BE OBTAINED THROUGH GREENE COUNTY BUILDING REGULATION DEPARTMENT PRIOR TO ANY REPAIR WORK BEING DONE.</p>				
08/10/2022	COMMENT			
<p>CARLENE MCCULLOUGH AT TOWNE PROPERTIES HAS REQUESTED THAT RESULTS ARE TO BE SENT TO HER IN ADDITION TO MS. LYONS. ADDRESS IS:TOWNE PROPERTIES 6540 CENTERVILLE BUSINESS PKWY CENTERVILLE, OH 45459.PH # 937-222-2550.EMAIL: CARLENEMCCULLOUGH@TOWNEPROPERTIES.COM</p>				
08/02/2022	CONSULTATION	NOT READY	LARRY MIRACLE	10:30 13:30

2019 Residential Code of Ohio.The following issues shall be addressed.These areas will continue to deteriorate and could cause much larger problems such as failure of the brick veneer wall collapsing.1) 113.2: Maintenance is required.2) 401.2:

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**Inspection Comments**

Foundation -Observed foundation cracks in both the foundation and the blocks. 3) 601.2 - Walls & 703.1 - Exterior-  
Observed brick walls that are bowing out and numerous cracks in both the bricks and the mortar joints.

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08/01/2022 COMMENT

SEND RESULTS THRU THE REGULAR MAIL TO TINA LYONS.

**Permit Notes**

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<b>Date</b>	<b>Note</b>
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