

Construction Board of Appeals

Regular Meeting Agenda

Friday, May 31, 2013
4:00 PM, Conference Room A
City Hall



1. Call to Order
2. Roll Call
3. Election of Chair and Vice Chair
4. Approval of Agenda
5. Approval of Minutes – September 13, 2011
6. Interested Citizens in the Audience Will be Heard on Items Not on the Agenda
7. **NEW BUSINESS**
335 Center Street
8. Adjourn

RESPECTFULLY SUBMITTED,

Linda Anderson
Zoning Administrator

Construction Board of Appeals

Regular Meeting Minutes

Wednesday, September 14, 2011
4:00 p.m., Conference Room A
City Hall, South Haven, MI



City of South Haven

1. The meeting was called to Order by Lewis at 4:00 p.m.

2. Roll Call

Present: Lundgren, Morse, Lewis
Absent: None

Also present: Linda Anderson, Director of Planning & Zoning; Ross Rogien, Building Inspector; Ken Fairbanks, interested neighbor of subject property

3. Approval of Agenda

Motion by Lundgren, second by Lewis to approve the agenda as presented. All in favor.
Motion carried.

4. Approval of Minutes – October 27, 2010

Motion by Lundgren, second by Morse to approve the minutes with the following correction:

Page 3, second paragraph from the bottom. Replace “Morris” with “Morse”.

All in favor. Motion carried.

5. Interested Citizens in the Audience Will be Heard on Items Not on the Agenda

None at this time.

NEW BUSINESS

6. 229 Elkenburg Street

Background Information: Enforcement efforts for the dilapidated accessory structure at 229 Elkenburg date back to June of 2009. Since that time, several attempts have been made to work with the owner with little success. Code enforcement staff went so far as to issue citations, which were subsequently ignored. Finally, on July 17, 2011, the city building inspector contacted the hearing officer to set a meeting.

Hearing Officer's Order:

That the accessory structure on the subject property be demolished pursuant to the City's Demolition Specifications by September 9, 2011.

Support Material:

1. Hearing Officer's Order and support documents (Attachments A & B)
2. Repair Cost Comparison Sheet to State Equalized Value of Structure
3. Notice to property owner of appeal of Hearing Officer's Order to CBA
4. Photos

Rogien noted that the subject building has been a problem for three to four years; the City has been unable to make contact with the owner during that time. The owner did contact Anderson just recently and indicated he would tear the structure down on his own. The City is moving ahead regardless because of the owner's lack of response in the past. Rogien does not have much confidence that it would get torn down. Rogien noted that there has been loose sheeting on the roof for at least two years; there is now a 20' x 20' hole collapsing into the building. Rogien also noted that the exterior walls are out of plumb eight to ten inches and the building has barrels inside with unknown contents. Before demolition begins the fire department will have to do a preliminary inspection. Assuming the owner is not going to demolish the structure, the City is continuing to move ahead.

Lewis asked who would foot the bill for hazardous waste removal. Anderson stated that if the owner does not demolish it, the City will foot the bill for demolition and hazardous waste removal, if necessary, with the expense then going on the owner's property taxes as a lien. Rogien will consult the Fire Marshall, Marsala, because if the barrels are not labeled, testing will need to be done. Rogien noted that the main structure was an old picture frame factory. Lewis noted there would have been thinners and solvents used for their processes. Rogien stated that the owner knew he would have to check on the barrels; between Rogien and Code Enforcement Officer Dan Gomez, the City will try to keep an eye on the structure and hopefully keep someone from removing the barrels and disposing of them improperly.

Neighbor Fairbanks noted he would be happy to see the building go away, as that is the view from his bedroom and other windows.

Motion by Lundgren to order the demolition of the storage building on the west side of the property at 229 Elkenburg with a twenty-one (21) day time limit. Second by Morse. All in favor. Motion carried.

Planning Director Anderson noted that this motion moves the process to the next step but subsequent steps will all take time.

7. Adjourn

Motion by Lundgren, second by Morse to adjourn at 4:07 p.m. All in favor. Motion carried.

RESPECTFULLY SUBMITTED,

Marsha Ransom
Recording Secretary



Agenda Item #7 335 Center Street

City of South Haven

Background Information:

Enforcement efforts for the dilapidated structure at 335 Center Street date back to 2006. In 2011, the city filed in court either demolish the structure or compel the owner to make the needed repairs. The owner subsequently made the repairs needed and the building was allowed to remain. There have been no additional attempts at maintenance of the building.

In February of 2012, the city code enforcement officer sent a notice of infraction to the property owner ordering that the building be brought up to code. There was no response to the letter. Since that time, the city has made considerable effort, including several registered letters which have been returned unaccepted, to work with the property owner to bring the structure into compliance with both the zoning and construction codes. All attempts have been ignored.

On April 5, 2013, amid complaints of falling glass and shingles, the city building official posted the building as Dangerous (Copy attached) and ordered that it be secured to halt the falling debris. The city public works department also placed yellow tape and barrier cones around the property.

On April 14, a registered letter was sent to the property owner (attached) notifying him of a Dangerous Building Hearing set for April 26, 2013 at 2:24 PM. He did not accept the letter and did not attend the hearing.

The following week the property owner and the realtor handling the property met with the zoning administrator to discuss the building condition. The property owner stated that he would like the city to demolish the building. The following week a letter was received to that affect (attached). The property owner was told that it would be better and less costly for him to demolish the building, but he preferred to have the city complete the task.

Before the city is allowed to demolish a private building, there are several requirements which need to be completed, according to City Code 570. The Construction Board of Appeals meeting is one of those requirements.

Hearing Officer's Order:

On April 26, 2013, the city hearing officer ordered the building demolished. .

Support Material:

- Code violation (Infraction) letter dated 2.9.2012

- Copy of Dangerous Building Notice posted on building
- Letter requesting building be secured
- Notice of Hearing
- Returned Notice of Hearing
- Hearing Officer Decision and Order
- Letter from property owner authorizing demolition
- Cost comparison/building condition report from John Brush (2)

Respectfully submitted,
Linda Anderson
Zoning Administrator



City of South Haven

City Hall • 539 Phoenix Street • South Haven, Michigan 49090-1499
Telephone (269) 637-0700 • Fax (269) 637-5319

02/09/2012

STORY BARRY E
335 CENTER ST
SOUTH HAVEN, MI 49090

Regarding: Notification of Code Infraction

Dear Property Owner;

The City of South Haven asks that you please be aware of the condition of your property at all times, and that you make proper arrangements for the maintenance of it. The quality of life within all of our neighborhoods depends on the cooperation of every property owner. Please be aware that a Code Infraction has been observed at your property identified below as the subject property. The specific Code Infraction is listed below and you, as the property owner of record, are the legally responsible party for correcting the infraction. **Said infraction needs to be corrected immediately.**

Subject Property: 335 CENTER ST,SOUTH HAVEN

Tax Parcel Number: 80-53-503-006-00

Code Infraction: STRUCTURE ON PROPERTY HAS NOT BEEN MAINTAINED PROPERLY AND MUST BE REPAIRED / BROUGHT BACK INTO COMPLIANCE WITH ALL CURRENT MICHIGAN BUILDING CODES OR BE DEMOLISHED. (ORD. 570)

1. BELL TOWER NEEDS REFOOFING AND PAINTING.

Subsequently, you are required to contact the code enforcement official at the number below no later than ten (10) calendar days from the date of this letter. Should there be no substantive response from you by that time, the City shall move forward with enforcement proceedings which may include the issuance of a "Civil Infraction Notice of Violation" involving a \$50.00 per day fine, and all costs associated with the City having to hire appropriate services to correct said infraction as well as a \$50.00 administrative fee.

There shall be no further notifications from the City prior to these corrective actions being taken.

Therefore, it is incumbent upon you to correct the infraction and contact the code enforcement official within the ten (10) calendar days to avoid any fines.

We thank you in advance for your cooperation in correcting this infraction.

Respectfully,

DANIEL M. GOMEZ
Code Enforcement Officer, Building Services Department (269) 637-0763

Plaintiff: Story, Barry
Location: 335 Center St.
South Haven, MI 49090

Observations by: Dan Gomez, South Haven City Code Enforcement Officer



Photo 1: 335 Center St. Vacant dilapidated building (Church) located on the corner of Center and Huron St. (*Violation of City Ordinance 570: Structural Maintenance in General*)



Photo 2: Looking East at the front of church building from Center St. Notice peeling roof, missing shingles, and peeling paint on Bell tower and front Gable.



Photo 3: Gable on West end of church showing Window frame and Gable paint chipping. Also roof shingles in poor condition or missing.



Photo 4: West door located on Center St. peeling paint on windows and door frames. Shingles missing from roof abutment. Cement missing and lifting on top step and porch area.



Photo 5: West Gable over arched window located on Center St. peeling paint on gable, window, and fascia. Total roof deterioration mixed with shingles and rolled roofing.



Photo 6: West roof located on Center St. missing rolled roofing and exposing old shingles underneath.



Photo 7: West Gable over arched window located on Center St. peeling paint, mold, cracked siding.



Photo 8: Close up of corner near west gable and bell tower located on Center St. Mold, peeling paint, cracked siding.

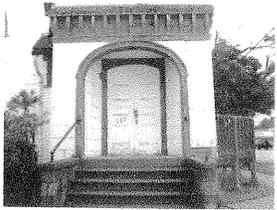


Photo 9: Main Entrance located in South, West corner of Bell Tower on Center St. Rotten wood over doors on eaves, peeling paint, missing siding, water damaged doors.



Photo 10: Bell Tower located on South, West corner of Center St. intersecting with Huron St. Peeling paint, missing wood shingles, damaged siding, wood trim damaged or paint peeling.



Photo 11: Bell Tower Window close up. South, West corner of Center St. intersecting with Huron St. Peeling paint, missing wood shingles, damaged siding, wood trim damaged or paint peeling.

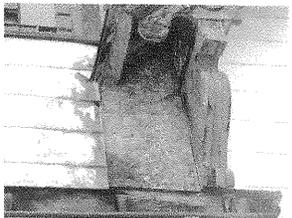


Photo 12: Bell Tower South West corner of Huron St. Missing siding, exposed underlayment, rotting and or missing wood, peeling paint.

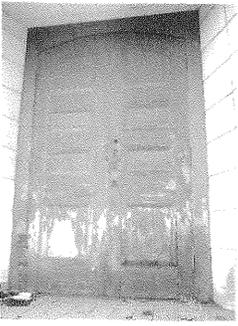


Photo 13: Double front doors on South West corner of Huron St. Peeling paint, damaged and or rotten wood, and missing hardware.

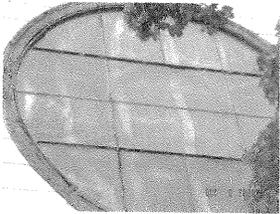


Photo 14: Oval Sanctuary window facing Huron St. Peeling paint, damaged and or rotten wood.

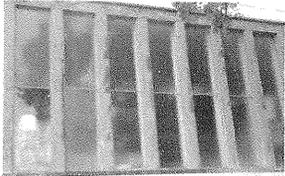


Photo 15: Rectangular Sanctuary window facing Huron St. Peeling paint, damaged and or rotten wood, broken window pane.



Photo 16: Rear of Church facing Hogans Alley. Peeling paint, damaged and or rotten wood, roof tiles damaged, siding peeling, insulation visible through small window.

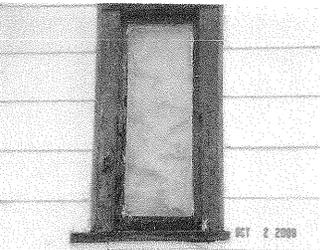


Photo 17: Close up of insulation visible through small window in back of church facing Hogans Alley.



Photo 18: Close up of gable on back of church facing Hogans Alley. Peeling paint, missing wood shingles, peeling and or damaged fascia.

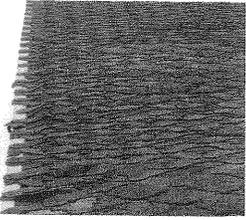


Photo 19: Close up of the roof on back of church facing Hogans Alley. Damaged and or missing shingles and damaged flashing.



Photo 20: Entire roof on back of church facing Hogans Alley. Damaged and or missing shingles and damaged flashing. Damaged chimney pipe. Damage on cupola visible above roof.

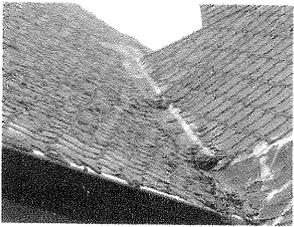


Photo 21: Intersection of main roof and gable on back of church facing Hogans Alley. Damaged and or missing shingles and damaged flashing. Improper repair with rolled roofing.

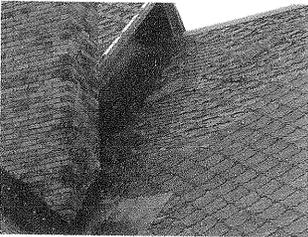


Photo 22: North, East corner of church facing Hogans Alley. Damaged and or missing shingles and damaged flashing. Improper repair with rolled roofing. Rotten trim, peeling paint.



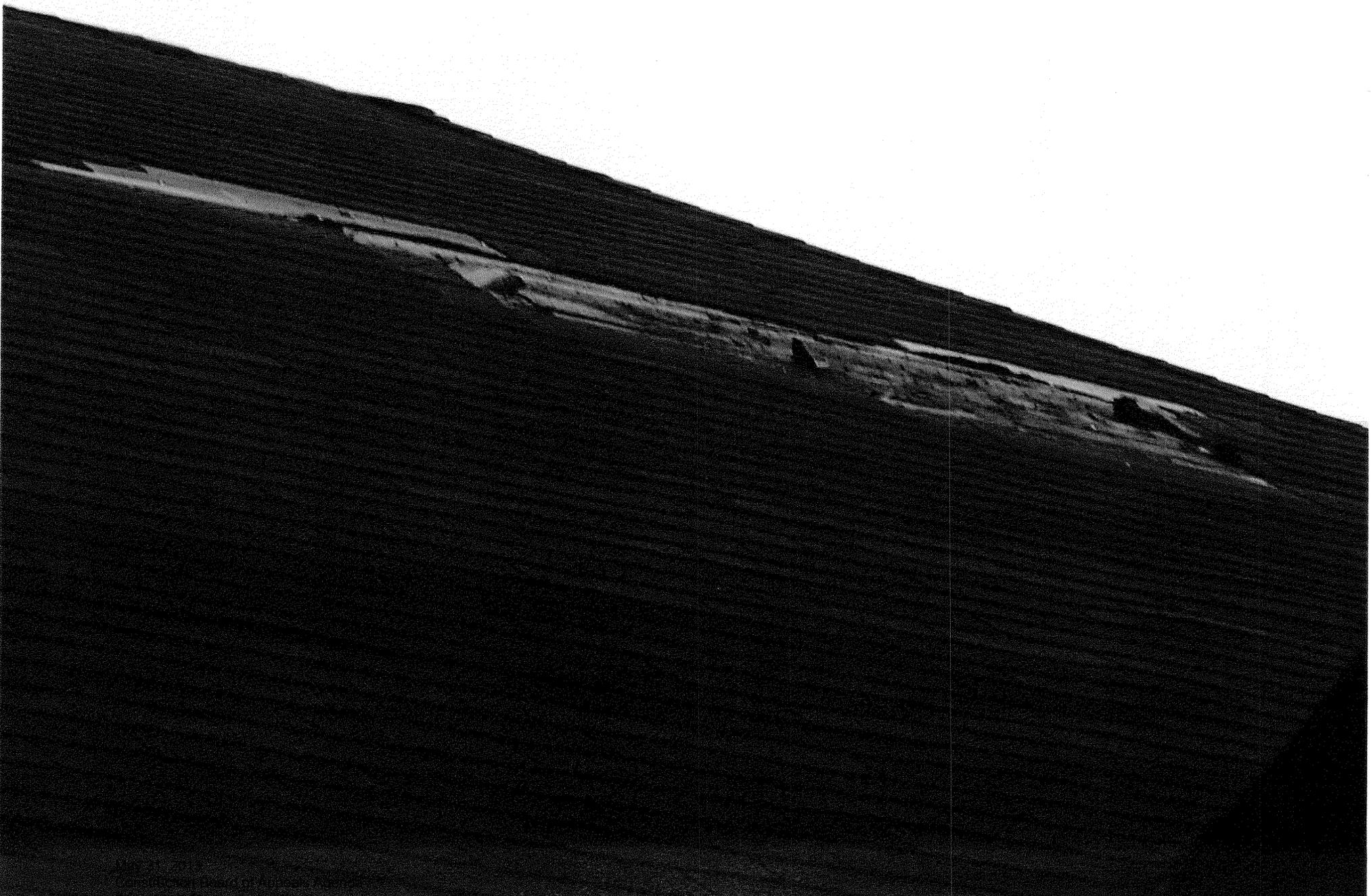
Photo 23: North, East side of church is the best side of this building. Small amount of roof damage with small amount of peeling paint. Minimal damage on siding.



Photo 24: North, West side of church is also in pretty good condition. Small amount of roof damage with small amount of peeling paint. Boarded window.

















OFFICIAL POSTING-Effective- *immediately*

This structure has been declared Dangerous and a Hazard to the Public. This is issued by reference to The South Haven Housing Ordinance #570 and the provisions of the Michigan Building Code.

General Conditions for such determination include but may not be limited to the following:

- 12.231(a) Failure to provide adequate and safe means of egress
- 12.23(h) The condition of the structure is unsanitary or unfit for human occupancy.
- 12.23(h) The building is in a condition likely to cause injury to the Health and Safety of the occupants.
- 12.23(j) The building is manifestly unsafe for the purpose for which it is intended to be used.
- 10-223(c) A part of the building or structure is likely to fall, become Detached or dislodged, or collapse and injure persons or damage property.

Building Address: 335 Center

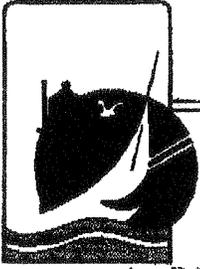
Property Owner: Barry Story

Determination: Structure to be demolished on or before _____.

*Demolition Permit Required prior to starting work. State and Federal Guidelines are mandatory requirement relative to demolition of any Structure.

Posting Date:

Signed: *[Signature]*
Building Official



City of South Haven

City Hall • 539 Phoenix Street • South Haven, Michigan 49090-1499
Telephone (269) 637-0700 • FAX (269) 637-5319

April 5, 2013

To: Olson Brothers Construction
Fr: R Rogien-Building Official

re: Old church building-located 335 center st.

Gentlemen:

Due to the general condition of the structure, and now having a citizen complaint of falling glass and loose roofing debris I am ordering all window openings be secured immediately. This shall be done by any misc. framing installed and/or placement of osb or plywood panels over all the existing openings.

Efforts to have the owner respond have been fruitless. This communication shall be considered official notice and order authorizing your firm to proceed on the work as soon as possible, but no later than April 9, 2013 if at all possible.

I understand this will be billed to the City of South Haven based on Time & Material basis at an estimated cost of \$ 2,200.00-\$ 2,500.00 pending conditions found at time of installation. Should you not be available to assist we would ask you to please call or email me immediately.

Your willingness to assist in this matter is most appreciated.

Respectfully,


Ross Rogien-Building Official

Signed: Mark Dobbie of Olson Brothers Company
Contractor/Agent





INVOICE

City of South Haven
 539 Phoenix Street
 South Haven, Michigan 49090-1499
 Telephone (269) 637-0775 • pvandenbosch@south-haven.com

Date: May 10, 2013
 Invoice Number: 3351

Bill To:

Barry Story
 335 Center Street
 South Haven, MI 49090

Payment Terms: Net 30 Days

Due Date: June 9, 2013

Quantity	Item	Description	Unit Price	Amount
1	Board Up Building	335 Center Street, Falling Glass	2,054.33	2,054.33

Subtotal	\$2,054.33
Sales Tax	
Total Invoice Amount	\$2,054.33
Payment/Credit Applied	
TOTAL	\$2,054.33

CITY OF SOUTH HAVEN
 SOUTH HAVEN MI 49090

OLSON
BROTHERS COMPANY
 829 CHAMBERS STREET
 P.O. BOX 310
 SOUTH HAVEN, MI 49090

Board up Building--Center/Huron St.

ITEM	RESOURCE DESCRIPTION	QTY	UNIT	UNIT RATE	OVERHEAD & FEE	EXTENDED TOTAL
LABOR:						
	SUPERINTENDENT		HR	65.00		0.00
	SUPERVISORS		HR	60.00		0.00
	CARPENTERS/ FOREMAN	7.00	HR	45.00		315.00
	CARPENTERS		HR	40.00		0.00
	OPERATOR		HR	42.00		0.00
	LABORERS	14.00	HR	30.00		420.00
EQUIPMENT:						
	PICKUPS & Tools	2.00	HR	18.00	3.60	43.20
	Pettibone Lift & Cage	6.00	HR	42.00	8.40	302.40
	Generator	5.00	HR	8.00	1.60	48.00
MATERIALS:						
	1/2" OSB & Screws	8.00	EA	22.00	4.40	211.20
	Overisel Lumber	1.00	LS	595.44	119.09	714.53
SUB-CONTRACTORS						
		1.00	LS		0.00	0.00
TOTALS						2054.33

STORY BARRY E
335 CENTER ST
SOUTH HAVEN MI 49090

04/15/13

Regarding: DANGEROUS BUILDING HEARING NOTIFICATION

To Whom it may concern;

The City of South Haven's Building Inspector has found that the structure on the Subject Property identified below is dangerous and needs to be corrected as identified under "Infraction" below. You are hereby notified of the hearing date before South Haven's Hearing Officer in the Building Services Department offices. You are instructed to present yourself at said hearing to be given your opportunity to show cause why the Hearing Officer should not order the structure demolished, or otherwise made safe and maintained properly. **There shall be no further notifications from the City prior to the hearing date.**

Subject Property: 335 CENTER ST
Tax Parcel Number: 80-53-503-006-00

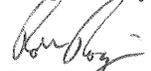
Infraction: STRUCTURE ON PROPERTY HAS NOT BEEN MAINTAINED PROPERLY AND MUST BE REPAIRED / BROUGHT BACK INTO COMPLIANCE WITH ALL CURRENT MICHIGAN BUILDING CODES. (ORD. 570)

1. Roofing has become loose (app. 15ft x 5ft section). Very likely to have failure on the remaining area's due to poor installation.
2. Windows are in very poor condition on the entire structure, with falling glass to the public walkway. Due to the dangerous nature of the window systems a private concern has been assigned to board up all windows immediately. *This structure was posted as dangerous with demolition order posted on 4-19-13. Owner's realtor was present at time of posting and was informed of the danger as well.

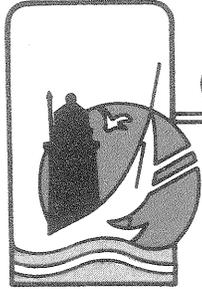
Hearing Date: April 26, 2013 at 2: 45 pm at South Haven City Hall. Please report to the building services desk upon your arrival.

The City of South Haven asks that you please be aware of the condition of your property at all times, and that you make proper arrangements for the maintenance of it. Therefore, it is incumbent upon you to correct the infraction and contact the building official to avoid any fines. The quality of life within all of our neighborhoods depends on the cooperation of every property owner, whether residential or commercial. We thank you in advance for your cooperation in correcting this infraction.

Respectfully,



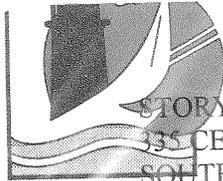
Ross E. Rogine
Building Official, Building Services Department (269) 637-0763



City of South Haven

539 Phoenix Street • South Haven, Michigan 49090-1499

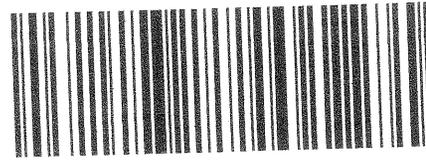
1st NOTICE _____
2nd NOTICE _____
RETURNED _____



STORY BARRY E
335 CENTER ST
SOUTH HAVEN MI 49090

49090-1499

CERTIFIED MAIL



7002 0860 0007 1996 3123

RETURN RECEIPT
REQUESTED

City Hall • 1st NOTICE

4-16

NIXIE 482 DE 1 00 05/08/13

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 49090149999 *0464-02773-15-44



1000



49090

U.S. POSTAGE
PAID
SOUTH HAVEN, MI
APR 15, 13
AMOUNT
\$6.11
00066503-0

OFFICIAL POSTING-Effective-

This structure has been declared Dangerous and a Hazard to the Public. This is issued by reference to The South Haven Housing Ordinance #570 and the provisions of the Michigan Building Code.

General Conditions for such determination include but may not be limited to the following:

- 12.231(a) Failure to provide adequate and safe means of egress
- 12.23(h) The condition of the structure is unsanitary or unfit for human occupancy.
- 12.23(h) The building is in a condition likely to cause injury to the Health and Safety of the occupants.
- 12.23(j) The building is manifestly unsafe for the purpose for which it is intended to be used.
- 10-223(c) A part of the building or structure is likely to fall, become Detached or dislodged, or collapse and injure persons or damage property.

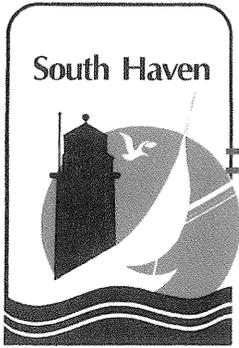
Building Address: _____

Property Owner: _____

Determination: Structure to be demolished on or before _____.
*Demolition Permit Required prior to starting work. State and Federal Guidelines are mandatory requirement relative to demolition of any Structure.

Posting Date:

Signed: _____
Building Official



City of South Haven

Building Services Department

City Hall • 539 Phoenix Street • South Haven, Michigan 49090-1573
Telephone (269) 637-0789 • Fax (269) 637-5319

DANGEROUS BUILDING ORDINANCE HEARING OFFICER DECISION & ORDER

Hearing Date: April 26, 2013 Subject Property: 335 Center Street

Owner or Owner's Representative Present: NO

Owner / Representative Address: _____

Phone: _____ E-mail: _____

Owner / Representative Received Notice of Hearing Dated: _____ Yes No _____

FINDINGS: _____ YES NO

Owner / Representative states that he/she understands the purpose of this hearing NO Show

Owner / Representative agrees that the subject property is in violation of City Code..... NO Show

Owner / Representative agrees that subject property is not habitable NO Show

Owner / Representative agrees that said violations can not be corrected in 60 days NO Show

Owner / Representative agrees that dangerous conditions exist on the subject property NO Show

Decision and Order: Case History Shows that the owner has shown
no interest to correct the violations sited.

Windows were ordered closed up on 4-12-13
(falling glass) Shingles are blowing off roof
on north side of building approximately 250 SF.
Stand behind order to demolish the structure.

By: Bernard Kelley Above Order to be completed by: June 26, 2013

Craig Niephaus, City of South Haven Hearing Officer

Date

CITY OF SOUTH HAVEN
DANGEROUS BUILDING ORDINANCE
HEARING OFFICER DECISION & ORDER

Meeting Date: April 26, 2013

Hearing Officer: Craig Niephaus

Subject Property: 335 Center

Owner or Owner's Representative Present: NO

Owner or Representative Received Notice of Hearing: Yes

Findings of Fact:

Owner has made no effort to contact the City building official or to comply with requests to repair/restore building.

Decision and Order:

Hearing officer orders demolition of the structure.



Craig Niephaus
Hearing Officer

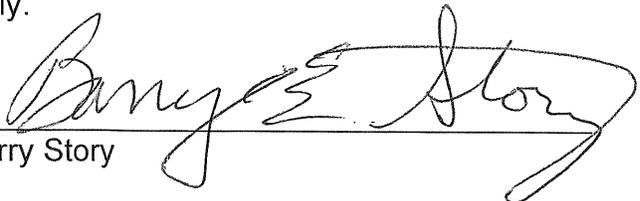
4-26-13
Date

Barry Story
Ownership at:
335 Center Street
South Haven MI 49090

Re: Parcel ID#: 805350300600

To: City of South Haven
Attention: Brian Dissett

I, Barry Story, give the City of South Haven, Michigan, authorization to demolish the building at 335 Center Street, South Haven, Michigan, with the parcel number 805350300600. This is effective immediately.


Barry Story

cc: Tina Goodrich, Realtor
Jaqua Realtors
513 Broadway Street
South Haven MI 49090

CODE COMPLIANCE CHECK LIST

pp 1 of 2

**THE FOLLOWING ITEMS ARE TO BE ADDRESSED
RELATIVE TO MEETING THE MINIMUM
REQUIREMENTS OF THE CITY CODE AND MICHIGAN
RESIDENTIAL BUILDING CODE.**

**Submitted By: John Brush Date: May 22nd, 2013
Phone No.- (269) 227-3469**

Project Address: 335 Center Street

- 1. General Conditions-project management, dumpsters,
Chemical toilets, public protection. \$?**
- 2. Foundation Rep/Replacement \$?**
- 3. Exterior Porches / ramp \$?**
- 4. Exterior Wall-Siding/Framing/Both \$?**
- 5. Eaves/Boxed Enclosures \$?**
- 6. Roof Structure – Front & side porch- Re-Roof \$?
Chimney's \$?**
- 7. Windows-Repair/Replacement- 18 units \$?**
- 8. Ext. Doors-Repair/Replacement- 1 units \$?**
- 9. Interior Walls & Ceilings- -0- S. F. \$?**
- 10. Floor Structure(s)- -0- S. F. \$?**

Repair Check List-continued . . . 2 of 2

11. Electrical Service- \$?
Electrical wiring system \$?

12. Plumbing – Waste & Supply system \$?
- Fixtures \$?
- Wall Finishes (Tubs/showers) \$?

13. HVAC-Service line \$?
-Heat and/or AC equip. Rep/New \$?

14. Accessory Structures-Repair/Replacement \$?

15. Public Hazards-Conc. Slabs, Landscaping,
Structures, Etc.
Repair/Removal \$?

Estimated Total Associated Costs- \$300,000.00 - \$400,000.00

Summary Statement: As much as I would like to see a Historic Building restored, it is my opinion that this one would require a substantial amount of work to be brought back to any form of safe public use. There are many structural problems. From foundations crumbling, to huge rotten support beams, to sagging and unsafe stairways. Just walking through it made me feel very unsafe! It would require a great deal of work to come up with an accurate estimate of all the needs of this building. The roof has leaked a great deal in the past causing sections of the ceiling to detach and fall and it appears the new roof which was done in the last few years is already failing and parts have blown off. There are some exterior load bearing walls that not only sag but are leaning outward 2-3 degrees. The porches and ramp are in need of replacement. The windows are old and

many are rotting and in need of replacement. All the doors are in bad shape. There is very little insulation in the walls. The siding is mostly the old Asbestos siding costly to remove and replace. The bell tower is in great disrepair and has been boarded up for safety reasons.

It is my opinion that this building should be removed because it would require more than it's worth to repair it. I have included some pictures to support my assessment.

Signed: 

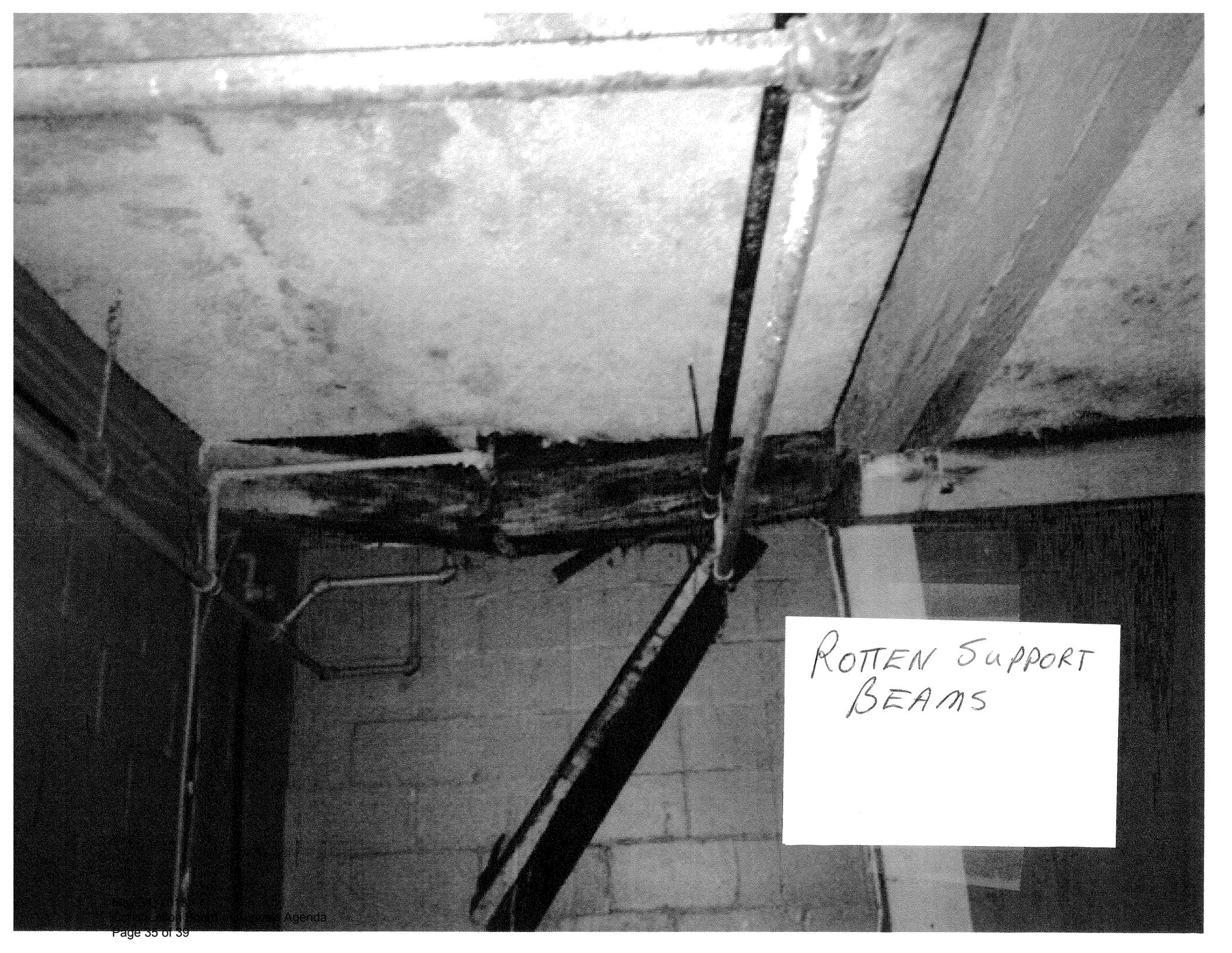
Company Name and Address: **John Brush Builders, Inc.**

6578 111th, Ave. Fenn. Mi. 49408

SECTION OF ROOF
BLOWN OFF IN
RECENT STORM



FALLEN SECTIONS
OF CEILINGS +
POOR INSULATION

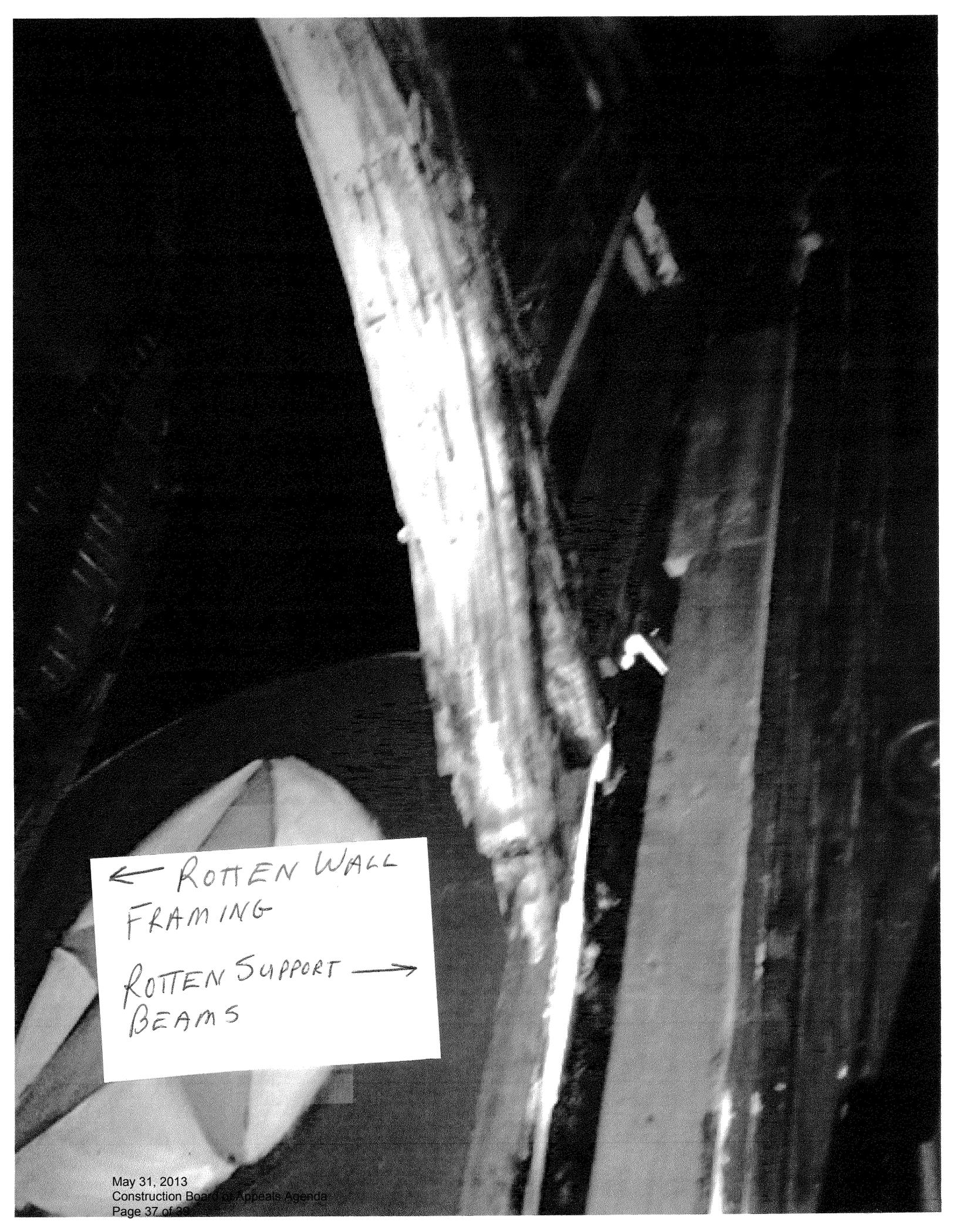


ROTTEN SUPPORT
BEAMS



WALL LEANING

ASBESTOS
SIDING



← ROTTEN WALL
FRAMING

ROTTEN SUPPORT →
BEAMS



CEILING MISSING
NO INSULATION
POOR SUPPORT FOR
BEAM



SAGGING
LEANING
WALLS