

April 15, 2015

Souder Enterprises LLC
Hamlet Lake Court
601 Rockingham Road
Rockingham, NC 28379

RE: Hamlet Lake Court Mobile Home Park

Property located at: Veterans Drive, Hamlet, NC

Parcel or PIN: 749110462408

Dear Property Owner:

This letter is to inform you that a code enforcement inspection was conducted on your property listed above on March 25, 2015. Violations of state and local ordinances were found. A copy of this summary is attached.

State and local ordinances are designed to provide safe housing for all individuals, as well as ensure a safe environment that does not present a hazard to our community. It is the responsibility of the property owner to ensure that all minimum housing requirements are met and that lots are maintained in a manner that does not violate city code.

You have a right to respond to these violations in writing. Your written response must be submitted to Hamlet City Hall by May 15, 2015 by 5:00 pm. Due to the severity of the conditions, the written response must be detailed and cover all issues listed in the Summary of Findings and immediate dates the violations will be abated must be given.

Failure to abate the violations and/or submit a written plan for repair or demolition by May 15, 2015 may result in further action as allowed by law, which may include daily fines up to \$50.00 per violation, condemnation of the property until abatement is made, a public hearing and legal proceedings.

A hearing to discuss the violations and your plans is scheduled for May 18, 2015 at 10:00 am. You may request an earlier date if you choose. If you have any questions, please contact me as soon as possible. I can be reached by phone at 910-582-2651 or email gmstrickland@carolina.rr.com.

Thanks you,

Sincerely,

Gail M. Strickland

ATTACHMENT: SUMMARY OF FINDINGS by _____

Municipality: HAMLET

Case File ID#: 2015-00325

Property Location: Veterans Drive Parcel or PIN: 749110462408

Date Inspected: 3/25/2015

Type of Inspection: Complaint Based

- Unit 138 Vacant/severely deteriorated exterior walls, open broken windows
- Unit 139 Missing underpinning
- Unit 134 Vacant/ open broken windows
- Unit 132 Occupied, severely deteriorated roof
- Unit 131 Vacant/severely deteriorated exterior walls, open broken windows
missing underpinning, unsafe steps
- Unit 125 Vacant/severely deteriorated exterior walls, open broken windows
missing underpinning, unsafe steps
- Unit 128 Missing underpinning
- Unit 118 Vacant/severely deteriorated exterior walls, open broken windows
missing underpinning, unsafe steps
- Unit 121 Vacant/severely deteriorated exterior walls and roof, open broken windows
missing underpinning, unsafe steps
- Unit 119 Occupied/ deteriorated exterior walls, missing underpinning, unsafe steps
- Unit 117 Occupied/ deteriorated exterior walls, missing underpinning, unsafe steps
- Unit 113 Vacant/severely deteriorated exterior walls and roof,
open broken windows, missing underpinning, unsafe steps
- Unit 100 Vacant/severely deteriorated exterior walls, open broken windows
missing underpinning, unsafe steps
- Unit 106 Vacant/severely deteriorated exterior walls, open broken windows
missing underpinning, unsafe steps
missing underpinning, unsafe steps
- Unit 104 Occupied/ deteriorated exterior walls, missing underpinning, unsafe steps
- Unit 105 Occupied/ deteriorated exterior walls, missing underpinning, unsafe steps
Roof deteriorated

*** There are other units in the Mobile Home Park that are not numbered;
all are in severe/unsafe condition

The following checklist was used to make a preliminary determination of the unsafe condition of the above described property. The actual inspection findings are not limited to this section only. Other state and local ordinances may be cited.

CHECK ALL THAT APPLY- Immediate Life Safety Hazards (ILSH)

(1) Holes or cracks in the structure's floors, walls, ceilings or roof which might attract or admit rodents and insects, or become breeding places for rodents and insects.

(2) The collection of garbage or rubbish in or near the structures which might attract rodents and insects, or become breeding places for rodents and insects.

(3) Violations of the state building code, the state electrical code, or the fire prevention code which constitute a fire hazard in the structure.

(4) The collection of garbage, rubbish or combustible material which constitutes a fire hazard in the structure.

(5) The use of the structure or nearby grounds or facilities by children as a playground.

(6) Violation of the state building code which might result in danger to children using the structure or nearby grounds or facilities as a play area.

(7) Repeated use of the structure by transients and vagrants in the absence of sanitary facilities for living, sleeping, cooking or eating.

Recommendation:

- **Contact Richmond County Building Inspections Department for possible condemnation. The overall mobile home park is in a severely deteriorated, unsafe condition.**
- **Re-locate existing tenants, close mobile home park, including closing entrances to area.**
- **Remove mobile homes beyond repair**
- **Obtain building permits, and repair remaining mobile homes to code**