

LANCASTER COUNTY VACANT  
PROPERTY REINVESTMENT BOARD  
BLIGHT DETERMINATION RESOLUTION NO.01-2014

WHEREAS, Ordinance No. 56 of the County of Lancaster created and empowered the Lancaster County Vacant Property Reinvestment Board (hereinafter the "Board") to act with regard to blighted properties, as that term is defined in the Ordinance; and

WHEREAS, the Board has reviewed conditions existing at 616 South Market Street, Elizabethtown, PA 17022, hereinafter referred to as the "Premises," and

WHEREAS, the Board has determined that the aforementioned Premises is vacant and exhibits one or more of the conditions of a blighted property as set forth in Ordinance No.56; and

WHEREAS, the Board has adopted Rules and Regulations to govern the procedures of the Board which includes that upon a declaration of blight by the Board that a subject property is indeed a blighted property, that a blight determination resolution is to be adopted by the Board.

NOW, THEREFORE, BE IT RESOLVED that:

1. The Premises is determined to be blighted based on evidence submitted to the Board in accordance with Ordinance No. 56 and the Urban Redevelopment Law, as amended.
2. Notice of the adoption of this resolution shall be provided to the property owner in accordance with the Rules and Regulations adopted by the Board.
3. Attached hereto and incorporated herein by reference thereto is the explanation of property owner's rights and notice of the right for the property owner to request a hearing.
4. The property owner shall specifically take the following steps to remedy the blighted conditions of the property:

### **Required Repairs List**

#### ***Basement:***

1. Rewire to code including, if needed, installation of a new adequately sized electrical service, locating panel(s) at a code approved location unobstructed by piping, etc. Install adequate service receptacles & lighting with proper switching throughout.
2. Replumb to code, replacing any/all leaking plumbing feed lines, cracked & deteriorated sewer lines including properly installed drains to service all fixtures.

3. Repair or replace heating system(s) & deteriorated/damaged piping, inspect chimney for deterioration & install a liner if needed, or use alternative heating methods.
4. Repair or replace water heater(s) if no longer functional. Must be a properly vented if a gas unit or substitute an electric unit.
5. Secure stairs & install handrails, address loose & falling plaster in stairwell..
6. Eliminate mold.
7. Repair any/all rotted framing members & supports.
8. Replace missing windows or permanently close openings.

***General Overall Conditions:***

1. Remove & dispose of all debris, animal feces, & other items throughout.
2. Thoroughly exterminate for fleas, any other insect or rodent infestations found.
3. Repair all rotted & missing areas of flooring. Clean & seal floors to contain residual hazards from mold, animal feces & urine.
4. Repair or replace all misfitting interior doors & damaged jambs, trim & locksets.
5. Rehabilitate (or replace) all windows, replacing cords & locks as needed to make operational, secure & reasonably airtight.
6. Rehabilitate (or replace) all exterior doors, replacing jambs, trim & locks as needed to make operational, secure & reasonably airtight.
7. Install a proper amount of electrical receptacles & lighting throughout with proper switching per current codes.
8. Repair all areas of loose & falling plaster, loose & rotted paneling & tiles on all walls & ceilings.
9. Repair loose & deteriorated treads, trim, etc. & install adequate railings & lighting in stairwells from first to second floors & second floor to attic.

***Kitchen:***

1. Repair or replace all cabinetry & fixtures.
2. Install counter receptacles, appliance service receptacles and lighting per current code.
3. Repair any/all plumbing leaks.
4. Install an impervious floor coverings.

***Bathroom:***

1. Thoroughly clean & repair all fixtures, repairing any/all leaks, or replace with new fixtures. Replumb to code.
2. Install adequate lighting & GFCI receptacles per current code.
3. Install an impervious floor covering.

***Stairs, Hall, Bedrooms & Attic: See General Overall Conditions.***

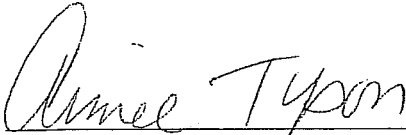
***Exterior:***

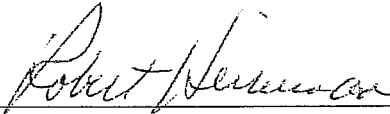
1. Demolish or rebuild sagging and collapsed areas of rear addition, dispose of debris.
2. Demolish & rebuild all porches including structural columns to support roofs. Repair/replace all rotted & missing porch decking, framing, railings and components.
3. Remove debris & overgrowth from side and rear yard areas, properly grade site to eliminate depressions & water ponding in rear yard.
4. Point all open & loose joints on brick/masonry, seal brick to prevent further moisture infiltration into interior of house.
5. Repair all deteriorated trim & openings in house to prevent entry of birds, etc.
6. Secure loose decking & railings, posts on second floor balcony, replace deteriorated components.
7. Replace all roofs, gutters & downspouts including repair/replacement of water damaged framing & sheathing to restore roof to a sound condition.
8. Prep & paint all exposed exterior wood & trim.
9. Correct all areas of peeling paint on exterior
10. Install adequate exterior lighting per current code.

ADOPTED this 19<sup>th</sup> day of June, 2014.

ATTEST:

LANCASTER COUNTY VACANT  
PROPERTY REINVESTMENT BOARD

  
Aimee Tyson, Secretary

  
Robert Heiserman, Chairman