



# CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

Building Inspection Division

Code Enforcement

300 Sixth Street

605-355-3465 • FAX 605-394-6636

## Memorandum

**DATE:** January 4, 2001

**TO:** Legal and Finance Committee

**FROM:** Umit Spencer, Ordinance Officer *US*

**RE:** *629 Silver Street*

*Property Owners: Jerry Lahr & Jennie Laht as Trustees of the  
Black Hills Industries Trust*

*All below listed documents are enclosed.*

- 27 October 1998 Code Enforcement received a written Substandard Complaint from the tenants at the time. Same day, the electrical-mechanical-plumbing and structural inspections were made.
- 28 October 1998 Certified Notice and Order to repair the house and to demolish the shed were sent to the Black Hills Industries according to owner records.
- Letters came back with ATTEMPTED NOT KNOWN stamps from the Post Office.
- 4 December 1998 copies of letters were re-sent to Mr. Robert Johnston with a cover letter.
- Again, no answer was received. I have checked the owners' Colorado address. I was told there was no such place.
- 22 March 1999 another certified letter with inspection reports was sent to new owners, Lahr Trustees.
- 9 June 1999 the Building Official filed Demolition Order with the CourtHouse.
- 8 August 1999, Mr. Robert Johnston sent us a letter asking for all the documents on this property.
- 15 December 2000, a demolition notice was sent to recorded owners, Lahr Trustees. A copy was also sent to Mr. Johnston.
- 28 December 2000, Mr. Johnston appealed the demolition Order as the managing director of the trust.

Thank You.

Enclosures



EQUAL OPPORTUNITY EMPLOYER



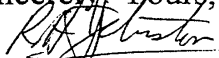
12/28/000

Rapid City Code Enforcement

To Whom It May Concern:

Please send me the proper Appeals form or consider this to be an official notice of Appeal regarding the supposed demolition of the residence at 629 Silver St. R. C., S. D.

Sincerely Yours,



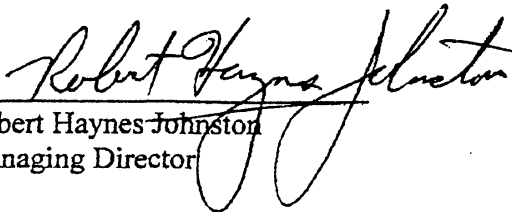
R.H. Johnston

Managing Dir. Black Hills Industries Trust

# DOCUMENTATION OF THE ACCEPTANCE OF APPOINTMENT

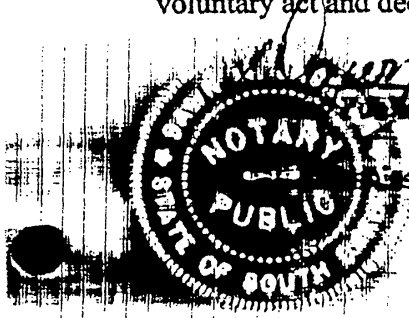
On this 30<sup>th</sup> day of June, 1998, the undersigned does hereby accept and acknowledge the appointment of the position of Managing Director of BLACK HILLS INDUSTRIES. I understand and accept the duties of management and administration of the business matters of the Trust and shall adhere to and be bound by the Trust Indenture and the subsequent Minutes of the Trust.

Dated this 30<sup>th</sup> day of June, 1998.

  
Robert Haynes Johnston  
Managing Director

State of South Dakota        }  
County of Pennington        }

On this 30 day of June, 1998 before me, the undersigned, a Notary Public in and for said State appeared Robert Haynes Johnston to me known to be the identical person named in and who executed the foregoing Acceptance of Appointment, and acknowledged that he/she executed the same as his/her voluntary act and deed.

  
Notary Public  
Commission expires: Sept. 10, 2004



## *First American Title Company of South Dakota*

820 COLUMBUS STREET, RAPID CITY, SOUTH DAKOTA 57701-3541

P.O. Box 8181, Rapid City, SD 57709-8181

TELE: 605-348-4200 FAX: 605-341-6880

**SAM BENNE**  
President

### **OWNERSHIP AND ENCUMBRANCE REPORT**

1. File No.: **00045939**
2. For the exclusive use of : **City of Rapid City - Code Enforcement Attn: Umit Spencer**
3. Effective date of this report: **December 5, 2000 at 7:30 AM**
4. The legal description searched is in the State of South Dakota, County of **Pennington**:  
**Lots 7 and 8 in Block 12 of Mallow's Addition to the City of Rapid City, Pennington County, South Dakota.**
  
- ADDRESS: **629 Silver Street, Rapid City, SD 57701**
5. Apparent record owner(s):  
**Jerry Lahr & Jennie Lahr as Trustees of the Black Hills Industries Trust**
6. The following unsatisfied mortgages or other security instruments and unreleased mechanics liens (except mechanics liens filed more than 6 years ago) appear against this land:
  - a. **Mortgage executed by Black Hills Industries to Malibu Investments to secure an indebtedness of \$32,500.00 (thirty-two thousand and 00/100, as written out on instrument), dated July 20, 1998, recorded July 20, 1998, in Book 74, Page 36.**
7. The following unreleased county liens, state liens, Federal liens and judgments appear against the apparent record owner(s) in the public records of said County for 10 years prior to the effective date of this report.
  - a. **Notice to Public by the City of Rapid City, Building Inspection Division, that structure on subject property is found to be substandard and has been ordered demolished, as set forth in instrument recorded June 18, 1999, in Book 79, Page 4681.**
8. The public tax records indicate the following real estate taxes and special assessments for this real estate are unpaid:
  - a. **1999 real estate tax in the amount of \$745.76, plus interest and costs, a lien, now due and payable. — The tax identification number is 25369.**
  - b. **Tax sale certificate #990612, for 1998 real estate tax in the amount of \$730.48, plus interest, — advertising and costs.**
9. This report is limited to only the information described in it. No representation is made as to the completeness, validity or legal sufficiency of any documents reported, nor have any documents been examined to determine whether or not there are any exceptions, reservations, encumbrances or other matters which might be detrimental to title.

10. This report is not, nor is it to be construed as, an abstract of title, title opinion, policy of title insurance or commitment for title insurance.
11. The total liability of **First American Title Company of S.D.** hereunder is limited to the amount paid for this report.

DATED: **December 15, 2000**

**First American Title Company of S.D.**

By: Mary Shields \_\_\_\_\_



# CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

Building Inspection Division

Code Enforcement

300 Sixth Street

605-355-3465 • FAX 605-394-6636

**CERTIFIED MAIL**

**RETURN RECEIPT REQUESTED**

**15 DECEMBER 2000**

Jerry and Jennie Lahr

P.O. Box 3921

Rapid City, SD 57709

**DEMOLITION NOTICE**

**RE:** Property located at 629 Silver Street.

Dear Jerry and Jennie Lahr:

According to our records, as of today, no permits have been issued and/or no repairs have been completed concerning above listed substandard property. Since 28 October 1998, this property is in violation of the Uniform Housing Code and considered a dangerous building. During the last several years, property has changed hands and none of the property owners contacted this office except on 8 August 1999, Mr. R.H. Johnston, Managing Director, Black Hills Industries Trust requested the copies of the correspondence. Copies were sent to him and no other contact was made since then. A certified letter was sent to you last year and since you did not pick up the registered mail, we sent it with first class and it did not get returned. This letter will be mailed twice also, one registered and one first class, to make sure you are notified.

**Bids are being sought for the demolition of the substandard building and the garage/shed. The deadline for bids is December 27, 2000.**

Appeals to this order must be made to the Office of the Building Official, in writing, and within fifteen days of the issuance of the order at 300 6th Street, Rapid City, SD 57701. Failure to appeal will result in the waiver of all rights to an administrative hearing.

The cost to demolish and any additional administrative costs will be assessed to the owner.

Thank you for your prompt attention to this matter.

Sincerely,

Gmit Spencer

Ordinance Officer

Cc: Resident, 629 Silver Street

Robert Johnston



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Copies sent  
8-27-99

RECEIVED  
AUG 18 1999

August 8, 1999

RECEIVED  
AUG 19 1999

Black Hills Industries Trust  
c/o Robert H. Johnston, Managing Director  
3637 Canyon Lake Drive  
Rapid City, SD 57702


Dear Sir or Madam:

This is a formal request for copies of the following public records regarding the property on 629 Silver Street that are either: produced, generated, maintained, or required to be in the possession of the city of Rapid City pursuant to South Dakota annotated §1-27-1:1-27-19.

This includes records or letters on file and any police reports or formal complaints lodged against the property on 629 Silver Street. This also includes formal actions by local zoning or planning and assessment boards or any that have been generated in in-office memos and letters.

You have previously sent ordinances regarding this property, but you did not send the enacting clause. Please provide the enacting clause in your response.

Sincerely,



R. H. Johnston,  
Managing Director, Black Hills Industries Trust







# CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

**Building Inspection Division**

**Code Enforcement**

300 Sixth Street

605-355-3465 • FAX 605-394-6636

**CERTIFIED MAIL  
RETURN RECEIPT REQUESTED**

**25 MAY 1999**

Jerry and Jennie Lahr

P.O. Box 3921

Rapid City, SD 57709

**RE:** Property located at 629 Silver Street.

Dear Jerry and Jennie Lahr:

As of today, no permits have been issued and/or no repairs have been completed concerning above listed substandard property. This building is in violation of the Uniform Housing Code and considered a dangerous building.

**Bids will be sought for the demolition of the substandard building. The deadline for bids is 2 June 1999.**

The cost to demolish and any additional administrative costs will be assessed to the owner.

Thank you for your prompt attention to this matter.

Sincerely,

Umit Spender

Ordinance Officer



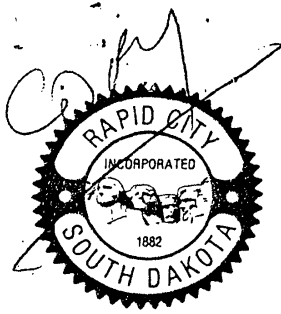
EQUAL OPPORTUNITY EMPLOYER



3/31/99

# CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724



Building Inspection Division  
Code Enforcement  
300 Sixth Street  
605-355-3465 • FAX 605-394-6636

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

March 22, 1999

Jerry and Jennie Lahr, Trustees  
PO BOX 9321  
Rapid City, SD 57709

**RE:** Property located at 629 Silver Street, legally described as Lots 7-8 of Block 12 of Mallow Subdivision.


Dear Jerry and Jennie Lahr:

Enclosed are the copies of the correspondence concerning above listed substandard property. According to our information, you have purchased the property.

Please contact this office by or before March 31, 1999, with your schedule and plans to bring this property into compliance according to the enclosed Inspector reports.

Thank you for your prompt attention to this matter.

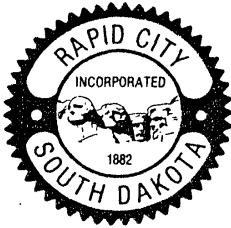
Sincerely,

  
Umit Spencer  
Ordinance Officer



EQUAL HOUSING  
OPPORTUNITY

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# CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

Building Inspection Division

Code Enforcement

300 Sixth Street

605-355-3465 • FAX 605-394-6636

**CERTIFIED MAIL  
RETURN RECEIPT REQUESTED**

December 4, 1998

Robert Johnston  
3637 Canyon Lake Drive  
Rapid City, SD 57702

**RE:** Property located on 629 Silver Street.

Dear Robert Johnston:

Enclose are the Notices which were sent to the owners of above address. Letters came back as ATTEMPTED NOT KNOWN. Since you sold this house last July, please let us know who the owner or responsible agent for this property.

If you do have any legal documents on this ownership, please contact this office.

Thank you.  
  
Umit Spencer,  
Ordinance Officer

cc: Stanton Fox, Assistant City Attorney



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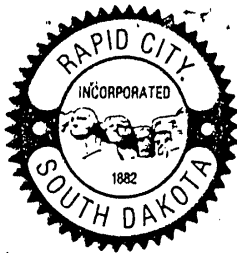






# CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724



Building Inspection Division  
Code Enforcement  
300 Sixth Street  
605-355-3465 • FAX 605-394-6636

October 28, 1998

NOTICE AND ORDER  
UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS  
UNIFORM HOUSING CODE  
CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

Black Hills Industries  
C/O Property Manager  
5023 W 120th Avenue  
Broomfield, CO 80020

RE: Property located at 629 Silver Street, legally described as Lots 7-8 of Block 12 of Mallow Subdivision.

Dear Property Manager:

Due to complaints received, this office has completed inspections of the dwelling located at above address. These inspections revealed that below listed repairs must be completed to bring the dwelling in compliance with the Uniform Building Code and city ordinances.

1. Due to the substandard nature of the roof and the other structural members as described in the Uniform Code for the Abatement of Dangerous Buildings:

*Section 302, paragraph 4:* ... any portion thereof has been damaged .....

*Section 302, paragraph 5:* ....any portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.

*Section 302, paragraph 8:* Whenever the building or structure...is likely partially or completely collapse.

*Section 302, paragraph 13:* Whenever any building or structure .....in violation of Building Code or Housing Code.....

2. Uniform Housing Code:

*Section 1001.3*            *Structural Hazards*  
*Section 1001.5*            *Hazardous Electrical wiring*  
*Section 1001.6*            *Hazardous Plumbing*

The building official has determined that the dwelling is substandard and must be repaired. During the required repairs, residents do not have to vacate the premises.

Another inspection will be made on November 27, 1998 to verify the repairs have started. All of the repairs must be completed by December 28, 1998. Copy of appeal sample and inspector reports are enclosed for your information.



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Black Hills Industries  
C/O Property Manager  
5023 W 120th Avenue  
Broomfield, CO 80020

Permits must be obtained prior to repairs, before commencing any work. All repairs must be carried out by licensed contractors. If code compliance is not achieved, the Building Official will order the work performed at the owner's expense.

A written appeal of this order may be made to the Office of the Building Official within thirty (30) days. Failure to appeal will result in the waiver of all rights to an administrative hearing.

Thank you for your prompt attention to this matter.

Sincerely,  
  
Umit Spender  
Ordinance Officer

cc: Resident, 629 Silver Street.

Enclosure: Appeal sample

**INSPECTOR'S REPORT**  
**CITY OF RAPID CITY**  
 300 SIXTH STREET RAPID CITY SD 57701  
 (605) 394-4157

PERMIT NUMBER  
 ADDRESS 629 Silver St  
 OWNER BH Industries  
 CONTRACTOR(S)

DATE 10-27-98  
 TIME

**INSPECTION(S) NEEDED:**

- |  |                                       |
|--|---------------------------------------|
| <input type="checkbox"/> Electrical          | <input type="checkbox"/> Excavation   |
| <input checked="" type="checkbox"/> Plumbing | <input type="checkbox"/> Framing      |
| <input type="checkbox"/> Mechanical          | <input type="checkbox"/> Final        |
| <input type="checkbox"/> Concrete            | <input type="checkbox"/> JOB COMPLETE |
| <input type="checkbox"/> Other               |                                       |

DESCRIPTION OF INSPECTION  
 PREMISES USED FOR  
 CORRECTIONS/COMMENTS: SS w/limit

10-28-98 10 a.m. Wed  
 Kitchen sink drain has illegal siphon leg of improper fitting - Hot valve on low needs repair - J-loop drain missing CID Plug - laundry drain illegally installed must be eliminated - water distribution must be repiped to bypass old gas w/ty - Gas dryer tapped must be capped - Tub drain not trapped must be corrected - Relief valve on electric water heater must terminate to proper point of disposal - permit licensed Plumbing Contractor inspection re

You are hereby notified to immediately correct the conditions as stated above. Re-inspection will be conducted after \_\_\_\_\_ days from date of service of this notice.

Dave B

INSPECTOR

10/28/98  
 DATE

CUSTOMER COPY

**INSPECTOR'S REPORT**  
**CITY OF RAPID CITY**  
 300 SIXTH STREET RAPID CITY SD 57701  
 (605) 394-4157

PERMIT NUMBER  
 ADDRESS 629 Silver St  
 OWNER BH Industries  
 CONTRACTOR(S)

DATE 10-27-98  
 TIME

**INSPECTION(S) NEEDED:**

- |  |                                       |
|--|---------------------------------------|
| <input type="checkbox"/> Electrical            | <input type="checkbox"/> Excavation   |
| <input type="checkbox"/> Plumbing              | <input type="checkbox"/> Framing      |
| <input checked="" type="checkbox"/> Mechanical | <input type="checkbox"/> Final        |
| <input type="checkbox"/> Concrete              | <input type="checkbox"/> JOB COMPLETE |
| <input type="checkbox"/> Other                 |                                       |

DESCRIPTION OF INSPECTION  
 PREMISES USED FOR  
 CORRECTIONS/COMMENTS: SS w/limit

10-28-98 10 a.m.

Remove Duct Tape From Old Water Heater Vent And Replace With Sheet Metal Cap or Plug

You are hereby notified to immediately correct the conditions as stated above. Re-inspection will be conducted after \_\_\_\_\_ days from date of service of this notice.

S. S. S.

INSPECTOR

10-28-98  
 DATE

CUSTOMER COPY



**INSPECTOR'S REPORT**  
**CITY OF RAPID CITY**  
 300 SIXTH STREET RAPID CITY SD 57701  
 (605) 394-4157

PERMIT NUMBER

ADDRESS 629 Silver St  
 OWNER BH Industries  
 CONTRACTOR(S)

DATE 10-27-98  
 TIME

INSPECTION(S) NEEDED:

- |   |                                       |
|---|---------------------------------------|
| <input type="checkbox"/> Electrical             | <input type="checkbox"/> Excavation   |
| <input type="checkbox"/> Plumbing               | <input type="checkbox"/> Framing      |
| <input type="checkbox"/> Mechanical             | <input type="checkbox"/> Final        |
| <input type="checkbox"/> Concrete               | <input type="checkbox"/> JOB COMPLETE |
| <input type="checkbox"/> Other <u>structure</u> |                                       |

DESCRIPTION OF INSPECTION

PREMISES USED FOR

CORRECTIONS/COMMENTS: SS w/ Hunt

- 10-28-98 10 2 M.
1. ROOF IS LEAKING BADLY - IT IS DETERIORATED BADLY - NEEDS TO BE STRIPPED OFF & REPLACED - ROOF SHEATHING MAY NEED REPLACEMENT TOO
  2. SIDING ON NORTH SIDE IS BUCKLED + IN SOME CASES MISSING - THE WALL SHEATHING IS WET AND NEEDS REPLACING
  3. THE CEILING IN BEDROOM NEEDS REPLACEMENT
  4. SOME LEAKAGE IN BASEMENT - HOUSE NEEDS GUTTERS + DOWNSPOUTS DIRECTING WATER AWAY FROM FOUNDATION -
  5. DOORS + WINDOWS NEED TO BE MADE WEATHER TIGHT

OBTAIN BUILDING PERMITS FOR ABOVE

You are hereby notified to immediately correct the conditions as stated above. Re-inspection will be conducted after \_\_\_\_\_ days from date of service of this notice.

Bill Chalm

INSPECTOR

10-28-98

DATE

CUSTOMER COPY

**INSPECTOR'S REPORT**  
**CITY OF RAPID CITY**

300 SIXTH STREET RAPID CITY SD 57701  
 (605) 394-4157

PERMIT NUMBER

ADDRESS 629 Silver St.  
 OWNER BH Industries  
 CONTRACTOR(S)

DATE 10-27-98  
 TIME

INSPECTION(S) NEEDED:

- |  |                                       |
|--|---------------------------------------|
| <input checked="" type="checkbox"/> Electrical | <input type="checkbox"/> Excavation   |
| <input type="checkbox"/> Plumbing              | <input type="checkbox"/> Framing      |
| <input type="checkbox"/> Mechanical            | <input type="checkbox"/> Final        |
| <input type="checkbox"/> Concrete              | <input type="checkbox"/> JOB COMPLETE |
| <input type="checkbox"/> Other                 |                                       |

DESCRIPTION OF INSPECTION

PREMISES USED FOR

CORRECTIONS/COMMENTS: SS w/ Hunt

- 10-28-98 10 a.m.
- 1 Switched Light or Receptacle Required in all habitable Rooms
  - 2 Lights Required in basement
  - 3 Extension Lights Required at egress doors
  - 4 Properly strain cables in basement + crawl space
  - 5 Protect cables within 6" of steps/stairway
  - 6 Properly ground / bond water system
  - 7 Grounded type receptacles shall not be installed on ungrounded circuits unless GFCI protected
  - 8 Close unused openings
  - 9 Properly wire garage - 100 Amp feeder
- Electrical Contractor required to complete to corrections

You are hereby notified to immediately correct the conditions as stated above. Re-inspection will be conducted after \_\_\_\_\_ days from date of service of this notice.

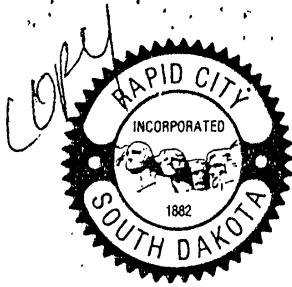
Debbie Hall

INSPECTOR

10-28-98

DATE

CUSTOMER COPY



# CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

Building Inspection Division  
Code Enforcement  
300 Sixth Street  
605-355-3465 • FAX 605-394-6636

**NOTICE AND ORDER  
CERTIFIED MAIL  
RETURN RECEIPT REQUESTED**

October 28, 1998

Black Hills Industries  
C/O Property Manager  
5023 W 120th Avenue  
Broomfield, CO 80020

**RE:** Property located at 629 Silver Street, legally described as Lots 7-8 of Block 12 of Mallow Subdivision.

Dear Property Manager:

Due to complaints, inspections were made of the substandard garage/shed located at above referenced property. The Building Official deemed the shed substandard according to Uniform Code for the Abatement of Dangerous Buildings, section 302;

**paragraph 9: Unsafe structure  
paragraph 17: Public Nuisance**


The building official has ordered that the structure be demolished by 30 November 1998.

Copy of appeal sample is enclosed. A demolition permit must be obtained prior to commencing the work.

An appeal of this order may be made to the Office of the Building Official within thirty (30) days. Failure to appeal will result in the waiver of all rights to an administrative hearing.

Thank you in advance for your cooperation.

Sincerely,

  
Umit Spencer,  
Ordinance Officer

cc: Resident, 629 Silver Street.

Enclosure



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SUBSTANDARD COMPLAINT FORM

Commercial

Residential

Property Address: 629 Silver St.

Complainants:

Name: Arthur & Debores Janis

Address: 629 Silver St

BCSD 57701

Phone: 342-7826

Nature of Complaint: Roof leaking, Bedroom Ceiling falling in, Basement leaking, Electrical & mechanical problem, Water leaking, Mold & Mildew on windows & door, Siding on house falling, Bathroom sink hot water has to be turned off.

Debores Janis  
Signature of Complainant

10-27-98  
Date

Department Information

Property Owner: \_\_\_\_\_

Phone: \_\_\_\_\_

Inspectors: \_\_\_\_\_

*Inspectors Reports Attached*



# CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

Building Inspection Division  
Code Enforcement  
300 Sixth Street  
605-355-3465 • FAX 605-394-6636

January 24, 2001

**NOTICE AND ORDER**

**UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS**

**CERTIFIED MAIL**

**RETURN RECEIPT REQUESTED**

Robert Johnston

3637 Canyon Lake Drive

Rapid City, SD 57702

**RE:** Property located on 629 Silver Street.

Dear Robert Johnston:

This office has completed inspections of the substandard dwelling located at above address. These inspections revealed the below listed violations.

Uniform Housing Code:

**Section 1001.3**

**Structural Hazards**

*Corrected.*

**Section 1001.5**

**Hazardous Electrical wiring**

*Copy of inspector report is enclosed. Licensed contractor required.*

**Section 1001.6**

**Hazardous Plumbing**

*Prior inspection corrections must be completed. Licensed contractor required.*

**Section 1001.7**

**Hazardous Mechanical Equipment**

*Copy of inspector report is enclosed. Licensed contractor required.*

Copies of the Inspector reports are attached for required repairs. All repairs must be completed by 5 February 2001. The building permit #2001C1BP0073 will be used for this period also.

**All necessary repairs must be completed by or before February 5, 2001.**

Permits must be secured prior to repairs, before commencing any work. Licensed contractors must carry out all repairs. Re-inspections and final inspections must be completed concerning all these issues. If code compliance is not achieved, the building official will order the work performed at the owner's expense.

A written appeal of this order may be made to the office of the Building Official within ten (10) days. Failure to appeal will result in the waiver of all rights to an administrative hearing. Copy of the appeal sample is enclosed.

Thank you for your prompt attention to this matter.

Sincerely,

Tim Spencer  
Ordinance Officer

cc: Resident, 629 Silver Street  
City Attorney's Office



EQUAL OPPORTUNITY EMPLOYER



# INSPECTOR'S REPORT

CITY OF RAPID CITY

300 SIXTH STREET RAPID CITY SD 57701  
(605) 394-4157

PERMIT NUMBER

ADDRESS 629 Silver St  
OWNER Robert Johnson  
CONTRACTOR(S)

DATE 1-11-2001  
TIME

INSPECTION(S) NEEDED:

- |  |                                     |
|--|-------------------------------------|
| <input type="checkbox"/> Electrical          | <input type="checkbox"/> Excavation |
| <input checked="" type="checkbox"/> Plumbing | <input type="checkbox"/> Framing    |
| <input type="checkbox"/> Mechanical          | <input type="checkbox"/> Final      |
| <input type="checkbox"/> Concrete            | <input type="checkbox"/> JOB COMPI  |
| <input type="checkbox"/> Other               |                                     |

DESCRIPTION OF INSPECTION

PREMISES USED FOR

CORRECTIONS/COMMENTS 2nd inspection to determine if habitable 2) if repairs  
12 JAN 2001 9:00 AM - Thurs

Corrections not complete - obtain permit  
licensed contractor & reinspection required

You are hereby notified to immediately correct the conditions as stated above. Re-inspection will be conducted after \_\_\_\_\_ days from c  
service of this notice.  
CUSTOMER COPY

Dave B  
INSPECTOR

1/18/01  
DATE

# INSPECTOR'S REPORT

CITY OF RAPID CITY

300 SIXTH STREET RAPID CITY SD 57701  
(605) 394-4157

PERMIT NUMBER

ADDRESS 629 Silver St.

OWNER Robert Johnston

CONTRACTOR(S)

DATE 7-11-2001

TIME

INSPECTION(S) NEEDED:

- |  |                                     |
|--|-------------------------------------|
| <input type="checkbox"/> Electrical            | <input type="checkbox"/> Excavation |
| <input type="checkbox"/> Plumbing              | <input type="checkbox"/> Framing    |
| <input checked="" type="checkbox"/> Mechanical | <input type="checkbox"/> Final      |
| <input type="checkbox"/> Concrete              | <input type="checkbox"/> JOB COMPL  |
| <input type="checkbox"/> Other                 |                                     |

DESCRIPTION OF INSPECTION

PREMISES USED FOR

CORRECTIONS/COMMENTS 2nd inspection to determine 1) if habitable 2) if repairs  
18 Jul 2001 9:00 AM  
No Final HVAC - New Problem - Owner To install  
2 - 18x12 Combustion Air openings in Door To Basement  
1 - At Top - 1 At Bottom - Call For Reinspect within  
7 Days - include minimum permit fee in General Per  
Previous Correction Completed

You are hereby notified to immediately correct the conditions as stated above. Re-inspection will be conducted after \_\_\_\_\_ days from c  
service of this notice.

INSPECTOR COPY

Sibert  
INSPECTOR

7-18-01  
DATE

# INSPECTOR'S REPORT

CITY OF RAPID CITY

300 SIXTH STREET RAPID CITY SD 57701  
(605) 394-4157

PERMIT NUMBER

ADDRESS 629 Silver St

OWNER BH Industries

CONTRACTOR(S)

DATE 10-27-98

TIME

INSPECTION(S) NEEDED:

- |   |                                     |
|---|-------------------------------------|
| <input type="checkbox"/> Electrical             | <input type="checkbox"/> Excavation |
| <input type="checkbox"/> Plumbing               | <input type="checkbox"/> Framing    |
| <input type="checkbox"/> Mechanical             | <input type="checkbox"/> Final...   |
| <input type="checkbox"/> Concrete               | <input type="checkbox"/> JOB COMPL  |
| <input type="checkbox"/> Other <u>structure</u> |                                     |

DESCRIPTION OF INSPECTION

PREMISES USED FOR

CORRECTIONS/COMMENTS: SS w/ Moist

- 10-28-98 10:2 AM.
1. ROOF IS LEAKING BADLY - IT IS DETERIORATED BADLY - NEEDS TO BE STRIPPED OFF & REPLACED - ROOF SHEATHING MAY NEED REPLACEMENT
  2. SIDING ON NORTH SIDE IS BUCKLED & IN SOME CASES MISSING - THE WALL SHEATHING IS WET AND NEEDS REPLACING
  3. THE CEILING IN BEDROOM NEEDS REPLACEMENT
  4. SOME LEAKAGE IN BASEMENT - HOUSE NEEDS GUTTERS & DOWNSPOUTS
  5. DIRECTLY AWAY FROM FOUNDATION -
  6. DOORS & WINDOWS NEED TO BE MADE WEATHER TIGHT

OBTAIN BUILDING PERMITS FOR ABOVE

You are hereby notified to immediately correct the conditions as stated above. Re-inspection will be conducted after \_\_\_\_\_ days from date of service of this notice.

Bill Chalkin

INSPECTOR

10-28-98

DATE

FILE COPY

# INSPECTOR'S REPORT

CITY OF RAPID CITY

300 SIXTH STREET RAPID CITY SD 57701  
(605) 394-4157

PERMIT NUMBER

ADDRESS 629 Silver Street

OWNER Robert Johnston

CONTRACTOR(S)

DATE 1-11-2001

TIME

INSPECTION(S) NEEDED:

- |  |                                     |
|--|-------------------------------------|
| <input type="checkbox"/> Electrical            | <input type="checkbox"/> Excavation |
| <input type="checkbox"/> Plumbing              | <input type="checkbox"/> Framing    |
| <input type="checkbox"/> Mechanical            | <input type="checkbox"/> Final      |
| <input type="checkbox"/> Concrete              | <input type="checkbox"/> JOB COMPI  |
| <input type="checkbox"/> Other <u>Building</u> |                                     |

DESCRIPTION OF INSPECTION

PREMISES USED FOR

CORRECTIONS/COMMENTS 2nd inspection to determine if habitable & if repairable  
18 Jan 2001 9:2 AM.

IT APPEARS THAT ALL CORRECTIONS FROM PREVIOUS INSPECTION 10-28-98 HAVE BEEN MADE FOR BUILDING PORTION

You are hereby notified to immediately correct the conditions as stated above. Re-inspection will be conducted after \_\_\_\_\_ days from date of service of this notice.

CUSTOMER COPY

[Signature]

INSPECTOR

1-18-01

DATE

INSPECTOR'S REPORT  
CITY OF RAPID CITY  
300 SIXTH STREET RAPID CITY SD 57701  
(605) 394-4157

PERMIT NUMBER

ADDRESS 629 Silver St.

OWNER Robert Johnson

CONTRACTOR(S)

DATE 1-18-01

TIME 9:00

INSPECTION(S) NEEDED:

- |  |                                     |
|--|-------------------------------------|
| <input checked="" type="checkbox"/> Electrical | <input type="checkbox"/> Excavation |
| <input type="checkbox"/> Plumbing              | <input type="checkbox"/> Framing    |
| <input type="checkbox"/> Mechanical            | <input type="checkbox"/> Final      |
| <input type="checkbox"/> Concrete              | <input type="checkbox"/> JOB COMPL  |
| <input type="checkbox"/> Other                 |                                     |

DESCRIPTION OF INSPECTION

PREMISES USED FOR

CORRECTIONS/COMMENTS

1) Switched Light or receptacle required in all habitable rooms

2) Separate cables within 6" of steps/stairway

3) Properly ground & bond water system

4) Grounded type receptacles shall not be on ungrounded circuit unless GFCI Protected (stairway)

5) Properly wire garage

Electrical Contractor & Permit required

Owner admitted doing some corrections himself

You are hereby notified to immediately correct the conditions as stated above. Re-inspection will be conducted after 14 days from date of this notice.

CUSTOMER COPY

Dennis Abel  
INSPECTOR

1-18-01  
DATE