

SUPPLEMENTARY REPORT

City of Oak Ridge

vs.

Tammy Sandlin

On May 2, 2009 the Code Enforcement Division received a court order to inspect the building and grounds at 186 Hillside Road (Applewood Apartments) within the City limits to determine if the apartments were code compliant. Denny Boss- Code Supervisor, Jake Martin- Electrical Code, Laura Davis- Fire Code & Applewood maintenance staff, Oak Ridge Schools staff and locksmith, Ronald R. Corum, RE. and staff from Corum Engineers inspected said building apartment #H and determined that the items listed on the attached sheet did not meet the code requirements.

On April 2, 2009 a certified return receipt requested letter went out to the property owner of record, Joseph J. Levitt Jr. Said letter informed the owner of the violations and gave 30 days from the date of the receipt of said letter to bring the apartment into compliance. Said letter included contact information for Tim Cochran to allow Mr. Levitt to contact him with any questions or concerns. The certified letter proof of delivery receipt was received by the Code Enforcement Division on April 7, 2009.

As of May 19, 2009, the code office has not been notified that work as been completed, and no follow-up inspection on the apartment has been requested.

NOTE REGARDING VIOLATION

If this violation is completely corrected and you notify the below-listed Code Official by noon on the business day prior to your scheduled court date, and the Code Official agrees after a field observation that compliance has been reached, you do not have to appear in City Court on your scheduled court day as the Code Official will recommend dismissal of your citation without cost due to compliance. If this is not a first time violation, then appearance in court is required. Business days are Monday through Friday 8:00 a.m. to 5:00 p.m., absent city holidays.

Tim Cochran; Property Maintenance Code Officer
Code Official's Name and Title

865-425-3570
Telephone Number

3-2-09 Inspection Report 186 Hillside Road Building Apt # H (Applewood Apartments)

Code Section	Heading	Violations
Section 302.1	Sanitation	Remove mold on bedroom windows and all interior surfaces affected.
Section 304.13.1	Glazing	Replace front door glass.
Section 304.13.2	Openable windows	Repair bedroom and bath windows to proper operation.
Section 304.15	Doors	Repair deadbolt at the secondary entry door.
Section 305.3	Interior surfaces	Repair bath #1 ceiling, bedroom #1 ceiling and sagging ceiling in the living room; Repair wall near secondary exit door; Install missing floor covering.
Section 305.6	Interior doors	Repair doors to bedrooms and bath to operate properly.
Section 504.1	Plumbing systems and fixtures	Repair shower faucet and broken toilet seat.
Section 605.2	Receptacles	Repair receptacle in bedroom #1; Install missing fuse block in fuse panel.
Section 605.3	Lighting Fixtures	Replace globe to bath #2 light; AC cord too short to reach receptacle.
Section 907.2.10.1.2	Smoke Detector	Check existing for proper operation and install in bedrooms and just outside bedrooms per code.

CITY WARRANT

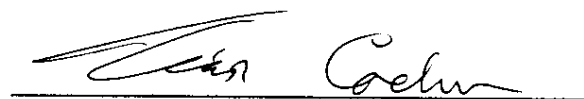
State of Tennessee, Anderson County

City of Oak Ridge

Personally appeared before me, the undersigned City Judge for the City Court for Oak Ridge, the undersigned affiant, and made oath in due form of law, that on or about March 2, 2009, the offense of **violation of the International Property Maintenance Code (IPMC) § 302.1 – Sanitation; 304.13.1 – Glazing; 304.13.2 – 304.15 – Doors; Open able Windows; 305.3 – Interior Surface; 305.6 – Interior Doors; 504.1 – Plumbing Systems and Fixtures; 605.2 – Receptacles; 605.3 – Lighting Fixtures; 907.2.10.1.2 – Smoke Detector. <see attached supplementary report>**

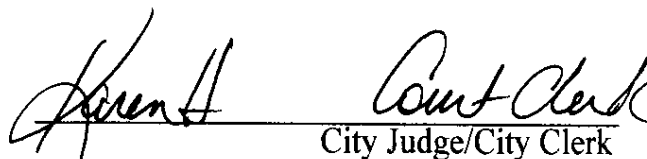
has been committed in the City of Oak Ridge aforesaid and charging

thereof.


Affiant.

Subscribed and sworn to before me this

21 day of May 2009


City Judge/City Clerk

State of Tennessee, Anderson County

City of Oak Ridge

To Any Lawful Officer of Said City:

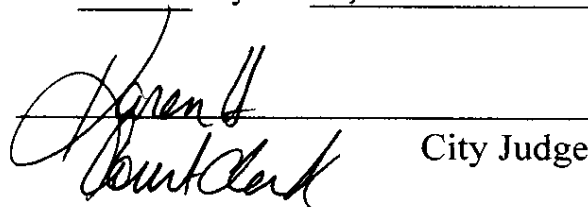
Information on oath having been made to me by Tim Cochran that on or about March 2, , 2009, the offense of **violation of the (IPMC) § 302.1; 304.13.1; 304.13.2; 304.15; 305.3; 305.6; 504.1; 605.2; 605.3; 907.2.10.1.2**

has been committed in the City of Oak Ridge aforesaid, and charging Tammy Sandlin

thereof you are, therefore, commanded in the name of the City of Oak Ridge, forthwith to cite/arrest the said

and to have him/her appear and answer the above charge, on the 29th day of May 2009, at 8:00 O'clock, A. M.

This 21 day of May 2009


City Judge

Summon as witnesses for the City of Oak Ridge:

Docket No. C189320

BILL OF COSTS

	Amount Dollars Cts.
Fine	
Costs	
Witness Fees	
Execution	
Total	
Witnesses:	

CITY WARRANT

CITY OF OAK RIDGE

VS.

Tammy Sandlin

186 Hillside Rd. Apartment # H Oak Ridge, TN 37830

IPMC § 302.1; 304.13.1; 304.13.2; 304.15;

Charge: 305.3; 305.6; 504.1; 605.2; 605.3; 907.2.10.12

Issued 21 day of May 2009

City Judge:

Court Clerk

Came to hand same day issued, executed as
commanded by arresting the defendant and
bringing her before the City Judge for trial, on
the 29th day of May 2009
at 8:00 O'clock, A. M.

This 21st day of May, 2009.

Officer

Patricia #4362 City Attorney

09-2008

Case continued to ___ day of ___

200 ___, by ___

This ___ day of ___, 200__

PLEA

The defendant being brought before me and
arraigned on the charge, entered his plea of ___
guilty,

JUDGMENT

This ___ day of ___, 200__

City Judge

This ___ day of ___, 200__

City Judge

SUPPLEMENTARY REPORT

City of Oak Ridge

vs.

Tammy Sandlin

On May 2, 2009 the Code Enforcement Division received a court order to inspect the building and grounds at 184 Hillside Road (Applewood Apartments) within the City limits to determine if the building exterior, basement and grounds were code compliant. Denny Boss- Code Supervisor, Jake Martin- Electrical Code, Laura Davis- Fire Code & Applewood maintenance staff, Oak Ridge Schools staff and locksmith, Ronald R. Corum, RE. and staff from Corum Engineers inspected said building exterior and determined that the items listed on the attached sheet did not meet the code requirements.

On April 2, 2009 a certified return receipt requested letter went out to the property owner of record, Joseph J. Levitt Jr. Said letter informed the owner of the violations and gave 30 days from the date of the receipt of said letter to bring the building and grounds into compliance. Said letter included contact information for Tim Cochran to allow Mr. Levitt to contact him with any questions or concerns. The certified letter proof of delivery receipt was received by the Code Enforcement Division on April 7, 2009.

As of May 19, 2009, the code office has not been notified that work as been completed, and no follow-up inspection on the apartment has been requested.

NOTE REGARDING VIOLATION

If this violation is completely corrected and you notify the below-listed Code Official by noon on the business day prior to your scheduled court date, and the Code Official agrees after a field observation that compliance has been reached, you do not have to appear in City Court on your scheduled court day as the Code Official will recommend dismissal of your citation without cost due to compliance. If this is not a first time violation, then appearance in court is required. Business days are Monday through Friday 8:00 a.m. to 5:00 p.m., absent city holidays.

Tim Cochran; Property Maintenance Code Officer
Code Official's Name and Title

865-425-3570
Telephone Number

3-2-09 Inspection Report 184 Hillside Road Building Exterior (Applewood Apartments)

Code Section	Heading	Violations
Section 302.1	Sanitation	Animal feces should be removed in the basement and crawlspace areas; Remove mold type deposits for the basement and crawlspace areas;
Section 304.2	Protective treatment	Finish paint touch-up on all exterior surfaces.
Section 304.3	Premises Identification	Properly identify each apartment unit with lettering a minimum of 4" high, a width of 0.5" and contrasting in color with their background.
Section 304.4	Structural members	Repair/replace cracked front porch floor joist and size per code; Bolt front porch rim joist to structure per code; Replace the main girder beam at the left rear corner of the building; Repair/replace damaged floor joists in the left rear of the basement area; Replace damaged wall framing in basement (appears to have wood destroying insect damage); Correct or properly support overspanned 2" x 8" floor joist in floor system; Rebuild per code the front header joist to a proper sized girder system with proper footings; Replace approximately eight (8) floor joist in the center of the crawlspace that were cut or damaged at plumbing penetrations; Replace five (5) broken floor joist at the right side of the crawlspace.
Section 304.5	Foundation walls	Reinstall vents in crawlspace; Repair foundation cracks on the left front; Repair block foundation wall at the right side of the building where broken and install missing lintels as needed;
Section 304.6	Exterior walls	Caulk cracks in siding and trim boards around the roof, windows and siding; Complete any pending repairs to trim and siding areas.
Section 304.7	Roofs and drainage	Replace defective roofing and sheathing on the front porch and landing areas; seal around chimney properly.
Section 304.10	Stairways, decks, porches and balconies	Repair/replace the stair stringers at the left front basement where rotten;
Section 305.3	Interior surfaces	Repair damaged flooring at plumbing penetrations in the crawlspace area.
Section 504.1	Plumbing systems and fixtures	Repair all plumbing leaks in the basement and crawlspace areas.
Section 602.2	Heating facilities – residential occupancies	Repair possible gas line leak near rear gas meters;

CITY WARRANT

**State of Tennessee, Anderson County
City of Oak Ridge**

Personally appeared before me, the undersigned City Judge for the City Court for Oak Ridge, the undersigned affiant, and made oath in due form of law, that on or about March 2, 2009, the offense of **violation of the International Property Maintenance Code (IPMC) § 302.1 – Sanitation; 304.2 – Protective Treatment; 304.3 – Premises Identification; 304.4 – Structural Members; 304.5 – Foundation Walls; 304.6 – Exterior Walls; 304.7 – Roofs and Drainage; 304.10 – Stairways, Decks, Porches and Balconies; 305.3 – Interior Surfaces; 504.1 – Plumbing Systems and Fixtures and 602.2 – Heating Facilities – Residential Occupancies. <see attached supplementary report>**

has been committed in the City of Oak Ridge aforesaid and charging _____

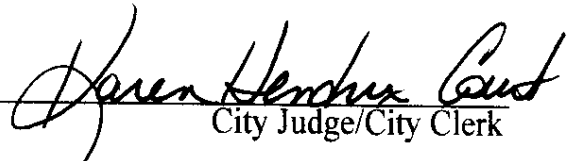
thereof.



Affiant.

Subscribed and sworn to before me this

21 day of May 2009



City Judge/City Clerk

**State of Tennessee, Anderson County
City of Oak Ridge**

To Any Lawful Officer of Said City:

Information on oath having been made to me by Tim Cochran that on or about March 2, _____, 2009, the offense of **violation of the (IPMC) § 302.1; 304.2; 304.3; 304.4; 304.5; 304.6; 304.7; 304.10; 305.3; 504.1; 602.2**

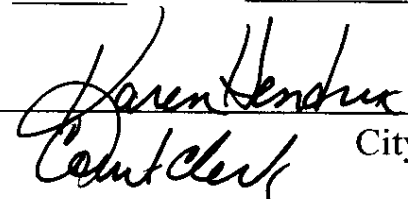
has been committed in the City of Oak Ridge aforesaid, and charging Tammy Sandlin

thereof you are, therefore, commanded in the name of the City of Oak Ridge, forthwith to cite/arrest the said _____

and to have him/her appear and answer the above charge, on the 29th day of May 2009_, at 8:00 O'clock, A. M.

This 21 day of May 2009

Summon as witnesses for the City of Oak Ridge:



City Judge

Docket No. C189324

BILL OF COSTS

	Amount Dollars Cts.
Fine	
Costs	
Witness Fees	
Execution	
Total	
Witnesses:	

CITY WARRANT

CITY OF OAK RIDGE

VS.

Tammy Sandlin

184 Hillside Rd. Exterior Building and Grounds
Oak Ridge, TN 37830

Charge: IPMC § 302.1; 304.2; 304.3; 304.4; 304.5;
304.6; 304.7; 304.10; 305.3; 504.1; 602.2

Issued 21 day of May, 2009

Steven Henderson
David Clark City Judge

Came to hand same day issued, executed as
commanded by arresting the defendant and
bringing her before the City Judge for trial, on

the 29th day of May, 2009

at 8:00 O'clock, A.M.

This 21st day of MAY, 2009.

C. R. Smith
Officer

Case continued to _____ day of _____

200_____, by _____

This _____ day of _____, 200____

PLEA

The defendant being brought before me and
arraigned on the charge, entered his plea of _____
guilty,

JUDGMENT

This _____ day of _____, 200____

City Judge

This _____ day of _____, 200____

City Judge

69-2032

SUPPLEMENTARY REPORT

City of Oak Ridge

vs.

Tammy Sandlin

On May 2, 2009 the Code Enforcement Division received a court order to inspect the building and grounds at 186 Hillside Road (Applewood Apartments) within the City limits to determine if the building exterior, basement and grounds were code compliant. Denny Boss- Code Supervisor, Jake Martin- Electrical Code, Laura Davis- Fire Code & Applewood maintenance staff, Oak Ridge Schools staff and locksmith, Ronald R. Corum, RE. and staff from Corum Engineers inspected said building exterior and determined that the items listed on the attached sheet did not meet the code requirements.

On April 2, 2009 a certified return receipt requested letter went out to the property owner of record, Joseph J. Levitt Jr. Said letter informed the owner of the violations and gave 30 days from the date of the receipt of said letter to bring the building and grounds into compliance. Said letter included contact information for Tim Cochran to allow Mr. Levitt to contact him with any questions or concerns. The certified letter proof of delivery receipt was received by the Code Enforcement Division on April 7, 2009.

As of May 19, 2009, the code office has not been notified that work as been completed, and no follow-up inspection on the apartment has been requested.

NOTE REGARDING VIOLATION

If this violation is completely corrected and you notify the below-listed Code Official by noon on the business day prior to your scheduled court date, and the Code Official agrees after a field observation that compliance has been reached, you do not have to appear in City Court on your scheduled court day as the Code Official will recommend dismissal of your citation without cost due to compliance. If this is not a first time violation, then appearance in court is required. Business days are Monday through Friday 8:00 a.m. to 5:00 p.m., absent city holidays.

Tim Cochran; Property Maintenance Code Officer
Code Official's Name and Title

865-425-3570
Telephone Number

3-2-09 Inspection Report 186 Hillside Road Building Exterior (Applewood Apartments)

Code Section	Heading	Violations
Section 302.1	Sanitation	Remove dead animals and animal feces from the basement and crawlspace; Remove mold-like deposits in the basement and crawlspace area; Remove standing water in the basement area.
Section 304.3	Premises Identification	Properly identify each apartment unit with lettering a minimum of 4" high, a width of 0.5" and contrasting in color with their background.
Section 304.4	Structural members	Repair/replace cracked front porch floor joist and size per code; Bolt front porch rim joist to structure per code; Replace damaged main girder at the left rear corner of the structure; Replace damaged floor joist due to plumbing piping in basement; Replace all damaged wall framing in basement, wood destroying insect damage is also evident; Rebuild per code the front header joist to a proper sized girder system with proper footings; Replace six (6) cut floor joist in the basement area at plumbing penetrations; Replace eight (8) floor joist at the rear of the building that are broken or sagging.
Section 304.5	Foundation walls	Reinstall foundation vents at crawlspace; Repair cracks in the left rear and front walls of the foundation blocks; Repair holes in the right side block foundation walls where broken and install proper lentils.
Section 304.6	Exterior walls	Caulk cracks in the face of the lap-board siding; Caulk cracks around all windows and trim boards.
Section 304.7	Roofs and drainage	Replace defective roofing and sheathing on the front porch and landing areas; seal around chimney properly.
Section 304.10	Stairways, decks, porches and balconies	Repair the left front stairs at the rotted bottom of the stringers.
Section 305.1	Interior structure	Replace damaged subflooring at plumbing penetrations as seen from basement including portions at the center and right portions of the crawlspace.
Section 504.1	Plumbing systems and fixtures	Repair all plumbing leaks in the crawlspace areas.
Section 604.1	Electrical facilities – required	Secure or removed electrical wiring hanging down in basement; Replace all active damaged wiring in basement area and insure all splices are in junction boxes with proper covers;

CITY WARRANT

**State of Tennessee, Anderson County
City of Oak Ridge**

Personally appeared before me, the undersigned City Judge for the City Court for Oak Ridge, the undersigned affiant, and made oath in due form of law, that on or about March 2, 2009, the offense of **violation of the International Property Maintenance Code (IPMC) § 302.1 – Sanitation; 304.3 – Premises Identification; 304.4 – Structural Members; 304.5 – Foundation Walls; 304.6 – Exterior Walls; 304.7 – Roofs and Drainage; 304.10 – Stairways, Decks, Porches and Balconies; 305.1 – Interior Structure; 504.1 – Plumbing Systems and Fixtures and 604.1 – Electrical Facilities – Required. <see attached supplementary report>**

has been committed in the City of Oak Ridge aforesaid and charging

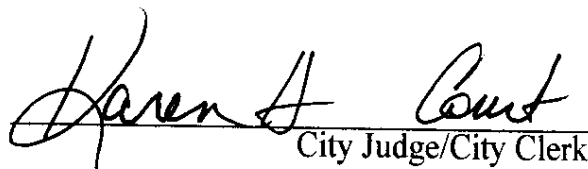
thereof.



Affiant.

Subscribed and sworn to before me this

21 day of May 2009


City Judge/City Clerk

**State of Tennessee, Anderson County
City of Oak Ridge**

To Any Lawful Officer of Said City:

Information on oath having been made to me by Tim Cochran that on or about March 2, 2009, the offense of **violation of the (IPMC) § 302.1; 304.3; 304.4; 304.5; 304.6; 304.7; 304.10; 305.1; 504.1; 604.1**

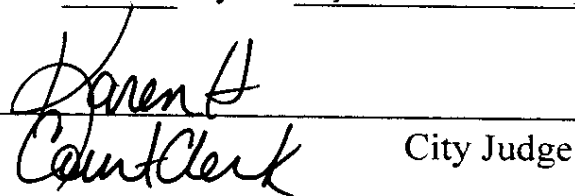
has been committed in the City of Oak Ridge aforesaid, and charging Tammy Sandlin

thereof you are, therefore, commanded in the name of the City of Oak Ridge, forthwith to cite/arrest the said

and to have him/her appear and answer the above charge, on the 29th day of May 2009, at 8:00 O'clock, A. M.

This 21 day of May 2009

Summon as witnesses for the City of Oak Ridge:


City Judge

Docket No. C189330

BILL OF COSTS

	Amount	
	Dollars	Cts.
Fine		
Costs		
Witness Fees		
Execution		
Total		
Witnesses:		

CITY WARRANT

CITY OF OAK RIDGE

vs.

Tammy Sandlin

186 Hillside Rd. Exterior Building and Grounds
Oak Ridge, TN 37830

IPMC § 302.1; 304.3; 304.4; 304.5; 304.6;

Charge: 304.7; 304.10; 305.1; 504.1; 604.1

Issued 26 day of May, 2009

Shawn D. Boush City Judge.

Came to hand same day issued, executed as
commanded by arresting the defendant and
bringing her before the City Judge for trial, on
the 29th day of May, 2009
at 8:00 O'clock, A. M.

This 21ST day of MAY, 2009.

C. Foster Pritchard City Judge

Officer

Case continued to _____ day of _____

200____, by _____

This _____ day of _____, 200____

PLEA

The defendant being brought before me and
arraigned on the charge, entered his plea of _____
guilty.

JUDGMENT

This _____ day of _____, 200____

City Judge

This _____ day of _____, 200____

City Judge

69-2636

CITY WARRANT

182 BLDG.

State of Tennessee, Anderson County

City of Oak Ridge

Personally appeared before me, the undersigned City Judge for the City Court for Oak Ridge, the undersigned affiant, and made oath in due form of law, that on or about March 2, 2009, the offense of **violation of the International Property Maintenance Code (IPMC) § 302.1 – Sanitation; 302.3 – Sidewalks and Driveways; 304.2 – Protective Treatment; 304.3 – Premises Identification; 304.4 – Structural Members; 304.5 – Foundation Walls; 304.6 – Exterior Walls; 304.7 – Roofs and Drainage; 304.13 – Windows, Skylight and Door Frames; 305.3 – Interior Surfaces; 307.1 – Accumulation of Rubbish & Garbage; 504.1 – Plumbing Systems and Fixtures. <see attached supplementary report>**

has been committed in the City of Oak Ridge aforesaid and charging

thereof.

Tim Cochran

Affiant.

Subscribed and sworn to before me this

21 day of May 2009

Karen Hendrix Court
City Judge/City Clerk

State of Tennessee, Anderson County

City of Oak Ridge

To Any Lawful Officer of Said City:

Information on oath having been made to me by Tim Cochran that on or about March 2, , 2009, the offense of **violation of the (IPMC) § 302.1; 302.3; 304.2; 304.3; 304.4; 304.5; 304.6; 304.7; 304.13; 305.3; 307.1; 504.1**

has been committed in the City of Oak Ridge aforesaid, and charging Tammy Sandlin

thereof you are, therefore, commanded in the name of the City of Oak Ridge, forthwith to cite/arrest the said

and to have him/her appear and answer the above charge, on the 29th day of May 2009, at 8:00 O'clock, A. M.

This 21 day of May 2009

Summon as witnesses for the City of Oak Ridge:

Karen Hendrix Court
City Judge

Docket No. C189325

BILL OF COSTS

	Amount	
	Dollars	Cts.
Fine		
Costs		
Witness Fees		
Execution		
Total		
Witnesses:		

CITY WARRANT

11/10
CITY OF OAK RIDGE

VS.

Tammy Sandlin

182 Hillside Rd. Exterior Building and Grounds
Oak Ridge, TN 37830

IPMC § 302.1; 302.3; 304.2; 304.3; 304.4;

Charge: 304.5; 304.6; 304.7; 304.13; 305.3; 307.1; 504.1

Issued 21 day of May, 2009

Jean Hendrix
Court Clerk City Judge

Came to hand same day issued, executed as
commanded by arresting the defendant and
bringing her before the City Judge for trial, on

the 29th day of May, 2009

at 8:00 O'clock, A. M.

This 2135 day of May, 2009.

E. Michael Hyslop
Officer

Case continued to ___ day of ___

200 ___, by ___

This ___ day of ___, 200__

PLEA

The defendant being brought before me and
arraigned on the charge, entered his plea of ___
guilty.

JUDGMENT

This ___ day of ___, 200__

City Judge

This ___ day of ___, 200__

City Judge

69-2033

SUPPLEMENTARY REPORT

City of Oak Ridge

vs.

Tammy Sandlin

On May 2, 2009 the Code Enforcement Division received a court order to inspect the building and grounds at 182 Hillside Road (Applewood Apartments) within the City limits to determine if the apartments were code compliant. Denny Boss- Code Supervisor, Jake Martin- Electrical Code, Laura Davis- Fire Code & Applewood maintenance staff, Oak Ridge Schools staff and locksmith, Ronald R. Corum, RE. and staff from Corum Engineers inspected said building apartment #A and determined that the items listed on the attached sheet did not meet the code requirements.

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Tim Cochran; Property Maintenance Code Officer
Code Official's Name and Title

865-425-3570
Telephone Number

3-2-09 Inspection Report 182 Hillside Road Apt # A (Applewood Apartments)

Code Section	Heading	Violations
Section 13-205 (3)	Unfit for Human Occupation	Apartment has been gutted due to fire. Must have a certificate of occupancy issued before renting.
Section 304.13	Window, skylight and door frames	Complete window repairs.
Section 304.13.2	Openable windows	Insure bedroom windows are operational
Section 304.15	Doors	Complete exterior door installation.
Section 305.1	Interior structure	Replace floor in the living room area from framing.
Section 305.3	Interior surfaces	Properly install flooring, wall and ceiling coverings; Repair/replace kitchen and bath cabinets.
Section 305.6	Interior doors	Complete interior door installation.
Section 504.1	Plumbing systems and fixtures	Complete plumbing repairs. Repairs must be completed by a licensed plumber.
Section 602.2	Heating facilities – residential occupancies	Install proper heating system per code.
Section 604.1	Electrical facilities – required	Complete rewire of unit is required to current code. Repairs must be completed by a licensed electrician.
Section 605.2	Receptacles	Install all new
Section 605.3	Lighting Fixtures	Install all new
Section 907.2.10.1.2	Smoke Detector	Install in bedrooms and outside bedrooms per code.

CITY WARRANT

State of Tennessee, Anderson County

City of Oak Ridge

Personally appeared before me, the undersigned City Judge for the City Court for Oak Ridge, the undersigned affiant, and made oath in due form of law, that on or about March 2, 2009, the offense of **violation of the International Property Maintenance Code (IPMC) § 304.13 – Windows, Skylights and Door Frames; 304.13.2 – Open able Windows; 304.15 – Doors; 305.1 – Interior Structure; 305.3 – Interior Surface; 305.6 – Interior Doors; 504.1 – Plumbing Systems and Fixtures; 602.2 – Heating Facilities – Residential Occupancies; 604.1 – Electrical Facilities – Required; 605.2 – Receptacles ; 605.3 – Lighting Fixtures; 907.2.10.1.2 – Smoke Detector and 13.205(3) Unfit for Human Occupancy. <see attached supplementary report>**

has been committed in the City of Oak Ridge aforesaid and charging

thereof.

Tim Cochran
Affiant.

Subscribed and sworn to before me this
21 day of May 2009

Karen Hendrix Bout
City Judge/City Clerk

State of Tennessee, Anderson County

City of Oak Ridge

To Any Lawful Officer of Said City:

Information on oath having been made to me by Tim Cochran that on or about March 2, , 2009, the offense of **violation of the (IPMC) § 304.13; 304.13.2; 304.15; 305.1; 305.3; 305.6; 504.1; 602.2; 604.1; 605.2; 605.3; 907.2.10.1.2; 13.205(3).**

has been committed in the City of Oak Ridge aforesaid, and charging Tammy Sandlin

thereof you are, therefore, commanded in the name of the City of Oak Ridge, forthwith to cite/arrest the said

and to have him/her appear and answer the above charge, on the 29th day of May 2009, at 8:00 O'clock, A. M.

This 21 day of May 2009

Karen Hendrix Bout
City Judge

Summon as witnesses for the City of Oak Ridge:

Docket No. C189318

BILL OF COSTS

	Amount	
	Dollars	Cts.
Fine		
Costs		
Witness Fees		
Execution		
Total		
Witnesses:		

CITY WARRANT

CITY OF OAK RIDGE

vs.

Tammy Sandlin

182 Hillside Rd. Apartment # A Oak Ridge, TN 37830

IPMC § 304.13; 304.13.2; 304.15; 305.1;

Charge: 305.3; 305.6; 504.1; 602.2; 604.1; 605.2; 605.3;

907.2, 10.1, 2 and 13-205(3).

Issued 21 day of May, 2009

Tammy Sandlin
City Judge.

Came to hand same day issued, executed as
commanded by arresting the defendant and
bringing her before the City Judge for trial, on

the 29th day of May, 2009

at 8:00 O'clock, A. M.

This 21st day of May, 2009.

C. J. Sandlin
Officer

JUDGMENT

Case continued to _____ day of _____

200 _____, by _____

This _____ day of _____, 200 _____

PLEA

The defendant being brought before me and
arraigned on the charge, entered his plea of _____
guilty.

This _____ day of _____, 200 _____

City Judge

This _____ day of _____, 200 _____

City Judge

09-2006

APPEAL BOND

State of Tennessee, County of Anderson, City of Oak Ridge

KNOW ALL MEN BY THESE PRESENTS:

That we Tammy Sandlin as principal,
 and Joseph J. Levitt, Jr. as sureties acknowledge
 ourselves indebted to the State of Tennessee for the use of the City of Oak Ridge for the sum of ~~XXXXXX~~
 \$232.50

The conditions of this obligation are as follows: The above bound Tammy Sandlin
 has been arraigned before City Judge of the City of Oak Ridge on the charge of violating the ordinances of said
 city, and by the City Judge found guilty and fined see order \$50.00 Dollars,
 and all the costs amounting to \$86.50 X 4 Dollars were
 assessed against him, from which judgment the said Joseph J. Levitt, Jr. has
 prayed and obtained an appeal to the next term of the Circuit Court for Anderson County, Tennessee.

Now therefore, if the said Joseph J. Levitt, Jr. shall successfully
 prosecute his said appeal, this obligation shall be void and of no effect, or otherwise shall pay and satisfy the judge-
 ment that may be rendered against him in the said Circuit Court, the same shall be void, otherwise to be and re-
 main in full force and effect.

In witness whereof we have hereunto set our hands and seals on this the 25th day of

February 2011 ~~XXXXX~~

Approved:

Karen Wendue
 City Judge - City Clerk

Court Clerk

STATE OF TENNESSEE,

COUNTY.

I do swear that I am the owner of the following property in Anderson County, Tenn.:

that said property is vested in me; is worth \$

Sworn to and subscribed before me this

day of , 19

Approved:

Surety.

City Judge-City Clerk

No.

City of Oak Ridge

vs.

Plaintiff

Defendants.

APPEAL BOND

Filed

25th

day of

February 2011, 104

Helen Hendrix
City Judge—City Clerk

By

60468—Ambrose Nashville

STATE OF TENNESSEE,

COUNTY.

I do swear that I am the owner of the following property in Anderson County, Tenn.:

that said property is vested in me; is worth \$

Sworn to and subscribed before me this

day of , 19

Approved:

Surety.

City Judge-City Clerk

CITY OF OAK RIDGE



POST OFFICE BOX 1 • OAK RIDGE, TENNESSEE 37831-0001

425-3535

March 1st, 2011

Anderson County Circuit Court
Room 311 Court House
100 N Main Street
Clinton, TN 37716

RE: APPEAL, DEFENDANT: JOSEPH J LEVITT JR

To Who it May Concern:

The following City Warrants C189318, C189320, C189324, C189325 and C189330 are being appealed to your Court from Oak Ridge Municipal Court. Also included are two Interim Orders, one Order, The Final Order, Appeal Bond and The Cashier's Check made out to Anderson County Circuit Court.

Should you have any questions in this regard, please give me a call.

Sincerely,

A handwritten signature in cursive script, appearing to read "Karen H", followed by a horizontal flourish.

Karen Hendrix
City Court Clerk

In the City Court for the City of Oak Ridge, Tennessee

City of Oak Ridge,

 V_S

Tammy Sandlin,

Plaintiff

Defendant

Docket No.

C189330, C189320
C189324, C189327
C189329

Interim Order

This matter came on to be heard on February 26, 2010 with the City Of Oak Ridge (hereafter "City") being represented by city attorney Ken Krushenski and the defendant, Tammy Sandlin (hereafter "Sandlin") being represented by attorney Joe Levitt. The hearing consisted of testimony addressing only the building located at 186 Hillside, Oak Ridge. The proof in the case consisted of two exhibits and four witnesses.

The City presented testimony from Ron Coram, Jake Martin and Arnold Blackwell and one exhibit, designated as Exhibit 7¹, being divided into two sections, the first titled “Coram Repair Sequence for 186 Hillside Road” and consisting of 10 pages (hereafter “Coram Repair Sequence”) with the second section titled “City Repair Sequence for 186 Hillside Road” consisting of 10 pages (hereafter “City Repair Sequence”). Attached were 202 photographs.

Sandlin presented testimony from Ben Tetter and one exhibit, designated as Exhibit 8 and consisting of 10 pages, titled "Work Timeline for Applewood Apartments"(hereafter "Applewood Work Timeline").

The City's first witness, Ron Coram, who had been previously sworn and allowed to testify as an expert witness, gave testimony utilizing Exhibit 7 which was based upon Mr. Coram's inspection of the property on March 2, 2009. Of the 40 alleged violations he testified that items 1-29 were conditions, which, in his opinion, constituted violations of the code. On cross-examination it was pointed out to Mr. Coram that items 21-29 referenced code sections which did not appear applicable to the comments referenced for those alleged violations. At that point the defendant argued that since the wrong code sections were

¹ Exhibits 1-6 were submitted in the previous hearings on 182 and 184 Hillside Road.

COPY

referenced, that those alleged violations should be dismissed. The court overruled the dismissal issue on the basis that Exhibit 7 was not a "charging" document, but required that the City amend those references to note the appropriate code sections involved and present the amended document to the Court to be added as Exhibit 7a, supplying a copy thereof to the Defendant.

The City then announced that the remaining alleged violations in the "Coram Repair Sequence", being items 30-40, were all in compliance and moved that these alleged violations be dismissed.

The City's second witness, Jake Martin, a city electrical inspector, testified only as to item #2 in the "City Repair Sequence" concerning electrical wiring in the basement and an uncovered junction box. He testified that in his opinion the wires that were hanging from the floor above and the uncovered junction box were violations set out in a national code but that he did not know about the particular code section referenced by the City.

The City's third witness, Mr. Arnold Blackwell, testified as to items #1 (roofing on the front porch), #4 (defects in the exterior siding) and #5 (signage) in the "City Repair Sequence". His testimony was that the roof on the porch was essentially nonexistent, that cracks in lap boards of the exterior wall needed to be repaired and that's signage was required on the exterior of 186 Hillside as well as all apartments therein.

Mr. Krushenski then announced that apartments F, B, E, G, K, D and L, each noted in the "City Repair Sequence" as containing violations, were now in compliance and should be dismissed.

The Defendant's sole witness was Mr. Ben Tetter, who is in charge of maintenance, construction and repair of the Applewood Apartments. Mr. Tetter testified that items #1, #4, #6, #7, #9, #10, #12, #14, #18, #20 and #28 of the "Coram Repair Sequence" had been repaired. Mr. Tetter also testified that in regards to #6, involving broken floor joists, that the cause of the breaks was the weight of some 120 five gallon buckets of paint located in one small area of the apartment, and that the weight had been distributed evenly after repair of the joists.

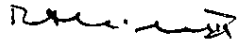
Upon close of the defendant's proof, Mr. Krushenski indicated that if someone from the city could be allowed upon the premises to confirm the repairs testified to by Mr. Tetter, then he would also move to those violations be dismissed. Mr. Levitt declined on the basis that at the earlier hearings he had raised the issue of the validity of the initial inspection warrants which gave rise to the inspections bringing about all the charges. He felt that by acquiescing to an inspection now he would waive his right to challenge the

inspection warrants at a later date.

From all of which the Court finds and ORDERS, as follows:

- (1). That conditions # 30-40 noted in the Coram Repair Sequence, and those violations concerning apartments F, B, E, G, K, D and L, following the announcement by the City that they are now in compliance, are dismissed ,
- (2). That condition #2 in the City Repair Sequence (#9 in the "Coram Repair Sequence"), re wiring is dismissed,
- (3). That the remaining alleged conditions constitute violations, notwithstanding the testimony that some had been repaired there being no photographs of those repairs, with fines and costs arising from each to be decided at the conclusion of the hearings on the remaining structures.
- (4). The City Court Clerk is instructed, upon upon receipt of this order to subscribe the appropriate docket number hereto, enter this order, and forward a copy of same to both parties. .

This 2nd day of March, 2010.



s/Robert A. McNees III

Oak Ridge City Judge

In the City Court for the City of Oak Ridge, Tennessee

City of Oak Ridge,)	Plaintiff)	Docket No. C189318
Vs.))	C189325
Tammy Sandlin,)	Defendant)	

Interim Order

This matter came on to be heard on October 9, 2009 with the City Of Oak Ridge (hereafter "City") being represented by city attorney Ken Krushenski and the defendant , Tammy Sandlin (hereafter "Sandlin") being represented by attorney Joe Levitt.¹

The Court first heard lengthy discussions and argument of Counsel regarding,

- (1) documents to be used in the presentation of the City's proof,
- (2) an oral motion by the Defendant's attorney requesting discovery and
- (3) an oral motion by the Defendant's attorney for dismissal of all charges.

As to (1) above, the City originally produced a document which will be referred to herein as "Repair Sequence for Building 182" (hereafter, "repair sequence"), a copy of which is included in Exhibit 1 (*infra*).² The City later sent a more complete version of the repair sequence to the Court

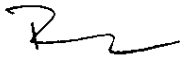
¹ Mr. Levitt is the actual owner of the properties involved and Ms. Sandlin operates and manages the properties. (See Code § 106.1 et.seq.)

²

The sequence was prepared following an order by the Court for the two parties to meet and try to see if (1) any of the issues in this matter could be resolved, (2) for the City to relate to Mr. Levitt it's opinion as to the seriousness of each condition and the order in which the conditions should be repaired and (3) whether there were conditions that Mr. Levitt was not contesting as being in violation of the code. As to (3) above , if there were uncontested conditions the Court would then enter an additional order with a timeline for those non-contested conditions to be repaired. The City had already dismissed several charges following the Defendant's satisfactory repair of the conditions.

(6). Mr. Levitt will have until Monday, November 30, 2009 to file with the Clerk his Motion to Dismiss and Motion to Allow Discovery, with attached Memorandums of Law in support thereof for each.

Entered this 26th day of October, 2009.


s/Robert A. McNees III
Oak Ridge City Judge

In the City Court for the City of Oak Ridge, Tennessee

City of Oak Ridge,	Plaintiff)	
)	
)	
)	Docket Nos. C189318, 89319, 189320, 189321,
)	189322, 189323, 189324, 189325,
)	189326, 189327, 189329 189330
Tammy Sandlin,	Defendant)	

Final Order

The Court has previously heard cases involving the apartment buildings known as the "Applewood Apartments" located on Hillside Road in Oak Ridge. The Court was initially advised that there would be litigation involving at least twelve buildings. After being advised that the hearings were likely to be lengthy, and because both the City Attorney and the Defendant's attorney indicated to the Court that some of the alleged violations had been , or were being remedied, the Court decided to hear the charges for each building separately, and any orders entered were termed as "interim" so that the Court could assess the progress of any violation being remedied .

As of this date there have been three hearings held with interim orders entered on each as follows:

Building	Hearing Date	Interim Order
182 Hillside	October 09, 2009	October 26, 2009
184 Hillside	November 20, 2009	December 1, 2009
186 Hillside	February 26, 2010	March 2, 2010.

The Court having now been advised by the City that the remaining matters are going to be brought before the Board of Building and Housing Code Appeals for the City of Oak Ridge, deems it appropriate to make final the interim orders referenced above . The interim orders are incorporated by reference herein and, for the convenience of the parties, a summary of said orders is referenced in the table below. The orders reflect that of the 171 alleged violations there were 56 dismissals requested by the City and granted by the Court because the conditions had been satisfactorily remedied by the defendant ; 17 alleged violations being dismissed by the Court on the merits, and 98 other alleged violations found to be violations by the Court .

Building	Alleged Violations	Dismissed By City	Dismissed By Court	Violations By Court
182 Hillside	34	0	9	25
184 Hillside	80	38	7	35
186 Hillside	57	18	1	38
Total	171	56	17	98

From all of which the Court finds and ORDERS, as follows:

1. That the interim orders referenced above are hereby incorporated as part of this final order,
2. That as to the violations found by the Court to exist as of the date of each hearing, the Court orders the City to advise the Court whether any of said violations have been subsequently remedied, and if so, those violations will be dismissed .
3. Each violation not remedied as of today's date is assessed a \$50 fine and court costs for each day that the violation has continued, starting with the day each interim order was entered.
4. The Clerk is ordered to send a copy of this order to the respective attorneys.

This 16th day of February, 2011.



Robert A. McNees III
Oak Ridge City Judge

In the City Court for the City of Oak Ridge, Tennessee

City of Oak Ridge,

Plaintiff

Vs.

Tammy Sandlin,

Defendant

Docket No.

C189319, C189321, C189323
C189322 (C189321)

Order

This matter came on to be heard on November 20, 2009 with the City Of Oak Ridge (hereafter "City") being represented by city attorney Ken Krushenski and the defendant , Tammy Sandlin (hereafter "Sandlin") being represented by attorney Joe Levitt.

The hearing consisted of testimony addressing only the building located at 184 Hillside, Oak Ridge. The City submitted what will be referred to now as Exhibit ^{7 RM} 6 (the next numbered exhibit following the five exhibits introduced in the first hearing regarding the building located at 182 Hillside). Exhibit 6 contained 21 pages , the first eight titled " Coram Repair Sequence for 184 Hill side Road" (hereafter "Coram Repair Sequence") and the final thirteen titled "City Repair Sequence for 184 Hillside Road" (hereafter "City Repair Sequence") .

Before presenting testimony City Attorney Ken Krushenski directed the Courts' attention to page 8 and pages 5-13 in Exhibit ^{7 RM} 6 and stated to the Court that the 38 violation set out therein were now in compliance with the Building Code and should be dismissed .

The City's first witness, Ron Coram, who had been previously sworn and allowed to testify as an expert witness, gave testimony opining that the 33 remaining items set out in the first eight pages of Exhibit 6 constituted violations of the code . He was then cross-examined by Mr. Levitt. At what turned out to be the conclusion of his cross-examination, Mr. Levitt asked Mr. Coram, in essence, when the structural members noted in items #1-8 would fail. The witness replied that no one could tell when a failure would occur. Mr. Levitt continue to ask the same question and when the City objected , the Court sustained the objection and Mr. Leavitt announced he would have no further questions and stipulate the information set out Exhibit 6.

COPY

The City then presented no further witnesses and rested and the defendant presented no proof.

From all of which the Court finds and ORDERS, as follows:

(1). That conditions # 1-25 noted in the Coram Repair Sequence constitute violations, with fines and costs arising from each, same to be decided at the conclusion of these matters, but that the remaining conditions # 26- 37 noted in the Coram Repair Sequence having either been dismissed by the City, or not rising to the level of a violation, or being assumed without inspection, are not violations and are dismissed;

(2). That conditions # 1-10 noted in the City Repair Sequence constitute violations, with fines and costs arising from each, same to be decided at the conclusion of these matters, but that the remaining 34 conditions, noted as being in apartments D, E , F and H, as noted in the City Repair Sequence having either been dismissed by the City, or not rising to the level of a violation, or being assumed without inspection, are not violations and are dismissed.

(3). The City Court Clerk is instructed, upon upon receipt of this, to subscribe the appropriate docket number hereto and enter this order, and to forward a copy of same to both the City Attorney and to Mr. Levitt.

This 1st day of December, 2009.

s/Robert A. McNees III



Oak Ridge City Judge

IN THE CITY COURT
FOR
THE CITY OF OAK RIDGE, TENNESSEE

IN THE MATTER OF:

CITY OF OAK RIDGE
(Plaintiff)

CASE NO. 189316-189330

vs.

TAMMY SANDLIN
(Manager, Applewood Apartments
119 W. Hunter Circle
Oak Ridge, Tennessee 37830
(Defendant)

OAK RIDGE CITY COURT

received
10-23-09

(10)

**CITY OF OAK RIDGE ANSWER TO DEFENDANT'S LISTS AND RESPONSE FILED
ON OCTOBER 9, 2009**

The City of Oak Ridge, in Answer to the Defendant's "Lists and Response" filed with this Court on October 9, 2009, would show the Court as follows:

1. In Answer to the Defendant's averments set out in the opening paragraphs on Page 1, the City of Oak Ridge would state that the violations Defendant refers to on Exhibits A, B, & C are the same violations that the Defendant was cited for in Cases numbered 189316-189330. The City has submitted no new violations in these Exhibits. The Exhibits sent to the Defendant by the City of Oak Ridge set out by priority, and in a simple format, the violations the Defendant is charged with in order of seriousness. This was done by City of Oak Ridge in response to the Court's Order dated July 31, 2009 which required the Parties to meet on Wednesday, August 5, 2009 and "create a list of priorities for resolution of the remaining alleged violations." The Transcript of this Meeting was filed with this Court and is included in the Court Record of these proceedings.

2. In response to the allegations of Paragraph I, Pages 1, 2, 3, and 4 of the Defendant's List, the City of Oak Ridge would state that the Paragraphs allege issues concerning KCDC, the Mayor of Oak Ridge, the City's Board of Housing and Code Appeals and an unnamed purchaser of Defendant's

building which are not material to these proceedings and not relevant to the Code violations the Defendant is charged with.

The City of Oak Ridge would admit that it has entered an Order dismissing some of the individual interior Apartment violations that the Defendant has been cited with.

3. In response to Paragraph A, Page 4 of Defendant's List, 182 Hillside Road, Exhibit A, City of Oak Ridge would state that Apartments 182A and E are both uninhabitable due to destruction by fire and the City of Oak Ridge would allow them to remain secured and unoccupied pending repairs.

Specifically, the City of Oak Ridge will address Defendant's Priorities in order as they appear on Page 4 and 5 under A:

- (1) Priority 1: Roofing materials have been placed on some of the buildings. An inspection will need to be made to determine how much work has been completed.
- (2) Priority 2: Interior of the units have been approved except the interior of Units A and E. There are doors for storage areas on the exterior of the second floor, under the stairs to the second floor and to the basement/crawl space areas that have not been approved.
- (3) Priority 3: Only the interior plumbing of the units have been approved except for Units A and E. We have not been asked to inspect the plumbing in the basement or crawl spaces, this is considered to still be in violation.
- (4) Priority 4: We have not been asked to inspect the exterior walls and soffits, this is considered to still be in violation.
- (5) Priority 5: We have not been asked to inspect this so it is considered to still be in violation.
- (6) Priority 6: Address can only be seen if you are traveling east on Hillside Road. Recommend the number be placed on the front west end of the building.
- (7) Priority 7: We have not been asked to inspect this situation nor have we been asked to meet and discuss any disagreements of violations. This is still considered to be a violation.
- (8) Priority 8: We have not been asked to inspect this situation nor have we been asked to meet and discuss any disagreements of violations. This is still considered to be a violation.
- (9) Priority 9: We have not been asked to inspect this so it is considered to still be in violation.

As to the remaining allegations of Defendant concerning Code violations 304.4, and 304.5 City of Oak Ridge would state that these violations are structural violations pertaining to public

health and safety issues which were testified to by the City's expert witness, Ron Corum of Corum Engineering, at the Hearing held on October 9, 2009 before this Court and are a matter of Court Record.

4. In response to Paragraph B, Page 5, 184 Hillside Road, Exhibit B, the City of Oak Ridge would state that Apartment 182B was not inspected since the Defendant refused to allow the City of Oak Ridge to enter the premises. City of Oak Ridge is therefore without knowledge of the conditions of the interior of this apartment.

Specifically, the City of Oak Ridge will address the Defendant's Priorities in order as they appear on Page 5 and 6 under Paragraph B:

- (1) Priority 1: Roofing materials have been placed on some of the buildings. An inspection will need to be made to determine how much work has been completed.
- (2) Priority 2: City of Oak Ridge denies this statement. This is a violation and must be repaired.
- (3) Priority 3: City of Oak Ridge denies this statement. Proof is demanded.
- (4) Priority 4: City of Oak Ridge would state that the exterior has been painted but not repaired according to Code specifications: rotting wood was not replaced, flashing was not replaced, cracks in the exterior of the building were not sealed and caulked. City of Oak Ridge has not been permitted to re-inspect the property.
- (5) Priority 5: This statement is denied by City of Oak Ridge. City of Oak Ridge has not been permitted to re-inspect the property.

5. In response to Paragraph C, Page 6, 186 Hillside Road, Exhibit C, the City of Oak Ridge would state that Apartment 186F is in violation of Codes. It cannot be used for storage. This Apartment is to be used for rental housing and is not approved for storage. Apartment 186L was inspected and approved for use as of February 13, 2009.

Specifically, the City of Oak Ridge will address the Defendant's Priorities in order as they appear on Pages 6 and 7 under Paragraph C:

- (1) Priority 1: Roofing materials have been placed on some of the buildings. An inspection will need to be made to determine how much work has been completed.

- (2) Priority 2: These facilities were not inspected. The Defendant refused entry.
- (3) Priority 3: This is a violation of the Code and must be repaired.
- (4) Priority 4: This work has not been re-inspected.
- (5) Priority 5: Address can only be seen if you are traveling east on Hillside Road. Recommend the number be placed on the front west end of the building.
- (6) Priority 6: The sanitation of the interior of the Building has not been re-inspected. The Defendant refused entry to this part of the Building.
- (7) Priority 7: This is a violation and must be corrected.

As to the remaining allegations of the Defendant concerning Code violations 304.4 and 304.5 City of Oak Ridge would state that these violations are structural violations pertaining to public health and safety issues which will be testified to by Ron Corum of Corum Engineering at the Hearing scheduled to be held on November 6, 2009 before this Court.

The violations listed are structural and foundation violations. They must be repaired according to Code specifications since they affect public health and safety.

6. As to any of Defendant's allegations previously not completely answered, explained, or denied the City of Oak Ridge would enter a denial to each and every allegation.

CITY OF OAK RIDGE

By: Kenneth R. Krushenski

Kenneth R. Krushenski
City Attorney (Attorney for Plaintiff)
City of Oak Ridge
200 S. Tulane Avenue
P. O. Box 1
Oak Ridge, Tennessee 37831-0001

CERTIFICATE OF SERVICE

The undersigned hereby certifies that a true and exact copy of this Answer to Defendant's Lists has been served upon the following by mailing the same to them at their last known address:

Joseph Levitt, Esquire (Attorney for Defendant)
Attorney at Law
825 N. Central Street
Knoxville, Tennessee 37917

Tammy Sandlin, Manager
Applewood Apartments
119 West Hunter Circle
Oak Ridge, Tennessee 37830

This the 23 day of Oct., 2009.

CITY OF OAK RIDGE, TENNESSEE

By: Kenneth R. Krushenski
Kenneth R. Krushenski
City Attorney