

## Complaint File Recap

LOCATION : 431 w mason

STATUS : CLOSED, OPEN

Execution time : 7/22/2026 1:35:47 PM

Page 1 to 8

### COMMENT TEXT

**COMPLAINT # :** EC22-03642

**STATUS :** OPEN

**LOCATION :** 431 W MASON ST

**COMPLAINT :** Environmental Complaint

**FEES :** 250.00

### RESPONSIBLE PARTY

DOUGLAS RICKEY JR

3001 RIVENDEL DR

Springfield IL, 62707

**TAX ID # :** 14280405015

---

### VIOLATION

#### OPENED

#### VIOLATION CODE SECTION

07/05/2022

170.17.15a 170.17.15(a) Grass and weeds

170.17.15(a) The owner, occupant, lessee, or contract for deed buyer of any premises shall remove or have removed from any premises growth of grass and/or weeds ten inches or greater in height. It shall be the ultimate responsibility of the owner to keep the premises free of any accumulation of growth of grass and/or weeds ten inches or greater in height.

REMEDY :

---

### INSPECTION

| DATE       | INSPECTED BY | INSPECTION                                 | RESULT CODE |
|------------|--------------|--------------------------------------------|-------------|
| 07/05/2022 | KAREN EWING  | Is this a Valid Complaint?                 | YES         |
| 07/05/2022 | KAREN EWING  | Is this voluntary?                         | YES         |
| 07/05/2022 | KAREN EWING  | Is this a weed complaint?                  | YES         |
| 07/05/2022 | KAREN EWING  | Verification Inspection - Occupied, Vacant | OCCUPIED    |
| 07/05/2022 | KAREN EWING  | Send Notice of Violation                   | YES         |
| 07/15/2022 | MICHAEL GANT | Re-inspection                              | NOTABATED   |

**COMMENTS :**

## Complaint File Recap

LOCATION : 431 w mason

STATUS : CLOSED, OPEN

Execution time : 7/22/2026 1:35:47 PM

Page 2 to 8

**COMPLAINT # :** EC25-05733

**STATUS :** CLOSED

**LOCATION :** 431 W MASON ST

**COMPLAINT :** Environmental Complaint

**FEES :** 250.00

**RESPONSIBLE PARTY**

**TAX ID # :** 14220452010

---

### VIOLATION

**OPENED**

**VIOLATION CODE SECTION**

**REMEDY :**

---

### INSPECTION

| DATE       | INSPECTED BY | INSPECTION                 | RESULT CODE |
|------------|--------------|----------------------------|-------------|
| 11/07/2025 | CASSIDY DODD | Is this a Valid Complaint? | YES         |
| 11/07/2025 | CASSIDY DODD | Is this voluntary?         | YES         |
| 11/07/2025 | CASSIDY DODD | Is this a weed complaint?  | NO          |
| 11/07/2025 | CASSIDY DODD | Verification Inspection    | FLYDUMP     |
| 12/12/2025 | CASSIDY DODD | Is WO Complete?            | YES(C)      |

**COMMENTS :**

## Complaint File Recap

LOCATION : 431 w mason

STATUS : CLOSED, OPEN

Execution time : 7/22/2026 1:35:47 PM

Page 3 to 8

From Request 773084:

Code: FLYDUMP

Description: Illegal Fly Dumping Concern

Details: Fly dump. Please remove garbage and solid waste from curb in front of 431 mason. This is fly dumped solid waste from the rear of the property. Mb

Comments: Illegal "Fly" Dumping Concern

Fly dump. Please remove garbage and solid waste from curb in front of 431 mason. This is fly dumped solid waste from the rear of the property. Mb

Q: Select the items below to give important details to the Housing Inspectors at Public Works.

A:

Q: What is your first name?

A:

Q: What is your last name?

A: mblackford

Q: What is your phone number?

A:

(image sent to attachments)

- CASSIDY DODD - 11/07/2025

## Complaint File Recap

LOCATION : 431 w mason

STATUS : CLOSED, OPEN

Execution time : 7/22/2026 1:35:47 PM

Page 4 to 8

**COMPLAINT # :** EC26-00078

**STATUS :** ABATED

**LOCATION :** 431 W MASON ST

**COMPLAINT :** Environmental Complaint

**FEES :** 250.00

### RESPONSIBLE PARTY

LANDING PAD VENTURES LLC

% KRAYTON D REINCKE- REG. AGENT

11 FOREST RDG

Springfield IL, 62712

**TAX ID # :** 14220452010

---

### VIOLATION

#### OPENED

#### VIOLATION CODE SECTION

01/09/2026

170.17.01b 170.17.01(b) Garbage solid waste must be removed

170.17.01(b) The owner as defined in this chapter and any occupant or lessee of any premises shall remove or have removed from the premises any brush and or solid waste. It shall be the ultimate responsibility of the owner to keep the premises free of any accumulation of brush and or solid waste.

**REMEDY :** All garbage and solid waste must be removed by approved means of disposal (bags and branches placed on curb). You will be required to show receipt from hauler or landfill where deposited.

---

### INSPECTION

| DATE       | INSPECTED BY   | INSPECTION                          | RESULT CODE |
|------------|----------------|-------------------------------------|-------------|
| 01/09/2026 | MARY BLACKFORD | Is this a Valid Complaint?          | YES         |
| 01/09/2026 | MARY BLACKFORD | Is this voluntary?                  | NO          |
| 01/09/2026 | MARY BLACKFORD | Is this a weed complaint?           | NO          |
| 01/09/2026 | MARY BLACKFORD | Verification Inspection             | VALID       |
| 01/09/2026 | MARY BLACKFORD | Send Notice of Violation - Non Weed | YES         |
| 03/20/2026 | MARY BLACKFORD | Re-inspection                       | ABATE       |

#### COMMENTS :

SR783348 - JONNI MCCOMBS - 01/07/2026 Garbage has been removed, but limbs are still present. will ext. - MARY BLACKFORD - 01/21/2026

## Complaint File Recap

LOCATION : 431 w mason

STATUS : CLOSED, OPEN

Execution time : 7/22/2026 1:35:47 PM

Page 5 to 8

**COMPLAINT #** : HC24-05027

**STATUS** : CLOSED

**LOCATION** : 431 W MASON ST

**COMPLAINT** : Housing Complaint

**FEES** : 80.00

### RESPONSIBLE PARTY

WILMARTH RENEWALS LLC

1501 S MACARTHUR BLVD

Springfield IL, 62704

**TAX ID #** : 14280405015

---

### VIOLATION

**OPENED**

**VIOLATION CODE SECTION**

**REMEDY** :

---

### INSPECTION

| DATE       | INSPECTED BY      | INSPECTION                        | RESULT CODE |
|------------|-------------------|-----------------------------------|-------------|
| 04/03/2025 | MARY<br>BLACKFORD | Complaint Verification Inspection | NO(C)       |

**COMMENTS** :

COMPLAINS OF LEAKS, FLOOR ISSUES AND OTHER THINGS - JONNI MCCOMBS  
- 08/23/2024 Spoke with tenant set appt for wed.28th at 12 - MARY BLACKFORD - 08/27/2024 This complaint could not be verified. The tenant did not show up, upon calling her she tried to get me to enter the dwelling without her there. -  
MARY BLACKFORD - 04/03/2025

## Complaint File Recap

LOCATION : 431 w mason

STATUS : CLOSED, OPEN

Execution time : 7/22/2026 1:35:47 PM

Page 6 to 8

**COMPLAINT #** : HC26-03412

new case that is currently open and in progress

**STATUS** : OPEN

**LOCATION** : 431 W MASON ST

**COMPLAINT** : Housing Complaint

**FEES** : 80.00

### RESPONSIBLE PARTY

LANDING PAD VENTURES LLC

% KRAYTON D REINCKE- REG. AGENT

11 FOREST RDG

Springfield IL, 62712

**TAX ID #** : 14280405015

---

### VIOLATION

#### OPENED

#### VIOLATION CODE SECTION

07/06/2026

PM605.1 IPMC 605.1 Electrical Installation

170.10.03(a) IPMC 605.1 All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.

**REMEDY** : Correct all wiring; multiple clusters of wires not in conduit or junction boxes, breaker box cover needs to be reinstalled (it is on site).  
Ceiling fixture and 2 outlets in kitchen not working. Repair immediately 7-20, other repairs by 8-10. Please call to work out reasonable timelines.

07/06/2026

PM305.3 IPMC 305.3 Interior surfaces

170.10.03(a) IPMC 305.3 All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

**REMEDY** : Repair damage to ceiling where leaking has started.

07/06/2026

PM304.2 IPMC 304.2 Protective treatment

170.10.03(a) IPMC 304.2 All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

**REMEDY** : Covering of any kind is missing (front) at flat roof area. Install siding.  
Lock up siding and secure corner channel (front and south side of house).  
To stop further deterioration cap areas at windows where wood is severely damaged.

## Complaint File Recap

LOCATION : 431 w mason

STATUS : CLOSED, OPEN

Execution time : 7/22/2026 1:35:47 PM

Page 7 to 8

07/06/2026

PM504.1 IPMC 504.1 Plumbing Fixtures - General

170.10.03(a) IPMC 504.1 All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed.

REMEDY : Severe leaking into basement area (appears to be under bathroom). Subfloor is soaked and will need to be replaced/supported. Repair immediately 7-20, other repairs by 8-10.

07/06/2026

PM304.7 IPMC 304.7 Roofs & Drainage

170.10.03(a) IPMC 304.7 The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

REMEDY : Flashing missing where exterior wall (front side of house) meets roof. Also check chimney as there is no flashing.

---

### INSPECTION

| DATE       | INSPECTED BY      | INSPECTION                        | RESULT CODE |
|------------|-------------------|-----------------------------------|-------------|
| 07/06/2026 | MARY<br>BLACKFORD | Complaint Verification Inspection | YES         |
| 07/06/2026 | MARY<br>BLACKFORD | Is this Voluntary?                | NO          |
| 07/06/2026 | MARY<br>BLACKFORD | Send Notice of Violation          | YES         |

### COMMENTS :

TENANTS NAME IS [REDACTED] AND A GOOD PHONE NUMBER FOR HER IS [REDACTED] - CASSIDY DODD -  
06/24/2026

## Complaint File Recap

LOCATION : 431 w mason

STATUS : CLOSED, OPEN

Execution time : 7/22/2026 1:35:47 PM

Page 8 to 8