



Planning, Development, and Transportation

Community Development & Neighborhood Services
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Rental Housing Inspection Results Notice of violation

7/21/2020

The Pavilions at Silver Sage
1212 Raintree Dr.
Fort Collins, CO 80526

RE: 1212 Raintree Dr. Unit G140
Parcel Number: 9722424001

Dear Andrea,

Records indicate you are the manager of the above referenced address.

This letter is to inform you that an inspection of this property was performed on 7/20/2020 the purpose of which was to verify compliance with the Structure and Premises Condition Code of the City of Fort Collins, (Rental Housing Code, 2006 International Property Maintenance Code, (IPMC)) as adopted by the City.

The inspection determined items that are not in compliance with the Rental Housing Code that need to be corrected:

1. GFCI all kitchen outlets including outlet under kitchen sink. GFCI laundry outlet and exterior outlet on deck. Done by Licensed electrical contractor.
2. Active water leak above ceiling in mechanical room. need a licensed contractor to repair leak and to install fire rated drywall and fire caulk all penetrations. Replace and clean any drywall or stud that appears to be contaminated in mold.
3. Need to replace wet and swollen casing to mechanical room.
4. Need to fire caulk common wall penetrations under main bath and master bath vanities.
5. Air filter for furnace appears to be dirty. Need to replace
6. Need to verify duct system for heating and cooling is clean. Master bath duct vent is dripping dirty water from it probably due to humidity. Clean ducting by duct cleaning company.
7. There was no permit issued for the water heater that was installed on 10-14-19 for this unit. You shall hire a licensed plumber to apply for a permit and inspect the water heater.
8. Verify all CO detectors and smoke detectors are not out of manufacturers date.
9. Label electrical panel permanently.
10. Need to clean drain in mechanical room verify it is not clogged and maintain water level in "P" trap.
11. Need to verify dryer exhaust location and verify vent is not clogged. If it goes to the roof need to verify correct vent termination was used.
12. Need to clean bath fan motors and assemblies in both bathrooms. Verify ducting is clean and exits the unit properly.
13. Faucet diverter on main bathtub faucet is stuck to only go to shower head. Need to repair to divert water to tub as well.
- 14.

15. Have licensed plumber verify all "P" traps hold water (4 sinks, 1 dishwasher, 1 disposal, 2 tubs, 1 Shower, 1 Laundry, 1 floor drain.) this will verify there no crown trap or "S" trap is installed. Also, this will verify there is no materials in the trap that will cause a syphon.
16. Verify manhole covers are sealed properly for property mains should not smell any methane gas near these covers.

Note: During the inspection the tenant mention the watercolor in the master bathtub was blue. I have contacted the city of Fort Collins water department to test the water for any contaminates or back siphonage. They will contact the tenant directly to gain access. Anything that they find, they will identify and let this office know. I will then let the manager know of any repairs that need to be made.

The above-mentioned items are considered General Maintenance items and must be repaired within (30) days of the date of this notice.

If you desire to speak with me or the Chief Building Official, please contact us with in ten days of this notice. We are willing to help you the owner or manager to understand our processes and the reasons behind the inspection results.

You are required to schedule an inspection when the work is completed to verify that all the work was performed. Failure to comply with this request may result in a citation being issued

Sincerely,



James Warren
Building Inspector
City of Fort Collins
Community Development & Neighborhood Services
(970) 416-2359
jwarren@fcgov.com