



Planning, Development, and Transportation

Community Development & Neighborhood Services  
281 N. College Ave. - PO Box 580  
Fort Collins, CO 80522

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## Rental Housing Inspection Results Notice of violation

7/28/2020

Braden & Elizabeth Loyd  
6097 Gannet Dr.  
Timnath, CO 80547-2537

RE: 3008 Southmoor Ct. Fort Collins, Co 80525  
Parcel Number: 9725107132

Dear Mr. & Mrs. Loyd,

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

This letter is to inform you that an inspection of this property was performed on 7/23/2020 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. The driveway has sever settling and heaving and is creating trip hazards. Need to repair or replace.
2. Window wells are within 3 feet of walkway and need to have metal protective covers.
3. Front patio posts have settled. This has caused the posts and uprights to detach from soffits.
4. Several areas of the exterior of the house needs to be painted. Raw wood exposed.
5. Front door does not seal.
6. Window on front of house has large crack. need to replace broken pane.
7. Replace all outlets that do not hold a two-prong power cord and replace all missing or broken cover plates.
8. Appears to be a roof leak over the stairs. Need to hire a licensed contractor to repair roof. And repair drywall.
9. Install handrail for exterior stairs going to basement.
10. GFCI all outlets in kitchen, garage and exterior.
11. Need to have licensed plumber verify boiler and water heater are in good operating condition. Boiler pressure valves appear to be leaking and water heater appears to have had flames come out the side.
12. Appears to have been a sewer back up in the basement. This needs to be fully cleaned by a restoration contractor due to mold in and on the walls. This can be a very hazardous condition if not cleaned properly.
13. Need to install smoke and carbon monoxide detectors. One smoke detector in each bedroom and each floor and a carbon monoxide detector within 15 feet of each bedroom
14. Repair damaged kitchen countertop and vinyl flooring in laundry room and bathroom
15. Need to replace bathroom fans that do not work properly.
16. Repair all drywall damaged walls.

17. This department could not find records of the basement being finished. Nor records of the master bedroom door replacing an exterior window. nor, records of the exterior deck being built, which is not to code and is failing. And finally, no record of a permit being issued for the shed in the back yard. The shed is too close to the property line and is over 8 feet tall. All items listed shall require an after the fact permit. If you have any information that is relevant or shows a permit was issued, please let us know.

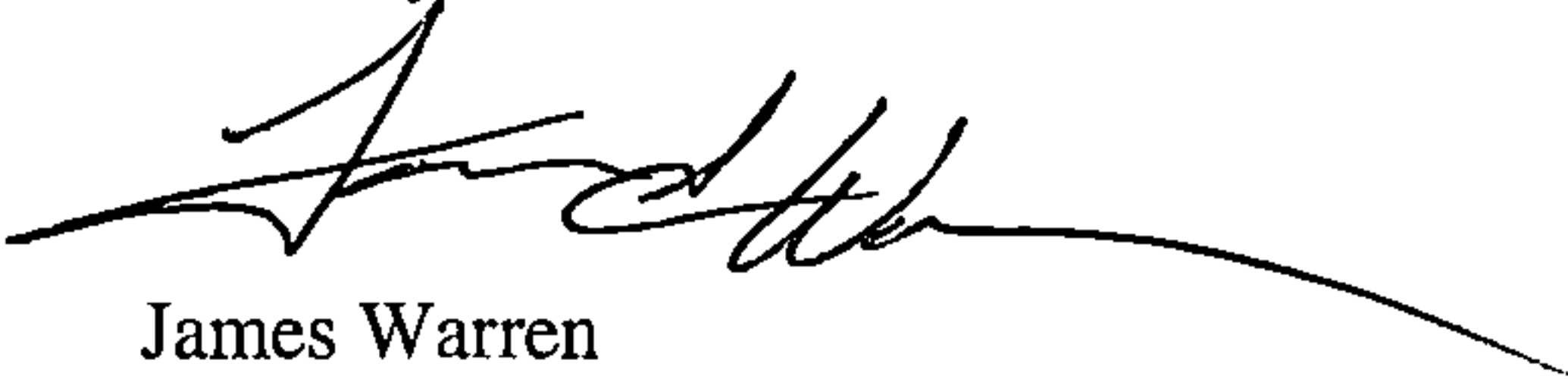
The above-mentioned items are considered General Maintenance items and must be repaired within (30) days of the date of this notice.

Note: it is highly recommended the dead trees on the property be removed. The dead limbs could fall off and are a life, health, safety issue for your tenants and anyone in the proximity of those trees.

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, 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](mailto:jwarren@fcgov.com)