



Planning, Development, and Transportation

Community Development & Neighborhood Services
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Fort Collins, CO 80522

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Rental Housing Inspection Results
Notice of violation

7/28/2020

James Swanstorm
PO Box 271516
Fort Collins, CO 80527-1516

RE: 300 Blevins Ct. Fort Collins, Co 80521
Parcel Number: 9714310007

Dear Mr. Swanstorm,

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

This letter is to inform you that a remote video inspection of this property was performed on 7/27/2020 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. Repair all siding and soffits that are water damaged or coming off the house.
2. There is no record of a permit being issued for the shed that is 8' x 16' in the back yard. Need to obtain an after the fact permit.
3. Repair leaking faucet in back yard.
4. Seal all exterior doors
5. Repair all leaking gutters
6. Replace all defective outlets that do not hold a two-prong power cord.
7. Patch hole in ceiling from roof leak.
8. Verify all smoke detectors and CO detectors work properly and are not out of manufacturers date.
9. No permit was issued for the water heater that was installed in 2012. Need an after the fact permit.
10. Replace bathroom fan motors that do not work properly.
11. Have a licensed electrician verify wiring is correct in kitchen and hall. Light flickers when disposal and range is turned on.
12. Need to hire restoration company to clean mold in bathroom. Verify moisture is not in wall behind tile.

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

300 Blevins Ct.

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If you desire to speak with me or the Chief Building Official, please contact us within 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,

A handwritten signature in black ink, appearing to read 'J. Warren', with a long horizontal flourish extending to the right.

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