



Planning, Development, and Transportation

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

970.416.2740
970.224.6134 - fax
fcgov.com/nbs

Rental Housing Inspection Results Notice of violation

8/27/2020

Eric & Kathy Strand
4389 Suncreek Dr.
Loveland, CO 80538

RE: 2527[✓] Constitution Ave. Fort Collins, Co 80526
Parcel Number: 9722306001

Dear Eric and Kathy,

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 8/26/2020 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. Need to identify house. Minimum 4 inch numbers
2. Laundry floor needs to be replaced
3. Water heater shall be replaced. Hot water line is actively leaking the T&P is leaking.
4. Need to have contractor clean the duct system. Extremely dirty near filter location
5. Shower walls on lower level are extremely soft appears drywall and studs are extremely wet and could be moldy behind walls.
6. GFCI protect all laundry room outlets, bathroom outlets and kitchen outlets
7. Need combustion air added in mechanical room
8. Some bedrooms have no smoke detectors in them
9. Add carbon monoxide detectors with in 15 feet of bedrooms both levels.
10. Several storm window frames in basement are broken. Need to replace or remove.
11. All windows shall have screens any torn screens shall be replaced
12. There is a trip hazard at the stairs. Carpet has become detached. Need to secure.
13. There is no permit in our records for a patio cover. You shall hire a licensed contractor to obtain an after the fact permit.
14. Interior doors appear to have been damaged. Holes. Need to replace.
15. Appears to have been a fire in the kitchen smoke damage on hood vent and cabinets and walls. Need to have an electrician verify circuit to range hood is not damaged.

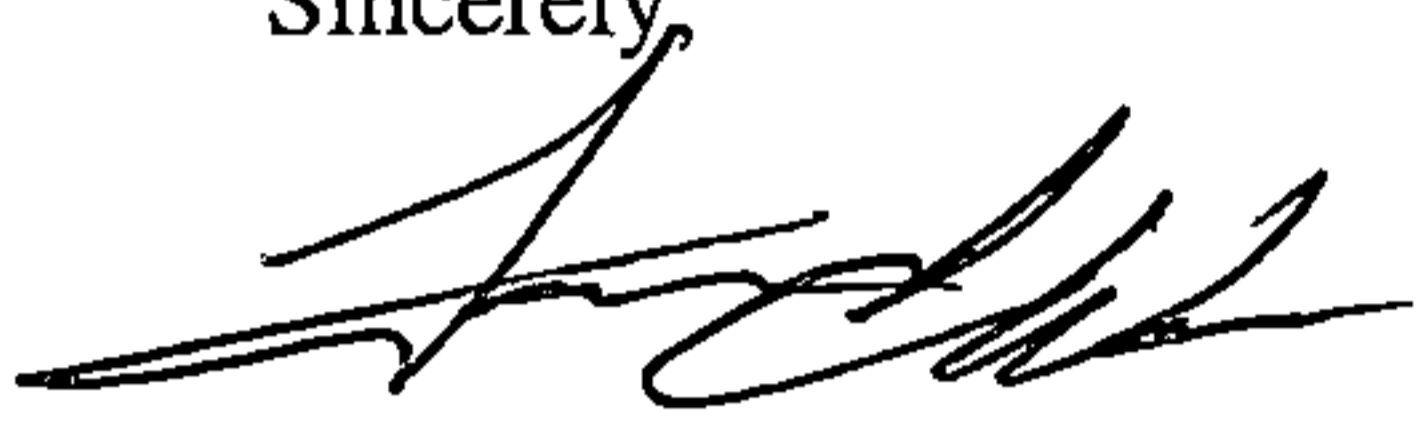
Note: all plumbing, electrical and structural shall require a licensed contractor to do the work. Permits may be required.

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 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,



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