



Planning, Development, and Transportation
Community Development & Neighborhood Services
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Rental Housing Inspection Results
Notice of violation

8/26/2020

Roxanne Watkins
2424 Poplar Dr.
Fort Collins, CO 80521

RE: 506 S. Shields St. Fort Collins, Co 80521
Parcel Number: 9711335015

Dear Roxanne,

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 8/24/2020 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. House has a mouse and bug infestation. Owner shall hire a pest control company to exterminate infestation.
2. Appears house has been power washed. Paint chips have covered the ground. EPA requires any paint to be removed to be verified of not being lead based. This could be a very serious and costly fine from the EPA.
3. Exterior windows are rotting. Several windowsills and trim are in different stages of rot. Need to repair or replace.
4. Screens for windows are missing or are torn. Need to repair screens and install screens.
5. Wall on front of exterior under glass block has rotted from excessive moisture from bathroom shower on opposite side of wall. Need to mitigate wall.
6. Need to extend down spout extensions to keep water away from foundation
7. Records do not indicate a permit was issued for the back-patio cover. A contractor shall be hired to obtain an after the fact permit.
8. Last permit that was issued for the water heater was in 1998. The water heater that is installed is much newer. A plumber shall be hired to obtain an after the fact permit for the newer water heater.
9. Could not gain access to the crawl space. you shall verify all penetrations are sealed for infestations, verify all duct work is connected properly and verify there are no leaks from DWV. Drain waist vents.
10. Several outlets do not hold two prong power cords. Need to replace.
11. GFCI Laundry and dishwasher outlets
12. Replace broken tile in entry on wall.

13. Carpet is unsanitary due to what appears to be from animals, and is creating folds due to lack of not being stretched. This can cause tripping hazards. Either have a professional carpet cleaning company clean carpet and have it re-stretched or replace carpet.

506 S. Shields St.

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14. Trip hazard between laundry and kitchen. Install transition strip.
15. Repair or replace flooring in laundry room. due to damage
16. Appears to be an issue with the main bath toilet. Need to repair.
17. Re-seal main bathtub at floor. Caulking around tub needs to be replaced
18. Drywall is damaged in several locations need to repair
19. Need carbon monoxide detector within 15 feet from bedrooms.
20. Electrical romex in garage needs to be protected.
21. seal all penetrations on common wall in garage to house.
22. Appears to be new chase added in garage. Need to fire tape.
23. Dishwasher is not working. Need to repair or replace.

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
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