



Planning, Development, and Transportation

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

8/21/2020

Sachi Madappa and Roopa Shankar  
2232 Sweetwater Creek Dr.  
Fort Collins, CO 80528

RE: 2232 Sweetwater Creek Dr. Fort Collins, Co 80528  
Parcel Number: 8605320032

Dear Suchi and Roopa,

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 8/18/2020 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. Front sidewalk approach to the front door has two trip hazards at the downspout drain. This needs to be replaced or beveled.
2. Front screen door does not shut or latch properly. Need to repair
3. Need access to electrical service disconnect panel on east side of house. Cut away bushes and make access.
4. Cover on window well east side is not strong enough for a walking surface. Need to replace
5. There are no permits for the entire deck that encompasses the back and side of the house. The original site plan shows a 10 x13 foot concrete patio. You shall hire a licensed contractor to obtain an after the fact permit and bring the deck up to today's code or you shall hire a contractor to obtain demolition permit and remove entire deck.
6. Fall hazard on west side of deck landing need a handrail and cover for window well
7. Need to install cabinet door for sink cabinet
8. Dishwasher drain is not installed correctly. need a 1 inch air gap.
9. Disposal and drain for kitchen sink clogged. Need to clear.
10. Outlet in laundry room has been smoked and is damaged. Need to replace.
11. Several switches in house have a long delay. Need to replace.
12. A/C condensing line at furnace appears to be leaking.
13. Need to install carbon monoxide detectors within 15 feet from bedrooms.
14. Basement finish other than the ¾ bath has not been permitted. You shall hire a licensed contractor to obtain an after the fact permit and bring the basement up to todays codes. 2020 NEC and 2018 IRC.
15. Replace shower drain cover in master bath
16. Main tub appears to be rusting. Need to repair

17. Window at stairs appears to be leaking. Appears to be mold. Have window company verify seals on exterior are in good condition and clean mold.
18. Step in garage is not per code. Have contractor bring up to code.
19. Repair drywall damage in garage ceiling from water leak.
20. Cannot use extension cord for permanent appliance (sprinkler system clock)
21. Repair garage door opener on third car garage.
22. Load spring hinges on garage door from house to garage.

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

Note: Licensed contractors shall do all work that pertains to electrical, plumbing, heating and air and structural.

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  
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City of Fort Collins  
Community Development & Neighborhood Services  
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