



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

8/7/2020

Robert Unfug
701 Gregory Rd.
Fort Collins, CO 80524

RE: 6675 S. Lemay Ave. unit E 7 Fort Collins, Co 80525
Parcel Number: 9613121007

Dear Robert,

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 8/4/2020 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. Fireplace leaks water every time it rains. Need to have licensed contractor verify fireplace flue is in good condition, connected correctly and is sealed at flu exit
2. Replace all smoke and C/O detectors that are over ten years old per manufacturer specs.
3. Patch hole in exterior wall on back patio
4. Seal back slider door threshold and mitigate ant infestation.
5. Repair dryer vent flap. Has to close when dryer is off. Continually open
6. Need to replace furnace filter, also need correct closure for filter opening
7. Cannot use mechanical room as storage. Remove all storage items
8. Faucet in kitchen drips.
9. Front door does not seal correctly. can see daylight at bottom corner
10. Bathroom exhaust fan needs to be cleaned.
11. Clean mold off bathroom walls
12. Dryer vent tube is pinched. Cannot pinch vent tube. This could cause buildup and excessive heat which could cause fir. And clean dryer vent.

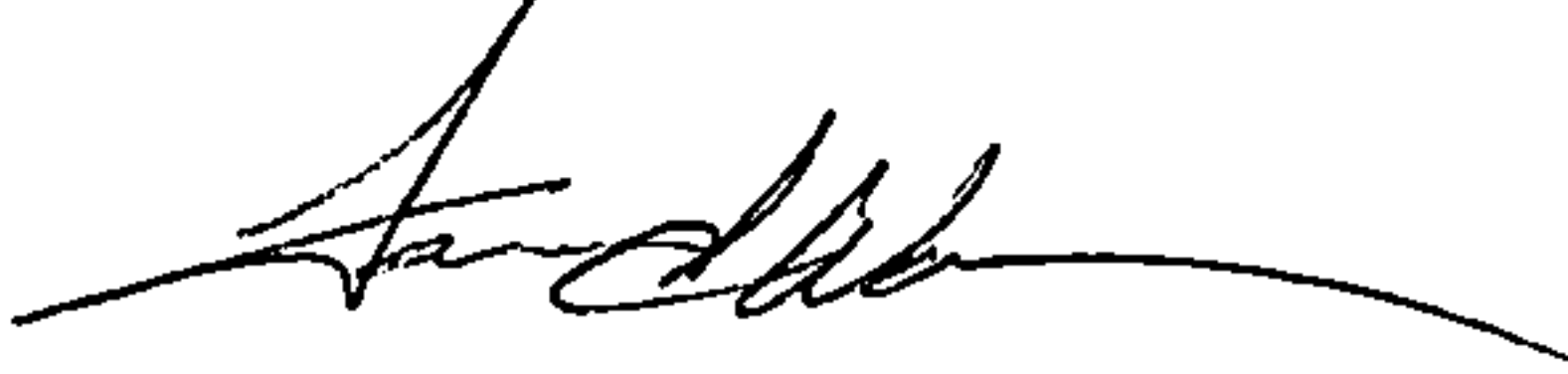
The above-mentioned items are considered General Maintenance items and must be repaired within (30) days of the date of this notice.

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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 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 'James 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