



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](http://fcgov.com/nbs)

## **Rental Housing Inspection Results** **Notice of violation**

8/21/2020

Villages LTD  
1715 W. Mountain Ave.  
Fort Collins, CO 80521

RE: 1206 Matuka Ct. unit 4 Fort Collins, Co 80524  
Parcel Number: 9701138913

Dear Sandy,

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

This letter is to inform you that an inspection of this property was performed on 8/11/2020 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 door does not seal properly
2. The sewer backed up in the toilet, tub and under the water heater. Sewer back up is classified as a class three water lose and needs to be mitigated by a company who is familiar with the IICRC S500 protocol. Areas affected. drywall, carpet vinyl flooring, base board, casing and door jambs.
3. Kitchen sink backed up. Water damage on base of kitchen cabinets, walls and baseboard. These items need to be properly cleaned and free of any mold.

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 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.

1206 Matuka Ct. unit 4

Pg. 2

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](mailto:jwarren@fcgov.com)

[jwarren@fcgov.com](mailto:jwarren@fcgov.com)