



Planning, Development, and Transportation

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

9/16/2020

Pier Apartments
4501 Boardwalk Dr
Fort Collins, CO 80525

RE: 4501 Boardwalk Unit D38. Fort Collins, Co 80525
Parcel Number: 9736440013

Dear Manager,

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 9/10/2020 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. Concrete sidewalk front of building has several trip hazards need to repair
2. Smoke detector not in bedroom
3. Carbon monoxide detector is missing batteries
4. Thermostat cover plate restricts the controller. An individual has to remove cover plate to adjust temperature.
5. Baseboard heater in bedroom does not work. Have a licensed electrician verify not an electrical issue. If so, replace the baseboard heater.
6. Ceiling light fan at entry replace. Light and fan not working and is extremely dirty.
7. Ceiling light fan above dining table has worn out. Need to replace
8. Dishwasher drain is not correct. need 1-inch air gap
9. Repair damaged bypass doors. No knob on one and other handle is falling off.
10. Seal front door
11. Patch all drywall cracks and holes several areas entry, stair ceiling, bathroom. Etc.
12. Replace all outlets in unit that does not hold a two-prong power cord.
13. GFCI protect all Kitchen, laundry room, bathroom and exterior outlets
14. Replace broken exterior outlet cover
15. Deck is rotting in several areas
16. Down spout is rusting
17. Set screws flush in transition strips on floor
18. Floor for balcony landing is slopping and not level. Need to have contractor verify there is no structural movement happening. This slope could be a falling hazard.

4501 Boardwalk Dr Unit D38

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19. Need to have a certified chimney sweep clean fireplace chimney
20. Wall A/C is extremely loud and extremely dirty. Need to have certified appliance company verify A/C unit is correctly cleaned and works properly.

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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