



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

Rental Housing Inspection Results
Notice of violation

9/23/2020

Terra Vida Apartment Homes
3707 Precision Dr
Fort Collins, Co 80528

RE: 3727 Precision Dr. unit #223, Fort Collins, Co 80528
Parcel Number: 8604129001

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 9/16/2020 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. Appears that a fan motor in an adjacent unit is extremely noisy and vibrating the walls and ceiling of unit 223. Disturbing the tenant to where they cannot sleep in their bedroom. You shall have a contractor verify adjacent unit fans, blades and motors are cleaned, verify all bearings in motors are in good working condition. And not creating a nuisance.
2. Adjust threshold or sweep on front door. Can see daylight at bottom.

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.

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".

James Warren
Building Inspector
City of Fort Collins
Community Development & Neighborhood Services
(970) 416-2359
jwarren@fcgov.com