



Planning, Development, and Transportation

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

9/16/2020

Caribou Apartments
4135 Verbena Way
Fort Collins, CO 80525

RE: 2027 Shorebird Dr. Unit 108, Fort Collins, Co 80525
Parcel Number: 8731445002

Dear Deborah,

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. There is an electrical smell coming from stove cook top when turned on. Wires under coils appear to be smoked. Have an appliance certified company verify stove is in good working order. If not need to repair or replace.
2. Dryer gets extremely hot. Verify electrical dryer works correctly on all cycles and verify dryer vent has been cleaned to exterior. Also verify washer works correctly on all cycles. All appliances shall work correctly.
3. Loose electrical boxes on kitchen ½ wall and right of stove.

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
(970) 416-2359
jwarren@fcgov.com