



City of Portland, Oregon
Bureau of Development Services
Enforcement Program
FROM CONCEPT TO CONSTRUCTION

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NOTICE OF VIOLATION - PROPERTY MAINTENANCE CODE
ADDITIONAL VIOLATIONS

October 9, 2017

LPRP BRUGGER LLC ET AL
10 CLAY ST #200
OAKLAND, CA 94607

RE: 6622-6766 N FESSENDEN ST *
SECTION 06 1N 1E; TL 5400 1.93 ACRES; 1N1E06DC 05400
Tax #: R94106-0220 Case #: 17-104044-HS

On June 13, 2017, we sent you a letter citing Title 29 Property Maintenance Code violations found at your property. A Housing Inspector rechecked the property completing a Stage-3 enhanced inspection. Inspections were made on August 4, 18 and 25, 2017. Additional violations were found at that time. A current list of the violations is attached to this letter. Please correct these conditions promptly.

Be aware that you will be charged monthly code enforcement fees until you correct all the violations and call for re-inspection.

- If violations continue uncorrected thirty (30) days after the initial violation letter date, a monthly fee is charged as a lien against the property.
- If violations continue uncorrected three (3) months from the initial notice of violation, the monthly fee doubles.
- If your property or any part thereof is vacant or becomes vacant, it cannot be occupied until the violations are corrected. In the event the property or any part thereof is reoccupied before all violations are corrected a \$708.00 per month penalty, in addition to the monthly enforcement fee, will be charged until the property is vacated and/or all violations are corrected and approved by the housing inspector.
- For more details on fees, appeals or to see if you may qualify for a fee waiver, refer to the enclosed information sheet.

Thank you in advance for your cooperation. Please call our office if you have any questions.

Jonathan Baer
Housing Inspector (503)-823-7360, Jonathan.Baer@portlandoregon.gov

OCCUPANT
6622-6766 N FESSENDEN ST *
PORTLAND OR 97203

LIST OF VIOLATIONS

Uncorrected violations from June 13, 2017 letter:

Work done without obtaining required permits and inspections. 29.05.040, 29.50.010, 29.50.020

A special investigation fee for work begun without permit will be charged. This fee will be charged at \$95/hr. for a minimum charge of \$95 and will be in addition to the regular permit fees.

Bring this letter to the Development Services Center, located at the Bureau of Development Services, 1900 SW 4th Avenue, 1st floor, telephone (503) 823-7310. Please visit the BDS website for more information regarding the DSC hours.

1. **Permit(s) Required:** Electrical and Plumbing work done without obtaining required permits and inspections. Violations include but are not limited to:
 - a. **Water heater replacement** without permits in units: 6656, 6658, 6662, 6666, 6672, 6674, 6682, 6706, 6726, 6730, 6742, 6746 (*Additional units were inspected but the water heaters were not available for inspection. Other permits may be needed).
 - b. **Electric baseboard heaters** replaced without permit in Unit #6672

The building inspector may require additional corrections. 29.05.040, 29.50.010, 29.50.020

EXTERIOR:

2. **Fire Life Safety Violation:** All dwellings shall have address numbers posted in a conspicuous place so they may be read from the street or public way (several units throughout property missing individual unit numbers.) 29.30.010
3. **Fire Life Safety Violation:** Exterior junction box on east side of Building F (above pool at light fixture) lacks cover plate. 29.30.190
4. **Fire Life Safety Violation:** Exterior electrical outlet and/or junction box on second floor located between Unit #6734 & 6736 lack cover plates. 29.30.190
5. **Fire Life Safety Violation:** Stairs are unsafe to use, with deteriorated, damaged and/or missing treads (common stairwell up to Unit #6674). 29.30.070
6. **Fire Life Safety Violation:** Handrails at the common stairwell steps are unsecured and/or damaged (Building C and Building G). 29.30.080(b,c)
7. Portions of gutters and/or downspouts are clogged with an accumulation of debris, preventing proper drainage (each building within the complex has overflowing gutters). 29.30.030

LIST OF VIOLATIONS

8. Sections of gutters and downspouts are not connected and/or damaged and and/or not channeling rainwater in an approved manner to an approved point of disposal (damaged gutter found at NE corner of Building B and disconnected downspout at south side between Buildings C & D). 29.30.030

UNIT #6646:

9. **Fire Life Safety Violation:** Sleeping areas lack required protection by operable smoke detectors and/or alarms. 29.30.240

All newly installed ionization smoke detectors and/or alarms must be equipped with a 10-year battery and a hush feature.

Smoke detectors and/or alarms are required in the following areas:

a. Each sleeping area of the dwelling

b. In the immediate vicinity of sleeping areas [the hallway outside of a bedroom, for example]

c. On each additional story of the dwelling

d. In basements, and

e. In attics with habitable space. Smoke detectors are not required in attics that do not have habitable space or in crawl spaces.

For wall applications, install smoke detectors and/or alarms no closer than 4" to the ceiling, and no further than 12" from the ceiling. For ceiling applications, install smoke detectors and/or alarms no closer than 4" to the nearest wall.

10. **Fire Life Safety Violation:** Electrical outlet(s) in several locations are loose in the wall. 29.30.190
11. **Health Sanitation Violation:** Portions of the walls/ceilings and window sills throughout the unit have visible signs of mold and/or mildew, indicating excessive dampness. 29.20.120
12. **Health Sanitation Violation:** Kitchen sink seal at the backsplash is not adequate to prevent moisture penetration (backsplash is water damaged and moldy). 29.30.110
13. Portions of kitchen counter top are cracked or damaged/deteriorated and unable to be kept in sanitary condition. 29.30.270(a,b)
14. Portions of kitchen cabinets/cupboards are damaged and/or missing (cabinet under kitchen sink). 29.30.270(a,b), 29.30.110(a)
15. The dishwasher drain hose is not secured to the underside of the counter before dropping down into the tailpiece. 29.30.170
16. Portions of ceiling coverings (bathroom ceiling) have flaking or peeling paint; previous sheetrock repair is unfinished/unpainted. 29.30.110(a)
17. Portions of carpet in the hallway are ripped and torn and/or deteriorated posing a trip hazard to the occupants. 29.30.140(b), 29.30.270(b)

LIST OF VIOLATIONS

18. Portions of wall coverings are damaged and deteriorated (hallway and in bedroom). 29.30.110(a)
19. Several window(s) are in disrepair with water damaged sashes and sills. 29.30.090(b,f,h)

UNIT #6650:

20. **Fire Life Safety Violation:** GFCI outlet in kitchen is not functioning (doesn't trip). 29.30.190
21. **Fire Life Safety Violation:** Electrical outlet(s) in kitchen, bathroom and several locations lack cover plates and are loose in the wall. 29.30.190
22. **Fire Life Safety Violation:** Junction box above water heater lacks cover plate. 29.30.190
23. **Fire Life Safety Violation:** Baseboard heaters throughout the unit are in contact with combustibles. 29.30.180
24. **Fire Life Safety Violation:** Sleeping areas lack required protection by operable smoke detectors and/or alarms. 29.30.240

All newly installed ionization smoke detectors and/or alarms must be equipped with a 10-year battery and a hush feature.

Smoke detectors and/or alarms are required in the following areas:

a. Each sleeping area of the dwelling

b. In the immediate vicinity of sleeping areas [the hallway outside of a bedroom, for example]

c. On each additional story of the dwelling

d. In basements, and

e. In attics with habitable space. Smoke detectors are not required in attics that do not have habitable space or in crawl spaces.

For wall applications, install smoke detectors and/or alarms no closer than 4" to the ceiling, and no further than 12" from the ceiling. For ceiling applications, install smoke detectors and/or alarms no closer than 4" to the nearest wall.

25. **Health Sanitation Violation:** Portions of the connection between the bathtub and floor covering are not adequately sealed, allowing possible moisture penetration to the subflooring. 29.30.110(a,b), 29.30.120
26. **Health Sanitation Violation:** Portions of the walls/ceilings and window sills throughout the unit have visible signs of mold and/or mildew, indicating excessive dampness. 29.20.120
27. Kitchen sink seal at the backsplash is not adequate to prevent moisture penetration. 29.30.110
28. Portions of the front exterior door are poorly fitted, allowing weather entry. 29.30.100(d)

LIST OF VIOLATIONS

- 29. Portions of wall coverings are missing (holes in wall next to baseboard heaters—2 locations). 29.30.110(a)
- 30. Portions of ceiling coverings (bathroom ceiling) have flaking or peeling paint; previous sheetrock repair is unfinished/unpainted. 29.30.110(a)
- 31. Bathroom exhaust fan is incapable of performing the function for which it is designed (cover not installed properly). 29.30.270
- 32. Wall covering around bathroom sink pipe penetration is damaged or missing (gap at toilet supply line). 29.30.110(a)
- 33. Portions of the bathroom door hardware and lock are damaged, deteriorated and/or missing. 29.30.100(e)
- 34. Portions of the hall closet door are damaged, deteriorated and/or missing. 29.30.100(e)
- 35. Baseboard heater is unsecured and loose from wall. 29.30.180(a), 29.30.190
- 36. Baseboard heater in living room is missing parts (control knob). 29.30.180(a), 29.30.190

UNIT # 6656:

- 37. **Health Sanitation Violation:** Portions of the walls/ceilings and window sills throughout the unit have visible signs of mold and/or mildew, indicating excessive dampness. 29.20.120
- 38. **Health Sanitation Violation:** Portions of bathroom floor coverings are damaged, deteriorated and/or missing, resulting in a possible moisture penetration of the subflooring and the inability to maintain the floor in a clean and sanitary condition. 29.30.110(a,b)
- 39. **Fire Life Safety Violation:** Electrical outlet(s) in several locations are loose in the wall. 29.30.190
- 40. **Fire Life Safety Violation:** Baseboard heaters throughout the unit are in contact with combustibles. 29.30.180
- 41. **Fire Life Safety Violation:** Water heater lacks a code-approved temperature/pressure relief valve drain tube (*permit required, see violation #1 above). 29.30.170(b,c,d), 29.30.180(a)

LIST OF VIOLATIONS

42. **Fire Life Safety Violation:** Sleeping areas lack required protection by operable smoke detectors and/or alarms. 29.30.240

All newly installed ionization smoke detectors and/or alarms must be equipped with a 10-year battery and a hush feature.

Smoke detectors and/or alarms are required in the following areas:

a. Each sleeping area of the dwelling

b. In the immediate vicinity of sleeping areas [the hallway outside of a bedroom, for example]

c. On each additional story of the dwelling

d. In basements, and

e. In attics with habitable space. Smoke detectors are not required in attics that do not have habitable space or in crawl spaces.

For wall applications, install smoke detectors and/or alarms no closer than 4" to the ceiling, and no further than 12" from the ceiling. For ceiling applications, install smoke detectors and/or alarms no closer than 4" to the nearest wall.

43. Toilet is not adequately secured to the floor. 29.30.170(c)
44. Stove is incapable of performing the function for which it is designed (burners not functioning and pan drawer is broken). 29.30.180

UNIT # 6658:

45. **Health Sanitation Violation:** Portions of the walls/ceilings and window sills throughout the unit have visible signs of mold and/or mildew, indicating excessive dampness. 29.20.120
46. **Fire Life Safety Violation:** Water heater lacks a code-approved temperature/pressure relief valve drain tube (*permit required, see violation #1 above). 29.30.170(b,c,d), 29.30.180(a)
47. **Fire Life Safety Violation:** Sleeping areas lack required protection by operable smoke detectors and/or alarms. 29.30.240

All newly installed ionization smoke detectors and/or alarms must be equipped with a 10-year battery and a hush feature.

Smoke detectors and/or alarms are required in the following areas:

a. Each sleeping area of the dwelling

b. In the immediate vicinity of sleeping areas [the hallway outside of a bedroom, for example]

c. On each additional story of the dwelling

d. In basements, and

e. In attics with habitable space. Smoke detectors are not required in attics that do not have habitable space or in crawl spaces.

For wall applications, install smoke detectors and/or alarms no closer than 4" to the ceiling, and no further than 12" from the ceiling. For ceiling applications, install smoke detectors and/or alarms no closer than 4" to the nearest wall.

LIST OF VIOLATIONS

48. Toilet is not adequately secured to the floor and is leaking at the base. 29.30.170(c)

UNIT # 6660:

- 49. **Fire Life Safety Violation:** GFCI outlet in bathroom is inoperable (screw is inserted into grounding slot). 29.30.190
- 50. **Health Sanitation Violation:** Portions of the walls/ceilings and window sills throughout the unit have visible signs of mold and/or mildew, indicating excessive dampness. 29.20.120
- 51. **Health Sanitation Violation:** Portions of the connection between the bathtub and floor covering are not adequately sealed, allowing possible moisture penetration to the subflooring. 29.30.110(a,b), 29.30.120
- 52. **Health Sanitation Violation:** Bathtub is cracked or damaged. 29.30.170(c)
- 53. Portions of front exterior door jamb are damaged, deteriorated, and/or missing. 29.30.100(d)
- 54. Portions of front exterior door hardware and lock are damaged, deteriorated, and/or missing (including swing-arm lock). 29.30.100(d)
- 55. The slider door has damaged and/or missing locking hardware and is ill-fitted/not weather tight. 29.30.100(a,c,d)
- 56. Portions of floor covering at the front entry are damaged, deteriorated and/or missing, resulting in a possible moisture penetration of the subflooring and the inability to maintain the floor in a clean and sanitary condition. 29.30.110(a,b)
- 57. Portions of wall coverings are missing (gaps at living room window). 29.30.110(a)
- 58. Portions of wall coverings are unfinished & unpainted (previous sheetrock repair at living room window and in dining room). 29.30.110(a)
- 59. Portions of carpet in the hallway are ripped and torn and/or deteriorated posing a trip hazard to the occupants. 29.30.140(b), 29.30.270(b)
- 60. Bathroom sink seal at the backsplash is not adequate to prevent moisture penetration (backsplash is water damaged and moldy). 29.30.110
- 61. Toilet tank is loose and is leaking and the toilet is not adequately secured to the floor. 29.30.170(c)
- 62. Lavatory basin faucet leaks/drips. 29.30.170(c)
- 63. Portions of bathroom counter top and backsplash are cracked or damaged and unsanitary. 29.30.270(a,b)
- 64. Portions of bathroom cabinets/cupboards are damaged and/or missing. 29.30.270(a,b), 29.30.110(a)

LIST OF VIOLATIONS

- 65. Lavatory basin sink drain pipes are cracked/broken (plastic slip-nut). 29.30.170(c)
- 66. Kitchen sink faucet leaks. 29.30.170(c)
- 67. Stove is incapable of performing the function for which it is designed (burner not working). 29.30.180
- 68. Dishwasher is incapable of performing the function for which it is designed (supply line not connected under kitchen sink). 29.30.170(c)
- 69. Wall covering around kitchen sink pipe penetration is damaged or missing. 29.30.110(a)
- 70. Portions of wall coverings are missing (baseboards in kitchen and dining room). 29.30.110(a)
- 71. Portions of kitchen cabinets/cupboards are damaged and/or missing. 29.30.270(a,b), 29.30.110(a)

UNIT # 6662:

- 72. **Health Sanitation Violation:** Portions of the walls/ceilings and window sills throughout the unit have visible signs of mold and/or mildew, indicating excessive dampness (including inside closet under stairs). 29.20.120
- 73. **Health Sanitation Violation:** Portions of the connection between the bathtub and floor covering are not adequately sealed, allowing possible moisture penetration to the subflooring. 29.30.110(a,b), 29.30.120
- 74. **Health Sanitation Violation:** Portions of carpet in the living room are worn and/or deteriorated creating conditions that pose a health and/or safety hazard to the occupants. Therefore, cleaning and/or removal and replacement may be required. 29.30.140(b), 29.30.270(b)
- 75. **Fire Life Safety Violation:** Unapproved and/or excessive use of extension cords, creating possible fire hazards (in closet under stairs). 29.30.190
- 76. **Fire Life Safety Violation:** Unapproved electrical wiring and/or fixtures installed without obtaining required permits and inspections (including but not limited to: unapproved lighting and switch installed in closet under stairs and overhead light in bedroom). 29.30.190, 29.05.040, 29.50.010, 29.50.020
- 77. **Fire Life Safety Violation:** Baseboard heaters throughout the unit are in contact with combustibles. 29.30.180
- 78. **Fire Life Safety Violation:** Water heater lacks a code-approved temperature/pressure relief valve drain tube (*permit required, see violation #1 above). 29.30.170(b,c,d), 29.30.180(a)
- 79. Portions of wall coverings are missing (baseboards in bathroom, kitchen and dining room). 29.30.110(a)
- 80. Toilet tank is leaking and the toilet is not adequately secured to the floor. 29.30.170(c)

LIST OF VIOLATIONS

81. Baseboard heater in bathroom is damaged and/or missing parts (control knob). 29.30.180(a), 29.30.190
82. Bathtub drain plug hardware is inoperable and/or portions are missing. 29.30.170(c)
83. Portions of the bathtub/shower surround are deteriorated. 29.30.110(a)
84. Bathroom exhaust fan is incapable of performing the function for which it is designed (grille is clogged). 29.30.270
85. Access to electrical circuit panel is blocked by an accumulation of personal belongings. Required clearance in front of panel is 30" wide and 36" deep. 29.30.190, 29.30.110
86. Baseboard heater (bedroom) is incapable of performing the function for which it is designed. 29.30.180
87. The slider door has damaged and/or missing locking hardware. 29.30.100(a,c,d)
88. Dishwasher is inoperable. 29.30.170(c)
89. Portions of kitchen cabinets/cupboards and countertops are damaged and/or missing. 29.30.270(a,b), 29.30.110(a)
90. Dining room window(s) are in disrepair with water damaged sashes and sills. 29.30.090(b,f,h)
91. Portions of wall coverings are damaged and/or missing (found gaps in wall above patio slider; a hole in wall between patio slider and baseboard heater; and wall damage next to front entry door). 29.30.110(a)

UNIT # 6666:

92. **Fire Life Safety Violation:** Sleeping areas lack required protection by operable smoke detectors and/or alarms. 29.30.240

All newly installed ionization smoke detectors and/or alarms must be equipped with a 10-year battery and a hush feature.

Smoke detectors and/or alarms are required in the following areas:

- a. **Each sleeping area of the dwelling**
- b. **In the immediate vicinity of sleeping areas [the hallway outside of a bedroom, for example]**
- c. On each additional story of the dwelling
- d. In basements, and
- e. In attics with habitable space. Smoke detectors are not required in attics that do not have habitable space or in crawl spaces.

For wall applications, install smoke detectors and/or alarms no closer than 4" to the ceiling, and no further than 12" from the ceiling. For ceiling applications, install smoke detectors and/or alarms no closer than 4" to the nearest wall.

LIST OF VIOLATIONS

93. **Fire Life Safety Violation:** Water heater lacks a code-approved temperature/pressure relief valve drain tube (*permit required, see violation #1 above). 29.30.170(b,c,d), 29.30.180(a)
94. **Health Sanitation Violation:** Portions of the walls/ceilings and window sills throughout the unit have visible signs of mold and/or mildew, indicating excessive dampness. 29.20.120
95. Several window(s) are poorly fitted and deteriorated, allowing weather entry. 29.30.090(h)
96. The slider door has damaged and/or missing locking hardware. 29.30.100(a,c,d)
97. Portions of front entry door are damaged, deteriorated, and/or missing preventing door to open/close easily. 29.30.100(d)
98. Dishwasher is inoperable and is not connected to the countertop. 29.30.170(c)
99. Stove is incapable of performing the function for which it is designed (burner not working and oven handle is loose). 29.30.180
100. Refrigerator is incapable of performing the function for which it is designed (door handle is missing). 29.30.270
101. Lavatory basin faucet leaks. 29.30.170(c)
102. Toilet is not adequately secured to the floor. 29.30.170(c)

UNIT # 6672:

103. **Fire Life Safety Violation:** Sleeping areas lack required protection by operable smoke detectors and/or alarms. 29.30.240

All newly installed ionization smoke detectors and/or alarms must be equipped with a 10-year battery and a hush feature.

Smoke detectors and/or alarms are required in the following areas:

a. Each sleeping area of the dwelling

b. In the immediate vicinity of sleeping areas [the hallway outside of a bedroom, for example]

c. On each additional story of the dwelling

d. In basements, and

e. In attics with habitable space. Smoke detectors are not required in attics that do not have habitable space or in crawl spaces.

For wall applications, install smoke detectors and/or alarms no closer than 4" to the ceiling, and no further than 12" from the ceiling. For ceiling applications, install smoke detectors and/or alarms no closer than 4" to the nearest wall

104. **Fire Life Safety Violation:** Water heater lacks a code-approved temperature/pressure relief valve drain tube (*permit required, see violation #1 above). 29.30.170(b,c,d), 29.30.180(a)

LIST OF VIOLATIONS

- 105. **Fire Life Safety Violation:** Electrical outlet(s) in bedroom lack cover plates. 29.30.190
- 106. **Fire Life Safety Violation:** Electrical outlet(s) in dining room is loose in the wall. 29.30.190
- 107. **Health Sanitation Violation:** Portions of the walls/ceilings and window sills throughout the unit have visible signs of mold and/or mildew, indicating excessive dampness (including wall at uninstalled dishwasher location). 29.20.120
- 108. Portions of ceiling coverings are damaged and/or missing (attic hatch in bedroom closet is damaged). 29.30.110(a)
- 109. Portions of the bathtub finish are damaged, so that it cannot be maintained in a clean and sanitary condition. 29.30.170(c)
- 110. Portions of the bathtub/shower surround are deteriorated. 29.30.110(a)
- 111. Bathtub faucet leaks. 29.30.170(c)
- 112. Portions of the bathroom door hardware are damaged, deteriorated and/or missing. 29.30.100(e)
- 113. Baseboard heater(s) (in bathroom and dining room) are incapable of performing the function for which it is designed (missing control knobs and/or damaged). 29.30.180
- 114. Toilet is not adequately secured to the floor (sealant deteriorated) and the toilet tank is loose. 29.30.170(c)
- 115. Bathroom sink seal at the backsplash is not adequate to prevent moisture penetration. 29.30.110
- 116. Portions of wall coverings are damaged and/or missing (below window in bedroom). 29.30.110(a)
- 117. Portions of ceiling coverings have flaking or peeling paint (bedroom ceiling). 29.30.110(a)
- 118. Kitchen sink seal at the backsplash is not adequate to prevent moisture penetration. 29.30.110
- 119. Kitchen exhaust hood/fan is incapable of performing the function for which it is designed (light not working). 29.30.180
- 120. Portions of kitchen cabinets/cupboards are damaged and/or missing (sink base cabinet is damaged). 29.30.270(a,b), 29.30.110(a)
- 121. Stove is incapable of performing the function for which it is designed (burners not working) 29.30.180
- 122. Exposed wiring at dishwasher location needs to be terminated in an approved manner. 29.30.190

LIST OF VIOLATIONS

UNIT # 6674:

123. **Fire Life Safety Violation:** Sleeping areas lack required protection by operable smoke detectors and/or alarms. 29.30.240

All newly installed ionization smoke detectors and/or alarms must be equipped with a 10-year battery and a hush feature.

Smoke detectors and/or alarms are required in the following areas:

a. Each sleeping area of the dwelling

b. In the immediate vicinity of sleeping areas [the hallway outside of a bedroom, for example]

c. On each additional story of the dwelling

d. In basements, and

e. In attics with habitable space. Smoke detectors are not required in attics that do not have habitable space or in crawl spaces.

For wall applications, install smoke detectors and/or alarms no closer than 4" to the ceiling, and no further than 12" from the ceiling. For ceiling applications, install smoke detectors and/or alarms no closer than 4" to the nearest wall

124. **Fire Life Safety Violation:** Electrical outlet(s) throughout the dwelling are loose in the wall. 29.30.190

125. **Fire Life Safety Violation:** Baseboard heaters throughout the unit are in contact with combustibles. 29.30.180

126. **Health Sanitation Violation:** Portions of the walls/ceilings and window sills throughout the unit have visible signs of mold and/or mildew, indicating excessive dampness. 29.20.120

127. **Health Sanitation Violation:** Dwelling unit shows evidence of cockroach infestation, resulting in a health hazard to the occupants. After extermination, proper precautions shall be taken to prevent reinfestation. 29.30.130

128. **Health Sanitation Violation:** Portions of the connection between the bathtub and floor covering are not adequately sealed, allowing possible moisture penetration to the subflooring. 29.30.110(a,b), 29.30.120

129. Stove is incapable of performing the function for which it is designed (pan drawer broken). 29.30.180

130. Refrigerator is incapable of performing the function for which it is designed (broken interior shelves). 29.30.270

131. Kitchen exhaust hood/fan is incapable of performing the function for which it is designed (fan is missing its cover). 29.30.180

132. Light fixture(s) in kitchen are inoperable. 29.30.190

LIST OF VIOLATIONS

- 133. The dishwasher drain hose is not secured to the underside of the counter before dropping down into the tailpiece. 29.30.170
- 134. The dishwasher is not secured to the countertop. 29.30.170
- 135. The patio slider door is difficult to open. 29.30.100(a,c,d)
- 136. Portions of carpet throughout the dwelling are ripped and torn and/or deteriorated posing a trip hazard to the occupants. 29.30.140(b), 29.30.270(b)
- 137. There are nails protruding in the carpet (found one near dining transition) posing a trip hazard to the occupants. 29.30.140(b), 29.30.270(b)
- 138. Bathroom exhaust fan is incapable of performing the function for which it is designed (cover not installed; unsecured in the ceiling). 29.30.270
- 139. Portions of wall coverings (bathroom baseboards) are damaged, deteriorated, and unsanitary. 29.30.110(a)
- 140. Portions of bathroom vanity cabinets is damaged and deteriorated. 29.30.270(a,b), 29.30.110(a)
- 141. Bathtub faucet leaks (dripping). 29.30.170(c)
- 142. Portions of ceiling coverings are damaged and/or missing (attic hatch in bedroom closet is damaged). 29.30.110(a)

UNIT # 6678 (6/9/17 partial corrections):

- 143. **Health Sanitation Violation:** Portions of the walls/ceilings and window sills throughout the unit have visible signs of mold and/or mildew, indicating excessive dampness. 29.20.120
***6/9/2017—Reinspection: there is still mold on wall behind toilet**
- 144. **Fire Life Safety Violation:** Electrical outlet(s) throughout the dwelling are loose in the wall. 29.30.190
***6/9/2017—Reinspection:** Loose outlets: dining room (west wall) and living room (south wall)
- 145. ***CORRECTED June 9, 2017: Fire Life Safety Violation:*** Sleeping areas lack required protection by operable smoke detectors and/or alarms. 29.30.240
- 146. The patio slider door handle is not functioning properly. 29.30.100(a,c,d)
- 147. ***CORRECTED June 9, 2017:*** Stove is incapable of performing the function for which it is designed (burners not working). 29.30.180
***6/9/2017—Reinspection:** new stove installed
- 148. Toilet is not adequately secured to the floor (sealant deteriorated). 29.30.170(c)
***6/9/2017—Reinspection:** new flooring but toilet not adequately sealed to the floor.

LIST OF VIOLATIONS

UNIT # 6682:

- 149. **Fire Life Safety Violation:** Water heater lacks a code-approved temperature/pressure relief valve drain tube (*permit required, see violation #1 above). 29.30.170(b,c,d), 29.30.180(a)
- 150. **Fire Life Safety Violation:** Electrical outlet in bedroom lacks cover plate. 29.30.190
- 151. **Fire Life Safety Violation:** Electrical service panel lacks circuit identification (not all circuits labeled). 29.30.190
- 152. **Fire Life Safety Violation:** Electrical service panel has a loose circuit breaker. 29.30.190
- 153. **Fire Life Safety Violation:** GFCI outlet in bathroom is inoperable (doesn't trip). 29.30.190
- 154. **Fire Life Safety Violation:** Sleeping areas lack required protection by operable smoke detectors and/or alarms. 29.30.240

All newly installed ionization smoke detectors and/or alarms must be equipped with a 10-year battery and a hush feature.

Smoke detectors and/or alarms are required in the following areas:

- a. **Each sleeping area of the dwelling**
- b. **In the immediate vicinity of sleeping areas [the hallway outside of a bedroom, for example]**
- c. On each additional story of the dwelling
- d. In basements, and
- e. In attics with habitable space. Smoke detectors are not required in attics that do not have habitable space or in crawl spaces.

For wall applications, install smoke detectors and/or alarms no closer than 4" to the ceiling, and no further than 12" from the ceiling. For ceiling applications, install smoke detectors and/or alarms no closer than 4" to the nearest wall.

- 155. **Health Sanitation Violation:** Portions of the walls/ceilings and window sills throughout the unit have visible signs of mold and/or mildew, indicating excessive dampness. 29.20.120
- 156. **Health Sanitation Violation:** Dwelling unit shows evidence of cockroach and mouse infestation, resulting in a health hazard to the occupants. After extermination, proper precautions shall be taken to prevent reinfestation. 29.30.130
- 157. **Health Sanitation Violation:** Portions of the connection between the bathtub and floor covering are not adequately sealed, allowing possible moisture penetration to the subflooring. 29.30.110(a,b), 29.30.120
- 158. **Health Sanitation Violation:** Portions of kitchen and dining room floor coverings are damaged, deteriorated and/or missing, resulting in a possible moisture penetration of the subflooring and the inability to maintain the floor in a clean and sanitary condition. 29.30.110(a,b)

LIST OF VIOLATIONS

- 159. **Health Sanitation Violation:** Portions of carpet throughout the unit are creating conditions that pose a health and/or safety hazard to the occupants. Therefore, removal and/or replacement is required. 29.30.140(b), 29.30.270(b)
- 160. Portions of wall coverings are damaged and missing (above water heater and under living room window). 29.30.110(a)
- 161. Toilet is not adequately secured to the floor and shows signs of leaking. 29.30.170(c)
- 162. Bathroom sink seal at the backsplash is not adequate to prevent moisture penetration and backsplash is water damaged and moldy. 29.30.110
- 163. The patio slider door lock is broken and the door is hard to open. 29.30.100(a,c,d)
- 164. Stove is incapable of performing the function for which it is designed (burners not working). 29.30.180
- 165. Kitchen exhaust hood/fan is damaged/deteriorated and incapable of performing the function for which it is designed. 29.30.180
- 166. Portions of kitchen countertops are damaged and deteriorated. 29.30.270(a,b), 29.30.110(a)

UNIT # 6692:

- 167. **Health Sanitation Violation:** Dwelling unit shows evidence of mouse infestation, resulting in a health hazard to the occupants. After extermination, proper precautions shall be taken to prevent reinfestation. 29.30.130
- 168. **Health Sanitation Violation:** Window sills and wall coverings at windows have visible signs of mold and/or mildew, indicating excessive dampness. 29.20.120

UNIT # 6706:

- 169. **Fire Life Safety Violation:** Units lack individual and/or consistent numbering or lettering. 29.30.010 (*see violation #2 above).
- 170. **Fire Life Safety Violation:** Electrical outlet in living room is loose in wall. 29.30.190
- 171. **Fire Life Safety Violation:** Electrical outlet in kitchen lacks approved cover plate (range/stove outlet is recessed and needs approved receptacle with cover). 29.30.190
- 172. **Fire Life Safety Violation:** Water heater lacks a code-approved temperature/pressure relief valve drain tube (*permit required, see violation #1 above). 29.30.170(b,c,d), 29.30.180(a)
- 173. **Health Sanitation Violation:** Portions of the walls/ceilings and window sills throughout the unit have visible signs of mold and/or mildew, indicating excessive dampness. 29.20.120

LIST OF VIOLATIONS

- 174. **Health Sanitation Violation:** Portions of the connection between the bathtub and floor covering are not adequately sealed, allowing possible moisture penetration to the subflooring. 29.30.110(a,b), 29.30.120
- 175. Portions of ceiling coverings are damaged (holes in living room). 29.30.110(a)
- 176. Portions of carpet in the living room are torn and/or deteriorated posing a trip hazard to the occupants. 29.30.140(b), 29.30.270(b)
- 177. Toilet is not adequately secured to the floor and is leaking at the supply line and/or toilet tank. 29.30.170(c)
- 178. Bathroom sink seal at the backsplash is not adequate to prevent moisture penetration. 29.30.110
- 179. Lavatory basin waste or drain lines leak. 29.30.170(c)
- 180. Portions of bathtub spout assembly are missing or damaged (gap around spout in tub surround). 29.30.170(c)
- 181. Portions of the bathroom door hardware and lock are damaged, deteriorated and/or missing. 29.30.100(e)
- 182. Portions of the bedroom door casing and door hardware are damaged, deteriorated and/or missing. 29.30.100(e)
- 183. Bedroom closet bi-fold door hardware is missing. 29.30.100(e)

UNIT # 6726:

- 184. **Fire Life Safety Violation:** GFCI outlet in bathroom is inoperable (does not trip). 29.30.190
- 185. **Fire Life Safety Violation:** Electrical outlet(s) in several locations are loose in the wall. 29.30.190

LIST OF VIOLATIONS

186. **Fire Life Safety Violation:** Sleeping areas lack required protection by operable smoke detectors and/or alarms. 29.30.240

All newly installed ionization smoke detectors and/or alarms must be equipped with a 10-year battery and a hush feature.

Smoke detectors and/or alarms are required in the following areas:

a. Each sleeping area of the dwelling

b. In the immediate vicinity of sleeping areas [the hallway outside of a bedroom, for example]

c. On each additional story of the dwelling

d. In basements, and

e. In attics with habitable space. Smoke detectors are not required in attics that do not have habitable space or in crawl spaces.

For wall applications, install smoke detectors and/or alarms no closer than 4" to the ceiling, and no further than 12" from the ceiling. For ceiling applications, install smoke detectors and/or alarms no closer than 4" to the nearest wall.

187. **Fire Life Safety Violation:** Electrical service panel is missing latch/handle. 29.30.190
188. **Fire Life Safety Violation:** Baseboard heaters throughout the unit are in contact with combustibles. 29.30.180
189. **Fire Life Safety Violation:** Water heater lacks a code-approved temperature/pressure relief valve drain tube (*permit required, see violation #1 above). 29.30.170(b,c,d), 29.30.180(a)
190. **Health Sanitation Violation:** Portions of the walls/ceilings and window sills throughout the unit have visible signs of mold and/or mildew, indicating excessive dampness. 29.20.120
191. **Health Sanitation Violation:** Portions of bathroom subflooring are deteriorated and spongy, indicating structural failure. 29.30.110(a)
192. **Health Sanitation Violation:** Portions of kitchen & dining room floor coverings are damaged, deteriorated and/or missing, resulting in a possible moisture penetration of the subflooring and the inability to maintain the floor in a clean and sanitary condition. 29.30.110(a,b)
193. **Health Sanitation Violation:** Portions of kitchen counter tops are cracked or damaged and unable to be maintained in a sanitary condition. 29.30.270(a,b)
194. Bathtub is cracked or damaged (large crack in floor of tub). 29.30.170(c)
195. Portions of bathtub/shower faucet assembly are missing or damaged. 29.30.170(c)
196. Toilet is not adequately secured to the floor. 29.30.170(c)
197. Portions of carpet throughout the unit are ripped and torn and/or deteriorated posing a trip hazard to the occupants. 29.30.140(b), 29.30.270(b)

LIST OF VIOLATIONS

- 198. Portions of wall coverings are damaged and/or missing (wall repairs unfinished at patio door; wall damage at patio slider and holes throughout the unit). 29.30.110(a)
- 199. Portions of the front exterior door are poorly fitted, allowing weather entry. 29.30.100(d)
- 200. Interior door(s) throughout the unit are damaged, deteriorated, and/or missing. 29.30.100(e)
- 201. Portions of kitchen cabinets/cupboards are damaged and/or missing. 29.30.270(a,b), 29.30.110(a)
- 202. Kitchen sink seal at the backsplash is not adequate to prevent moisture penetration and backsplash is water damaged and unsanitary. 29.30.110
- 203. Kitchen exhaust fan is incapable of performing the function for which it is designed. 29.30.180
- 204. Kitchen stove is incapable of performing the function for which it is designed (damaged pan drawer). 29.30.180
- 205. Kitchen exhaust fan is incapable of performing the function for which it is designed (filter/grille missing). 29.30.180
- 206. The dishwasher drain hose is not secured to the underside of the counter before dropping down into the tailpiece. 29.30.170
- 207. Water heater drain pan is cracked or damaged. 29.30.170(c)
- 208. Portions of front exterior door threshold are damaged, deteriorated, and/or missing. 29.30.100(d)
- 209. Living room window(s) are in disrepair with frames poorly fitted; possible leak. 29.30.090(b,f,h)

UNIT # 6730:

LIST OF VIOLATIONS

210. **Fire Life Safety Violation:** Sleeping areas lack required protection by operable smoke detectors and/or alarms. 29.30.240

All newly installed ionization smoke detectors and/or alarms must be equipped with a 10-year battery and a hush feature.

Smoke detectors and/or alarms are required in the following areas:

a. Each sleeping area of the dwelling

b. In the immediate vicinity of sleeping areas [the hallway outside of a bedroom, for example]

c. On each additional story of the dwelling

d. In basements, and

e. In attics with habitable space. Smoke detectors are not required in attics that do not have habitable space or in crawl spaces.

For wall applications, install smoke detectors and/or alarms no closer than 4" to the ceiling, and no further than 12" from the ceiling. For ceiling applications, install smoke detectors and/or alarms no closer than 4" to the nearest wall.

211. **Fire Life Safety Violation:** Water heater lacks a code-approved temperature/pressure relief valve drain tube (*permit required, see violation #1 above). 29.30.170(b,c,d), 29.30.180(a)
***NOTE:** Unable to determine the location of the termination of the PRV drain tube. Correction to be taken with permit inspection.

212. **Fire Life Safety Violation:** Electrical outlet in living room is loose in the wall. 29.30.190

213. **Fire Life Safety Violation:** Baseboard heaters throughout the unit are in contact with combustibles. 29.30.180

214. **Health Sanitation Violation:** Portions of the walls/ceilings and window sills throughout the unit have visible signs of mold and/or mildew, indicating excessive dampness. 29.20.120

215. Baseboard heater in bedroom is loose from wall. 29.30.180(a), 29.30.190

216. The patio slider door lock is not functioning properly. 29.30.100(a,c,d)

217. The dishwasher is not secured to the underside of the countertop. 29.30.170

218. Portions of bathtub/shower faucet assembly are loose. 29.30.170(c)

219. Access to electrical circuit panel is blocked by an accumulation of personal belongings. Required clearance in front of panel is 30" wide and 36" deep. 29.30.190, 29.30.110

LIST OF VIOLATIONS

UNIT # 6742:

220. **Fire Life Safety Violation:** Sleeping areas lack required protection by operable smoke detectors and/or alarms. 29.30.240

All newly installed ionization smoke detectors and/or alarms must be equipped with a 10-year battery and a hush feature.

Smoke detectors and/or alarms are required in the following areas:

a. Each sleeping area of the dwelling

b. In the immediate vicinity of sleeping areas [the hallway outside of a bedroom, for example]

c. On each additional story of the dwelling

d. In basements, and

e. In attics with habitable space. Smoke detectors are not required in attics that do not have habitable space or in crawl spaces.

For wall applications, install smoke detectors and/or alarms no closer than 4" to the ceiling, and no further than 12" from the ceiling. For ceiling applications, install smoke detectors and/or alarms no closer than 4" to the nearest wall

221. **Fire Life Safety Violation:** Baseboard heaters throughout the unit are in contact with combustibles. 29.30.180

222. **Fire Life Safety Violation:** Electrical outlet(s) in bedroom are loose in the wall. 29.30.190

223. **Fire Life Safety Violation:** Water heater lacks a code-approved temperature/pressure relief valve drain tube (*permit required, see violation #1 above). 29.30.170(b,c,d), 29.30.180(a)
***NOTE:** Unable to determine the location of the termination of the PRV drain tube. Correction to be taken with permit inspection.

224. **Health Sanitation Violation:** Portions of the walls/ceilings and window sills throughout the unit have visible signs of mold and/or mildew, indicating excessive dampness (*mold also visible on bedroom carpet). 29.20.120

225. **Health Sanitation Violation:** Kitchen sink drain is plugged. 29.30.170(c)

226. The patio slider door lock is hard to open. 29.30.100(a,c,d)

227. Portions of kitchen cabinets/countertops are damaged and/or missing. 29.30.270(a,b), 29.30.110(a)

228. Portions of the bedroom door casing are damaged, deteriorated and/or missing. 29.30.100(e)

229. Portions of ceiling coverings are damaged and/or missing (ceiling repairs unfinished in bathroom). 29.30.110(a)

230. Toilet tank leaks at the base and the tank is loose. 29.30.170(c)

LIST OF VIOLATIONS

231. Portions of shower assembly are missing or damaged (showerhead escutcheon does not cover the gap in the tub surround). 29.30.170(c)

UNIT # 6746:

232. **Fire Life Safety Violation:** Sleeping areas lack required protection by operable smoke detectors and/or alarms. 29.30.240

All newly installed ionization smoke detectors and/or alarms must be equipped with a 10-year battery and a hush feature.

Smoke detectors and/or alarms are required in the following areas:

a. Each sleeping area of the dwelling

b. In the immediate vicinity of sleeping areas [the hallway outside of a bedroom, for example]

c. On each additional story of the dwelling

d. In basements, and

e. In attics with habitable space. Smoke detectors are not required in attics that do not have habitable space or in crawl spaces.

For wall applications, install smoke detectors and/or alarms no closer than 4" to the ceiling, and no further than 12" from the ceiling. For ceiling applications, install smoke detectors and/or alarms no closer than 4" to the nearest wall

233. **Fire Life Safety Violation:** Units lack individual and/or consistent numbering or lettering. 29.30.010 (*see violation #2 above).

234. **Fire Life Safety Violation:** Water heater lacks a code-approved temperature/pressure relief valve drain tube (*permit required, see violation #1 above). 29.30.170(b,c,d), 29.30.180(a)

235. **Fire Life Safety Violation:** Electrical outlet(s) throughout unit are loose in the wall. 29.30.190

236. **Health Sanitation Violation:** Portions of the walls/ceilings and window sills throughout the unit have visible signs of mold and/or mildew, indicating excessive dampness (*mold also visible on bedroom carpet). 29.20.120

237. Electrical wiring not in conduit is subject to mechanical damage (conduit connection is loose at water heater). 29.30.190

238. Access to electrical circuit panel is blocked by an accumulation of personal belongings. Required clearance in front of panel is 30" wide and 36" deep. 29.30.190, 29.30.110

239. Portions of kitchen counter top are damaged and deteriorated and unable to be maintained in a sanitary condition. 29.30.270(a,b)

240. Toilet is not adequately secured to the floor. 29.30.170(c)

241. Portions of bathtub/shower faucet assembly are missing or damaged. 29.30.170(c)

LIST OF VIOLATIONS

242. Portions of lavatory basin faucet assembly are missing or damaged (bathroom faucet does not work). 29.30.170(c)

UNIT # 6760:

243. **Fire Life Safety Violation:** Electrical outlet(s) throughout unit are loose in the wall. 29.30.190
244. **Fire Life Safety Violation:** Sleeping areas lack required protection by operable smoke detectors and/or alarms. 29.30.240

All newly installed ionization smoke detectors and/or alarms must be equipped with a 10-year battery and a hush feature.

Smoke detectors and/or alarms are required in the following areas:

a. Each sleeping area of the dwelling

b. In the immediate vicinity of sleeping areas [the hallway outside of a bedroom, for example]

c. On each additional story of the dwelling

d. In basements, and

e. In attics with habitable space. Smoke detectors are not required in attics that do not have habitable space or in crawl spaces.

For wall applications, install smoke detectors and/or alarms no closer than 4" to the ceiling, and no further than 12" from the ceiling. For ceiling applications, install smoke detectors and/or alarms no closer than 4" to the nearest wall

245. **Fire Life Safety Violation:** Baseboard heaters throughout the unit are in contact with combustibles. 29.30.180
246. **Health Sanitation Violation:** Portions of the walls/ceilings and window sills throughout the unit have visible signs of mold and/or mildew, indicating excessive dampness. 29.20.120
247. **Health Sanitation Violation:** Portions of bathroom floor coverings are damaged. 29.30.110(a,b)
248. Toilet is not adequately secured to the floor. 29.30.170(c)
249. The patio slider door lock is hard to open and is ill-fitted with possible weather entry. 29.30.100(a,c,d)
250. Portions of ceiling coverings have flaking or peeling paint (bathroom). 29.30.110(a)
251. Portions of wall coverings are damaged and missing (hole in wall above shower) 29.30.110(a)
252. Several interior doors are damaged, deteriorated and/or missing. 29.30.100(e)
253. Portions of front exterior door threshold are damaged, deteriorated, and/or missing. 29.30.100(d)

LIST OF VIOLATIONS

254. Portions of carpet throughout the unit are ripped/torn and posing a trip hazard to the occupants. 29.30.140(b), 29.30.270(b)

Additional violations from March 23rd, 24th & 29th, 2017 reinspections (STAGE-2 Enhanced Inspections):

Permit Required: Electrical and Plumbing work done without obtaining required permits and inspections. 29.05.040, 29.50.010, 29.50.020

Violations include but are not limited to:

255. **Commercial Plumbing Permit Required:**
Water heater(s) installed without benefit of permit or inspection in **Unit # 6622, 6624, 6634, 6638, 6648, 6702, 6716, 6718, 6728, 6732, 6734, 6736, 6748, 6750, 6752, 6758, and 6764.**
The building inspector may require additional corrections. 29.05.040, 29.30.170(c,d), 29.50.010, 29.50.020

***NOTE: All plumbing work on this commercial rental property must be performed by a licensed plumbing contractor. Permits and inspections are required for the work. 29.05.040, 29.50.010, 29.50.020**

256. **Commercial Electrical Permit Required:**
Electrical work done without obtaining required permits and inspections. Electric baseboard heaters and/or unapproved wiring installed without benefit of permit or inspection in **Unit # 6634 (unapproved wiring), 6734 (baseboard heater), 6764 (baseboard heater).** The building inspector may require additional corrections. 29.05.040, 29.50.010, 29.50.020

***NOTE: All electrical work on this rental property must be done under permit by a licensed electrical contractor. 29.05.040, 29.50.010, 29.50.020, 20.30.190**

EXTERIOR:

257. **Fire Life Safety Violation:** The handrail at the common stairwell steps (*at Building D 6730-6732) is unsecured, and incapable of supporting the loads to which they are subjected. 29.20.080
258. **Fire Life Safety Violation:** Exterior electrical outlet has broken cover plate (*outside Unit #6622). 29.30.190
259. Portions of gutters and/or downspouts are damaged, deteriorated, and/or missing (*gutter falling away along south side of building—visible outside Unit #6714). 29.30.030

UNIT #6704 3/23/17 – (OCCUPIED):

260. **PERMIT REQUIRED: Fire Life Safety Violation:** Water heater lacks a code-approved temperature/pressure relief valve drain tube and is leaking. The electrical connection is loose and unsafe and the flexible hose connections are kinked (*recommend replacement of water heater). 29.30.170(b,c,d), 29.30.180(a)

LIST OF VIOLATIONS

- 261. **Health Sanitation Violation:** Portions of the walls/ceilings and window sills throughout the unit have visible signs of mold and/or mildew, indicating excessive dampness. 29.20.120
- 262. **Health Sanitation Violation:** Portions of carpet in the bedroom are unsanitary to such a degree as to pose a health hazard to the occupants. Therefore, replacement is required. 29.30.140(b), 29.30.270(b)
- 263. **Health Sanitation Violation:** Portions of the connection between the bathtub and floor covering are not adequately sealed, allowing possible moisture penetration to the subflooring (*also connection between walls and top of tub enclosure). 29.30.110(a,b), 29.30.120
- 264. **Fire Life Safety Violation:** Electrical outlet(s) throughout the unit are loose in the wall. 29.30.190
- 265. Portions of carpet throughout the unit are ripped/torn and posing a trip hazard to the occupants. 29.30.140(b), 29.30.270(b)
- 266. Portions of wall coverings have flaking or peeling paint (living room & kitchen). 29.30.110(a)
- 267. Portions of the floor covering at the front entry door are lifted; posing a trip hazard to the occupants. 29.30.140(b), 29.30.270(b)
- 268. Kitchen exhaust fan is incapable of performing the function for which it is designed (*filter/grille is damaged). 29.30.180(a)
- 269. Refrigerator is incapable of performing the function for which it is designed (*damaged door seal). All equipment present in a dwelling shall be maintained and should function properly. 29.30.270
- 270. Kitchen sink seal at the backsplash is not adequate to prevent moisture penetration. 29.30.110
- 271. Toilet is not adequately secured to the floor. 29.30.170(c)
- 272. Bathroom sink seal at the backsplash is not adequate to prevent moisture penetration. 29.30.110
- 273. Bathroom exhaust fan is incapable of performing the function for which it is designed (*fan grille is clogged). 29.30.270

UNIT #6760 (3/24/2017):

- 274. **Health Sanitation Violation:** Dwelling unit shows evidence of bedbugs infestation, resulting in a health hazard to the occupants. After extermination, proper precautions shall be taken to prevent reinfestation. 29.30.130

LIST OF VIOLATIONS

UNIT #6622 3/24/2017 (VACANT):

275. **PERMIT REQUIRED:** Water heater was installed without benefit of permit or inspection. A commercial plumbing permit and inspection is required. The building inspector may require additional corrections. 29.05.040, 29.30.170(c,d), 29.50.010, 29.50.020
(*See violation #255 above)
276. **PERMIT REQUIRED: Fire Life Safety Violation:** Bathroom GFCI outlet is not functioning. 29.30.190
277. **Fire Life Safety Violation:** Electrical outlet(s) throughout the dwelling are damaged (*loose in the wall). 29.30.190
278. **Fire Life Safety Violation:** Sleeping areas lack required protection by operable smoke detectors and/or alarms (*smoke detector was not located in the hallway). 29.30.240

All newly installed ionization smoke detectors and/or alarms must be equipped with a 10-year battery and a hush feature.

Smoke detectors and/or alarms are required in the following areas:

- a. **Each sleeping area of the dwelling**
- b. **In the immediate vicinity of sleeping areas [the hallway outside of a bedroom, for example]**
- c. On each additional story of the dwelling
- d. In basements, and
- e. In attics with habitable space. Smoke detectors are not required in attics that do not have habitable space or in crawl spaces.

For wall applications, install smoke detectors and/or alarms no closer than 4" to the ceiling, and no further than 12" from the ceiling. For ceiling applications, install smoke detectors and/or alarms no closer than 4" to the nearest wall.

279. **Fire Life Safety Violation:** Water heater lacks a code-approved temperature/pressure relief valve drain tube. 29.30.170(b,c,d), 29.30.180(a)
280. Portions of wall, ceiling and floor coverings are missing throughout the unit. 29.30.110(a)
281. Baseboard heater in bedroom is loose from wall. 29.30.180(a), 29.30.190

UNIT #6624 3/24/2017 (VACANT):

282. **PERMIT REQUIRED:** Water heater was installed without benefit of permit or inspection. A commercial plumbing permit and inspection is required. The building inspector may require additional corrections. 29.05.040, 29.30.170(c,d), 29.50.010, 29.50.020
(*See violation #255 above)
283. **PERMIT REQUIRED: Fire Life Safety Violation:** Bathroom GFCI outlet is not functioning. 29.30.190

LIST OF VIOLATIONS

284. **Fire Life Safety Violation:** Water heater lacks a code-approved temperature/pressure relief valve drain tube and the thermostat covers are not secured and/or installed properly. 29.30.170(b,c,d), 29.30.180(a)
285. Portions of slider exterior door hardware are damaged, deteriorated, and/or missing. 29.30.100(d)
286. Kitchen exhaust fan is incapable of performing the function for which it is designed (*missing grille/cover). 29.30.180(a)

UNIT #6634 3/24/2017 (VACANT—previous Leasing Office):

287. **PERMIT REQUIRED:** Water heater was installed without benefit of permit or inspection. A commercial plumbing permit and inspection is required. The building inspector may require additional corrections. 29.05.040, 29.30.170(c,d), 29.50.010, 29.50.020
(*See violation #255 above)
288. **Permit Required:** Electrical work done without obtaining required permits and inspections. Violations include but are not limited to: unapproved surface-mount outlet and ceiling fan installed (in bedroom that had north-side patio slider door). The building inspector may require additional corrections. 29.05.040, 29.50.010, 29.50.020
(*See violation #256 above)
289. **Health Sanitation Violation:** Dwelling unit shows evidence of cockroach infestation, resulting in a health hazard to the occupants. After extermination, proper precautions shall be taken to prevent reinfestation. 29.30.130
290. **Fire Life Safety Violation:** Sleeping areas lack required protection by operable smoke detectors and/or alarms (*smoke detector was missing in the hallway). 29.30.240
***See violation #278 above for installation requirements.**
291. **Fire Life Safety Violation:** Electrical outlet(s) throughout the dwelling are damaged (*loose in the wall). 29.30.190
292. **Fire Life Safety Violation:** Junction box in the closet next to the water heater lacks cover plate, exposing wires. 29.30.190
293. **Fire Life Safety Violation:** Electrical service panel is missing an approved cover. 29.30.190
294. Portions of wall, ceiling and floor coverings are missing throughout the unit. 29.30.110(a)
295. Bathtub waste or drain lines leak (*bathtub was leaking into the crawlspace). 29.30.170(c)

UNIT #6638 3/24/2017 (OCCUPIED):

296. **PERMIT REQUIRED:** Water heater was installed without benefit of permit or inspection. A commercial plumbing permit and inspection is required. The building inspector may require additional corrections. 29.05.040, 29.30.170(c,d), 29.50.010, 29.50.020
(*See violation #255 above)

LIST OF VIOLATIONS

297. **Permit Required:** Electrical work done without obtaining required permits and inspections. Violations include but are not limited to: Replaced baseboard heater in family/dining room. The building inspector may require additional corrections. 29.05.040, 29.50.010, 29.50.020
***Note: an electrical permit would be needed to approve this work or it can be removed.**
298. **Fire Life Safety Violation:** Sleeping areas lack required protection by operable smoke detectors and/or alarms (*smoke detector was missing in the hallway). 29.30.240
***See violation #278 above for installation requirements.**
299. **Fire Life Safety Violation:** Electrical outlet(s) throughout the dwelling are damaged (*loose in the wall). 29.30.190
300. **Fire Life Safety Violation:** Electrical service panel lacks circuit identification (*existing labels not readable). 29.30.190
301. **Health Sanitation Violation:** Visible mold growth indicates lack of ventilation and/or moisture control (*bedroom window(s), wall under kitchen sink and behind toilet). 29.30.120
302. **Health Sanitation Violation:** Dwelling unit shows evidence of cockroach infestation, resulting in a health hazard to the occupants. After extermination, proper precautions shall be taken to prevent reinfestation. 29.30.130
303. Baseboard heater in bedroom is damaged. 29.30.180(a), 29.30.190
304. Kitchen sink is leaking. 29.30.170(c)
305. Portions of slider exterior door hardware are damaged, deteriorated, and/or missing (*slider latch not working properly and door is poorly fitted, allowing weather entry). 29.30.100(d)
306. Dishwasher does not function properly (*door does not latch). 29.30.170(c)
307. Portions of wall coverings are damaged (*hole in wall next to dining/family room baseboard heater). 29.30.110(a)

UNIT #6648 3/24/2017 (VACANT):

308. **PERMIT REQUIRED:** Water heater was installed without benefit of permit or inspection. A commercial plumbing permit and inspection is required. The building inspector may require additional corrections. 29.05.040, 29.30.170(c,d), 29.50.010, 29.50.020
(*See violation #255 above)
309. **Fire Life Safety Violation:** Sleeping areas lack required protection by operable smoke detectors and/or alarms (*smoke detector was missing in the hallway). 29.30.240
***See violation #278 above for installation requirements.**
310. **Fire Life Safety Violation:** Electrical outlet(s) throughout the dwelling are damaged (*loose in the wall). 29.30.190

LIST OF VIOLATIONS

- 311. **PERMIT REQUIRED: Fire Life Safety Violation:** Kitchen & bathroom GFCI outlet(s) are not functioning. 29.30.190
- 312. **Health Sanitation Violation:** Visible mold growth indicates lack of ventilation and/or moisture control (*walls/ceilings and windows throughout the unit). 29.30.120
- 313. **PERMIT REQUIRED:** Baseboard heater is damaged and needs to be replaced. 29.30.180(a), 29.30.190
- 314. Portions of wall, ceiling and floor coverings are missing throughout the unit. 29.30.110(a)
- 315. Portions of front exterior door jamb are damaged, deteriorated, and/or missing (*jamb is rotted at threshold). 29.30.100(d)
- 316. Portions of the bedroom door casing are damaged, deteriorated and/or missing. 29.30.100(e)

UNIT #6714 3/24/2017 (VACANT):

- 317. **PERMIT REQUIRED: Fire Life Safety Violation:** Kitchen GFCI outlet(s) are not functioning. 29.30.190
- 318. **PERMIT REQUIRED:** Baseboard heater is damaged and should be repaired or replaced. 29.30.180(a), 29.30.190
- 319. **Fire Life Safety Violation:** Sleeping areas lack required protection by operable smoke detectors and/or alarms (*smoke detector was missing in the hallway and one in bedroom is hanging by wires). 29.30.240
***See violation #278 above for installation requirements.**
- 320. **Fire Life Safety Violation:** Water heater lacks a code-approved temperature/pressure relief valve drain tube. 29.30.170(b,c,d), 29.30.180(a)
- 321. **Fire Life Safety Violation:** Electrical outlet(s) throughout the dwelling are damaged (*loose in the wall). 29.30.190
- 322. **Health Sanitation Violation:** Portions of bathroom floor coverings are damaged (*section of floor covering missing between the vanity cabinet and toilet). 29.30.110(a,b)
- 323. **Health Sanitation Violation:** Visible mold growth indicates lack of ventilation and/or moisture control (*walls/ceilings and windows throughout the unit). 29.30.120
- 324. Several window(s) are in disrepair with water-damaged sashes and sills. 29.30.090(b,f,h)
- 325. The dishwasher drain hose is not secured to the underside of the counter before dropping down into the tailpiece and the dishwasher is not secured to the countertop. 29.30.170
- 326. Toilet is not adequately secured to the floor. 29.30.170(c)
- 327. Portions of bathtub/shower faucet assembly are missing or damaged. 29.30.170(c)

LIST OF VIOLATIONS

- 328. Thermostat control knob is missing on baseboard heater. 29.30.180(a)
- 329. Portions of front exterior door frame are damaged, deteriorated, and/or missing. 29.30.100(d)

UNIT #6716 3/24/2017 (VACANT):

- 330. **PERMIT REQUIRED:** Water heater was installed without benefit of permit or inspection. A commercial plumbing permit and inspection is required. The building inspector may require additional corrections. 29.05.040, 29.30.170(c,d), 29.50.010, 29.50.020
(*See violation #255 above)
- 331. **PERMIT REQUIRED: Fire Life Safety Violation:** Bathroom GFCI outlet(s) are not functioning. 29.30.190
- 332. **Fire Life Safety Violation:** Electrical outlet(s) in kitchen lack cover plates (*range outlet). 29.30.190
- 333. **Fire Life Safety Violation:** Sleeping areas lack required protection by operable smoke detectors and/or alarms (*smoke detector was missing in the hallway). 29.30.240
***See violation #278 above for installation requirements.**
- 334. **Fire Life Safety Violation:** Electrical outlet(s) throughout the dwelling are damaged (*loose in the wall and/or missing cover plates). 29.30.190
- 335. **Fire Life Safety Violation:** Water heater lacks a code-approved temperature/pressure relief valve drain tube. 29.30.170(b,c,d), 29.30.180(a)
- 336. Portions of wall, ceiling and floor coverings are missing throughout the unit. 29.30.110(a)
- 337. Light fixture at patio is missing. 29.30.190
- 338. Patio slider door is hard to open/close properly. 29.30.100(d)
- 339. The dishwasher drain hose is not secured to the underside of the counter before dropping down into the tailpiece and the dishwasher is not secured to the countertop. 29.30.170
- 340. Kitchen sink seal at the backsplash is not adequate to prevent moisture penetration. 29.30.110
- 341. Kitchen exhaust fan is not secured to the cabinet. 29.30.180(a)
- 342. Bathtub faucet leaks. 29.30.170(c)
- 343. Electrical service panel cover screw is missing. 29.30.190
- 344. Portions of the bedroom door jamb and casing are damaged, deteriorated and/or missing. 29.30.100(e)

LIST OF VIOLATIONS

345. Electrical wiring conduit connection at water heater is not secured and armored cable is damaged. 29.30.190

UNIT #6718 3/24/2017 (VACANT):

346. **PERMIT REQUIRED:** Water heater was installed without benefit of permit or inspection. A commercial plumbing permit and inspection is required. The building inspector may require additional corrections. 29.05.040, 29.30.170(c,d), 29.50.010, 29.50.020
(*See violation #255 above)
347. **Health Sanitation Violation:** Visible mold growth indicates lack of ventilation and/or moisture control (*walls/ceilings and windows throughout the unit). 29.30.120
348. **PERMIT REQUIRED: Fire Life Safety Violation:** Kitchen GFCI outlet(s) are not functioning. 29.30.190
349. Portions of wall, ceiling and floor coverings are missing throughout the unit. 29.30.110(a)
350. Dishwasher is inoperable (*door is damaged). 29.30.170(c)
351. The dishwasher drain hose is not secured to the underside of the counter before dropping down into the tailpiece. 29.30.170
352. Portions of kitchen sink faucet assembly are missing or damaged. 29.30.170(c)
353. Bedroom window(s) are in disrepair with broken window panes. 29.30.090(b,f,h)
354. Bedroom window(s) are in disrepair with water damaged sashes and sills. 29.30.090(b,f,h)
355. Portions of wall coverings are damaged and deteriorated (*bedrooms). 29.30.110(a)
356. Portions of the bathroom door jamb and casing are damaged, deteriorated and/or missing. 29.30.100(e)

UNIT #6720 3/24/2017 (VACANT):

357. **Fire Life Safety Violation:** Electrical outlet(s) throughout the dwelling are damaged (*loose in the wall and/or missing cover plates). 29.30.190
358. **Fire Life Safety Violation:** Water heater lacks a code-approved temperature/pressure relief valve drain tube. 29.30.170(b,c,d), 29.30.180(a)
359. Portions of wall, ceiling and floor coverings are missing throughout the unit. 29.30.110(a)
360. Portions of kitchen cabinets/cupboards are damaged and/or missing (*kitchen countertops removed and cabinet above stove not secured). 29.30.270(a,b), 29.30.110(a)
361. Portions of bathroom subflooring are deteriorated (*viewed from hall closet; behind the bathtub). 29.30.110(a)

LIST OF VIOLATIONS

UNIT #6734 3/29/2017 (VACANT):

- 362. **PERMIT REQUIRED:** Water heater was installed without benefit of permit or inspection. A commercial plumbing permit and inspection is required. The building inspector may require additional corrections. 29.05.040, 29.30.170(c,d), 29.50.010, 29.50.020
(*See violation #255 above)
- 363. **Fire Life Safety Violation:** Sleeping areas lack required protection by operable smoke detectors and/or alarms (*smoke detector was not located in the hallway). 29.30.240
***See violation #278 above for installation requirements.**
- 364. **Fire Life Safety Violation:** Electrical service panel has open circuit breaker spaces. 29.30.190
- 365. Portions of front exterior door threshold are damaged, deteriorated, and/or missing (*creating potential trip hazard). 29.30.100(d)
- 366. Portions of the front exterior door are poorly fitted, allowing weather entry. 29.30.100(d)
- 367. Portions of slider door(s) are damaged and/or deteriorated (*slider door doesn't latch; hard to close). 29.30.100(d)

UNIT #6728 3/29/2017 (VACANT):

- 368. **PERMIT REQUIRED:** Water heater was installed without benefit of permit or inspection. A commercial plumbing permit and inspection is required. The building inspector may require additional corrections. 29.05.040, 29.30.170(c,d), 29.50.010, 29.50.020
(*See violation #255 above)
- 369. **Health Sanitation Violation:** Visible mold growth indicates lack of ventilation and/or moisture control (*walls/ceilings and windows throughout the unit). 29.30.120
- 370. **Fire Life Safety Violation:** Water heater lacks a code-approved temperature/pressure relief valve drain tube. 29.30.170(b,c,d), 29.30.180(a)
- 371. **Fire Life Safety Violation:** Sleeping areas lack required protection by operable smoke detectors and/or alarms (*smoke detector was not located in the hallway). 29.30.240
***See violation #278 above for installation requirements.**
- 372. **Fire Life Safety Violation:** Electrical outlet(s) throughout the dwelling are damaged (*loose in the wall and/or missing cover plates). 29.30.190
- 373. Portions of wall, ceiling and floor coverings are missing throughout the unit. 29.30.110(a)
- 374. Portions of front exterior door hardware are damaged, deteriorated, and/or missing. 29.30.100(d)
- 375. Portions of kitchen cabinets/cupboards are damaged and/or missing (*kitchen sink cabinet). 29.30.270(a,b), 29.30.110(a)

LIST OF VIOLATIONS

- 376. Portions of slider door(s) are damaged and/or deteriorated (*slider door doesn't latch; hard to close). 29.30.100(d)
- 377. Room heater is incapable of performing the function for which it is designed (*baseboard heater was disconnected). 29.30.180
- 378. Portions of bathtub/shower faucet assembly are missing or damaged. 29.30.170(c)
- 379. Interior door is broken, deteriorated, and/or missing. 29.30.100(e)
- 380. Portions of wall coverings are missing paint (*bedroom windows have unpainted wall repairs). 29.30.110(a)

UNIT #6748 3/29/2017 (VACANT):

- 381. **PERMIT REQUIRED:** Water heater was installed without benefit of permit or inspection. A commercial plumbing permit and inspection is required. The building inspector may require additional corrections. 29.05.040, 29.30.170(c,d), 29.50.010, 29.50.020
(*See violation #255 above)
- 382. **Health Sanitation Violation:** Visible mold growth indicates lack of ventilation and/or moisture control (*walls/ceilings and windows throughout the unit; including the walls under the bathroom & kitchen sink). 29.30.120
- 383. **Health Sanitation Violation:** Portions of the connection between the bathtub and floor covering are not adequately sealed, allowing possible moisture penetration to the subflooring. 29.30.110(a,b), 29.30.120
- 384. Portions of wall, ceiling and floor coverings are missing throughout the unit. 29.30.110(a)
- 385. Portions of the front exterior door are poorly fitted, allowing weather entry. 29.30.100(d)
- 386. Toilet is not adequately secured to the floor. 29.30.170(c)

UNIT #6750 3/29/2017 (VACANT):

- 387. **PERMIT REQUIRED:** Water heater was installed without benefit of permit or inspection. A commercial plumbing permit and inspection is required. The building inspector may require additional corrections. 29.05.040, 29.30.170(c,d), 29.50.010, 29.50.020
(*See violation #255 above)
- 388. **Health Sanitation Violation:** Visible mold growth indicates lack of ventilation and/or moisture control (*walls/ceilings and windows throughout the unit). 29.30.120
- 389. **Health Sanitation Violation:** Portions of the connection between the bathtub and floor covering are not adequately sealed, allowing possible moisture penetration to the subflooring. 29.30.110(a,b), 29.30.120

LIST OF VIOLATIONS

- 390. **Health Sanitation Violation:** Portions of carpet throughout the unit are stained and worn and/or deteriorated creating conditions that pose a health and/or safety hazard to the occupants. Therefore, removal and/or replacement is required. 29.30.140(b), 29.30.270(b)
- 391. **Health Sanitation Violation:** Portions of bathroom subflooring are deteriorated and spongy, indicating structural failure. 29.30.110(a)
- 392. **Fire Life Safety Violation:** Sleeping areas lack required protection by operable smoke detectors and/or alarms (*smoke detector missing in the hallway). 29.30.240
***See violation #278 above for installation requirements.**
- 393. **Fire Life Safety Violation:** Electrical outlet(s) throughout the dwelling are damaged (*loose in the wall and/or missing cover plates). 29.30.190
- 394. Portions of vinyl flooring at the entryway are lifting posing a potential trip hazard to the occupants. 29.30.140(b), 29.30.270(b)
- 395. Interior door(s) is broken, deteriorated, and/or missing. 29.30.100(e)
- 396. Portions of kitchen counter top are cracked or damaged. 29.30.270(a,b)
- 397. Portions of wall and ceiling coverings are missing paint (*wall & ceiling repairs in bathroom). 29.30.110(a)

UNIT #6752 3/29/2017 (VACANT):

- 398. **PERMIT REQUIRED:** Water heater was installed without benefit of permit or inspection. A commercial plumbing permit and inspection is required. The building inspector may require additional corrections. 29.05.040, 29.30.170(c,d), 29.50.010, 29.50.020
(*See violation #255 above)
- 399. **PERMIT REQUIRED: Fire Life Safety Violation:** Kitchen GFCI outlet(s) are not functioning. 29.30.190
- 400. **PERMIT REQUIRED:** Room heater is incapable of performing the function for which it is designed (*bathroom baseboard heater is damaged and needs to be replaced). 29.30.180
- 401. **Fire Life Safety Violation:** Electrical outlet(s) throughout the dwelling are damaged (*loose in the wall and/or missing cover plates). 29.30.190
- 402. **Fire Life Safety Violation:** Sleeping areas lack required protection by operable smoke detectors and/or alarms (*smoke detector not located in the hallway). 29.30.240
***See violation #278 above for installation requirements.**
- 403. **Fire Life Safety Violation:** Water heater lacks a code-approved temperature/pressure relief valve drain tube. 29.30.170(b,c,d), 29.30.180(a)
- 404. Portions of front exterior door threshold are damaged, deteriorated, and/or missing (*creating potential trip hazard). 29.30.100(d)

LIST OF VIOLATIONS

- 405. Portions of slider door(s) are damaged and/or deteriorated (*slider door doesn't latch; hard to close). 29.30.100(d)
- 406. Portions of the front exterior door are poorly fitted, allowing weather entry. 29.30.100(d)
- 407. Slider door window panes are broken and/or missing. 29.30.090(h)
- 408. Portions of wall coverings are missing (*gap at front entry door header). 29.30.110(a)
- 409. Kitchen exhaust fan is incapable of performing the function for which it is designed (*missing grille/cover). 29.30.180(a)
- 410. Refrigerator is incapable of performing the function for which it is designed (*damaged door seal). All equipment present in a dwelling shall be maintained and should function properly. 29.30.270
- 411. Baseboard heater is loose from wall. 29.30.180(a), 29.30.190
- 412. Portions of kitchen cabinets/cupboards are damaged and/or missing (*kitchen sink cabinet). 29.30.270(a,b), 29.30.110(a)
- 413. Light fixture(s) in bathroom are missing. 29.30.190

UNIT #6758 3/29/2017 (VACANT):

- 414. **PERMIT REQUIRED:** Water heater was installed without benefit of permit or inspection. A commercial plumbing permit and inspection is required. The building inspector may require additional corrections. 29.05.040, 29.30.170(c,d), 29.50.010, 29.50.020
(*See violation #255 above)
- 415. **PERMIT REQUIRED: Fire Life Safety Violation:** Kitchen GFCI outlet(s) are not functioning. 29.30.190
- 416. **Health Sanitation Violation:** Portions of the connection between the bathtub and floor covering are not adequately sealed, allowing possible moisture penetration to the subflooring. 29.30.110(a,b), 29.30.120
- 417. **Health Sanitation Violation:** Visible mold growth indicates lack of ventilation and/or moisture control (*walls/ceilings and windows throughout the unit). 29.30.120
- 418. **Health Sanitation Violation:** Portions of carpet throughout the unit are stained and worn and/or deteriorated creating conditions that pose a health and/or safety hazard to the occupants. Therefore, removal and/or replacement is required. 29.30.140(b), 29.30.270(b)
- 419. **Fire Life Safety Violation:** Electrical outlet(s) throughout the dwelling are damaged (*loose in the wall and/or missing cover plates). 29.30.190

LIST OF VIOLATIONS

420. **Fire Life Safety Violation:** Sleeping areas lack required protection by operable smoke detectors and/or alarms (*smoke detector not located in the hallway and ones in bedroom are dangling by wires). 29.30.240
***See violation #278 above for installation requirements.**
421. **Fire Life Safety Violation:** Water heater lacks a code-approved temperature/pressure relief valve drain tube. 29.30.170(b,c,d), 29.30.180(a)
422. Portions of slider door(s) are damaged and/or deteriorated (*slider door doesn't latch; hard to open/close). 29.30.100(d)
423. Portions of kitchen floor coverings are damaged (*vinyl flooring lifting at walls). 29.30.110(a,b)
424. Portions of kitchen cabinets/cupboards are damaged and/or missing (*kitchen sink cabinet). 29.30.270(a,b), 29.30.110(a)
425. Dishwasher is not connected to the countertop. 29.30.170(c)
426. Portions of kitchen sink faucet assembly are missing or damaged. 29.30.170(c)

UNIT #6690 3/29/2017 (VACANT):

427. **Health Sanitation Violation:** Portions of the connection between the bathtub and floor covering are not adequately sealed, allowing possible moisture penetration to the subflooring. 29.30.110(a,b), 29.30.120
428. **Health Sanitation Violation:** Portions of bathroom floor coverings are damaged, deteriorated and/or missing, resulting in a possible moisture penetration of the subflooring and the inability to maintain the floor in a clean and sanitary condition (*new flooring planks are lifting). 29.30.110(a,b)
429. **Fire Life Safety Violation:** Electrical outlet(s) throughout the dwelling are damaged (*loose in the wall and/or missing cover plates). 29.30.190
430. Portions of kitchen cabinets/cupboards are damaged and/or missing (*kitchen sink cabinet). 29.30.270(a,b), 29.30.110(a)
431. Toilet tank is loose. 29.30.170(c)
432. Water shut-off supply valve(s) lack control handle(s) (*located next to water heater). 29.30.170

UNIT #6702 3/29/2017 (VACANT):

433. **PERMIT REQUIRED:** Water heater was installed without benefit of permit or inspection. A commercial plumbing permit and inspection is required. The building inspector may require additional corrections. 29.05.040, 29.30.170(c,d), 29.50.010, 29.50.020
(*See violation #255 above)

LIST OF VIOLATIONS

434. **Health Sanitation Violation:** Visible mold growth indicates lack of ventilation and/or moisture control (*walls/ceilings and windows throughout the unit). 29.30.120
435. **Health Sanitation Violation:** Dwelling unit shows evidence of cockroach infestation, resulting in a health hazard to the occupants. After extermination, proper precautions shall be taken to prevent reinfestation. 29.30.130
436. **Fire Life Safety Violation:** Sleeping areas lack required protection by operable smoke detectors and/or alarms (*smoke detector not located in the hallway). 29.30.240
***See violation #278 above for installation requirements.**
437. **Fire Life Safety Violation:** Electrical outlet(s) throughout the dwelling are damaged (*loose in the wall and/or missing cover plates). 29.30.190
438. **Fire Life Safety Violation:** Electrical service panel cover is broken. 29.30.190
439. **Fire Life Safety Violation:** Water heater lacks a code-approved temperature/pressure relief valve drain tube. 29.30.170(b,c,d), 29.30.180(a)
440. Portions of wall, ceiling and floor coverings are missing throughout the unit. 29.30.110(a)
441. Room heater is incapable of performing the function for which it is designed (*baseboard heater wires are exposed/missing cover plate). 29.30.180
442. Kitchen exhaust fan is incapable of performing the function for which it is designed (*missing grille/cover). 29.30.180(a)

UNIT #6764 3/29/2017 (VACANT):

443. **PERMIT REQUIRED:** Water heater was installed without benefit of permit or inspection. A commercial plumbing permit and inspection is required. The building inspector may require additional corrections. 29.05.040, 29.30.170(c,d), 29.50.010, 29.50.020
(*See violation #255 above)
444. **Permit Required:** Electrical work done without obtaining required permits and inspections. Violations include but are not limited to: Replacement of baseboard heater(s). The building inspector may require additional corrections. 29.05.040, 29.50.010, 29.50.020
(*See violation #256 above)
445. **Health Sanitation Violation:** Visible mold growth indicates lack of ventilation and/or moisture control (*walls/ceilings and windows throughout the unit, also under the kitchen sink). 29.30.120
446. **Fire Life Safety Violation:** Property address cannot be seen from the street. 29.30.010
All dwellings shall have address numbers posted in a conspicuous place so they may be read from the listed street or public way.
447. **Fire Life Safety Violation:** Electrical outlet(s) throughout the dwelling are damaged (*loose in the wall and/or missing cover plates). 29.30.190

LIST OF VIOLATIONS

- 448. **Fire Life Safety Violation:** Sleeping areas lack required protection by operable smoke detectors and/or alarms (*smoke detector not located in the hallway). 29.30.240
***See violation #278 above for installation requirements.**
- 449. Portions of the front exterior door are poorly fitted, damaged, and/or missing (*large gap at door jamb and weather-stripping is missing). 29.30.100(d)
- 450. Gaps in the wall at the patio slider door. 29.30.100(d)
- 451. Wall covering around shower head pipe penetration is damaged or missing. 29.30.110(a)

UNIT #6732 3/29/2017 (VACANT):

- 452. **PERMIT REQUIRED:** Water heater was installed without benefit of permit or inspection. A commercial plumbing permit and inspection is required. The building inspector may require additional corrections. 29.05.040, 29.30.170(c,d), 29.50.010, 29.50.020
(*See violation #255 above)
- 453. **Permit Required:** Electrical work done without obtaining required permits and inspections. Violations include but are not limited to: Replacement of baseboard heater(s). The building inspector may require additional corrections. 29.05.040, 29.50.010, 29.50.020
(*See violation #256 above)
- 454. **Health Sanitation Violation:** Dwelling unit shows evidence of cockroach infestation, resulting in a health hazard to the occupants. After extermination, proper precautions shall be taken to prevent reinfestation. 29.30.130
- 455. **Fire Life Safety Violation:** Sleeping areas lack required protection by operable smoke detectors and/or alarms (*smoke detector not located in the hallway and missing in bedrooms). 29.30.240
***See violation #278 above for installation requirements.**
- 456. **Fire Life Safety Violation:** Water heater lacks a code-approved temperature/pressure relief valve drain tube. 29.30.170(b,c,d), 29.30.180(a)
- 457. **Fire Life Safety Violation:** Electrical outlet(s) throughout the dwelling are damaged (*loose in the wall and/or missing cover plates). 29.30.190
- 458. **Fire Life Safety Violation:** Electrical outlet(s) in kitchen lack cover plates (*range outlet). 29.30.190
- 459. Portions of wall, ceiling and floor coverings are missing throughout the unit. 29.30.110(a)
- 460. Dishwasher is not connected to the countertop. 29.30.170(c)
- 461. Interior door is broken, deteriorated, and/or missing. 29.30.100(e)
- 462. Portions of the front exterior door are poorly fitted, allowing weather entry. 29.30.100(d)

LIST OF VIOLATIONS

UNIT #6736 3/29/2017 (VACANT):

463. **PERMIT REQUIRED:** Water heater was installed without benefit of permit or inspection. A commercial plumbing permit and inspection is required. The building inspector may require additional corrections. 29.05.040, 29.30.170(c,d), 29.50.010, 29.50.020
(*See violation #255 above)
464. **Fire Life Safety Violation:** Sleeping areas lack required protection by operable smoke detectors and/or alarms (*smoke detector not located in the hallway). 29.30.240
***See violation #278 above for installation requirements.**
465. **Fire Life Safety Violation:** Water heater lacks a code-approved temperature/pressure relief valve drain tube (*drain tube must terminate at a discharge location which will avoid the hazard to persons or damage to property). 29.30.170(b,c,d), 29.30.180(a)
466. **Fire Life Safety Violation:** Electrical outlet(s) throughout the dwelling are damaged (*loose in the wall and/or missing cover plates). 29.30.190
467. Portions of the front exterior door are poorly fitted, allowing weather entry. 29.30.100(d)
468. Portions of wall, ceiling and floor coverings are missing throughout the unit. 29.30.110(a)
469. Roofing (or siding) is damaged, worn and/or leaking (*active water leak on outside wall next to patio slider door). 29.30.030
470. Portions of slider door(s) are damaged and/or deteriorated (*slider door doesn't latch; hard to open/close). 29.30.100(d)

Additional violations from August 8th, 18th & 25th 9th, 2017 reinspections (STAGE-3 Enhanced Inspections):

Additional work being done without obtaining required permits and inspections. 29.05.040, 29.50.010, 29.50.020.

471. **Commercial/Multi-family structural permit(s) required (CO):** Structural work done without obtaining required permits and inspections. Violations include but are not limited to:
- a. Roofing, siding, and windows being replaced throughout the complex. 2nd story decks/patios posts and beams being replaced (including patios at Building E and stair landing posts at Building D). The building inspector may require additional corrections. 29.05.040, 29.50.010, 29.50.020
472. **Commercial/Multi-family electrical permit(s) required (ET):** Electrical work done without obtaining required permits and inspections. Violations include but are not limited to:
- a. Replacement of electric baseboard heaters throughout the property (*in addition to units specified in violation #1a and #256 above). The building inspector may require additional corrections. 29.05.040, 29.50.010, 29.50.020

LIST OF VIOLATIONS

***All electrical work on this rental property must be done under permit by a licensed electrical contractor. 29.05.040, 29.50.010, 29.50.020, 20.30.190**

473. **Commercial/Multi-family plumbing permit required (PT):** Plumbing work done without obtaining required permits and inspections. Violations include but are not limited to:
- a. Excavation of central courtyard area with installation of irrigation/sprinkler system.
 - b. Water heaters installed without permits in various units throughout the property (*in addition to units specified in violation #1a and #255 above). The building inspector may require additional corrections. 29.05.040, 29.50.010, 29.50.020

***All plumbing work on this commercial rental property must be performed by a licensed plumbing contractor. Permits and inspections are required for the work. 29.05.040, 29.50.010, 29.50.020**

EXTERIOR:

474. **PERMIT REQUIRED: Fire Life Safety Violation:** The metal guardrail(s) at the west end of Building D are damaged/deteriorated with broken welds and loose treads, and incapable of supporting the loads to which it is subjected. 29.20.080
475. **Health Sanitation Violation:** The sewer rain drain standpipe lacks cap. The sewer standpipe should be sealed with a wing-nut test plug or a rubber cap (*standpipe near Unit #6670). 29.30.170(c)
476. **Fire Life Safety Violation:** Portions of patio decking at Building C are deteriorated, damaged, and/or missing (*2nd story walkway deck-board spacing is too large and/or creates a tripping hazard. 29.30.070
477. **Fire Life Safety Violation:** The guardrail(s) at the Building C steps to 2nd story walkway and along the walkway are loose/unsecured, and incapable of supporting the loads to which it is subjected. 29.20.080
478. **Fire Life Safety Violation:** The doorstep riser to landing exceeds maximum allowable 8" (*patio slider door at Unit #6756 is missing an exterior step). 29.30.070
479. Junction box near Unit #6708 lacks cover plates (*or fixture is missing), exposing wires. 29.30.190
480. Portions of gutters and/or downspouts are missing (*possibly removed for exterior painting). 29.30.030

UNIT #6624 8/4/2017 (OCCUPIED):

481. **PERMIT REQUIRED:** Water heater was installed without benefit of permit or inspection. A commercial plumbing permit and inspection is required. The building inspector may require additional corrections. 29.05.040, 29.30.170(c,d), 29.50.010, 29.50.020
(*See violation #255 above)

LIST OF VIOLATIONS

- 482. **Fire Life Safety Violation:** Water heater lacks a code-approved temperature/pressure relief valve drain tube (*drain tube must terminate at a discharge location which will avoid the hazard to persons or damage to property). 29.30.170(b,c,d), 29.30.180(a)
- 483. **Fire Life Safety Violation:** Electrical outlet(s) throughout the dwelling are damaged (*loose in the wall and/or missing cover plates). 29.30.190
- 484. **Health Sanitation Violation:** Visible mold growth indicates lack of ventilation and/or moisture control (*walls/ceilings and windows throughout the unit, also under the kitchen sink). 29.30.120
- 485. Toilet is not adequately secured to the floor. 29.30.170(c)

UNIT #6628 8/4/2017 (VACANT):

- 486. **PERMIT REQUIRED:** Water heater was installed without benefit of permit or inspection. A commercial plumbing permit and inspection is required. The building inspector may require additional corrections. 29.05.040, 29.30.170(c,d), 29.50.010, 29.50.020
(*See violation #255 above)
- 487. **PERMIT REQUIRED:** Electrical work done without obtaining required permits and inspections. Violations include but are not limited to: Replacement of baseboard heater(s). The building inspector may require additional corrections. 29.05.040, 29.50.010, 29.50.020
(*See violation #256 above)
- 488. **PERMIT REQUIRED:** Mechanical work done without obtaining required permits and inspections. Violations include but are not limited to: Replacement of bath exhaust fan. The building inspector may require additional corrections. 29.05.040, 29.50.010, 29.50.020
(*Note: MT permit no. 17-169276-MT does not list this unit. Revise permit to include Unit #6628 or add on additional fixture count).
- 489. **Fire Life Safety Violation:** Water heater lacks a code-approved temperature/pressure relief valve drain tube (*drain tube must terminate at a discharge location which will avoid the hazard to persons or damage to property). 29.30.170(b,c,d), 29.30.180(a)
- 490. **Fire Life Safety Violation:** Sleeping areas lack required protection by operable smoke detectors and/or alarms. 29.30.240
***See violation #278 above for installation requirements.**
- 491. **Health Sanitation Violation:** Visible mold growth indicates lack of ventilation and/or moisture control (*walls/ceilings and windows throughout the unit, also behind the water heater). 29.30.120
- 492. Toilet is not adequately secured to the floor. 29.30.170(c)
- 493. Portions of wall coverings are damaged throughout the unit (*holes in sheetrock throughout, also around kitchen range outlet). 29.30.110(a)

LIST OF VIOLATIONS

- 494. Portions of carpet in the living room are torn and/or deteriorated posing a trip hazard to the occupants. 29.30.140(b), 29.30.270(b)
- 495. Portions of kitchen counter top are damaged/deteriorated and should be replaced. 29.30.270(a,b)
- 496. The dishwasher drain hose is not secured to the underside of the counter before dropping down into the tailpiece. 29.30.170
- 497. Portions of bathtub faucet assembly are loose/coming away from the tub surround. 29.30.170(c)

UNIT #6630 8/4/2017 (OCCUPIED):

- 498. **PERMIT REQUIRED:** Water heater was installed without benefit of permit or inspection. A commercial plumbing permit and inspection is required. The building inspector may require additional corrections. 29.05.040, 29.30.170(c,d), 29.50.010, 29.50.020
(*See violation #255 above)
- 499. **PERMIT REQUIRED:** Electrical work done without obtaining required permits and inspections. Violations include but are not limited to: Replacement of baseboard heater(s). The building inspector may require additional corrections. 29.05.040, 29.50.010, 29.50.020
(*See violation #256 above)
- 500. **Fire Life Safety Violation:** Water heater lacks a code-approved temperature/pressure relief valve drain tube (*drain tube must terminate at a discharge location which will avoid the hazard to persons or damage to property). 29.30.170(b,c,d), 29.30.180(a)
- 501. **Fire Life Safety Violation:** Sleeping areas lack required protection by operable smoke detectors and/or alarms (*smoke detector not located in the hallway). 29.30.240
***See violation #278 above for installation requirements.**
- 502. **Fire Life Safety Violation:** Electrical service panel has open circuit breaker spaces. 29.30.190
- 503. **Fire Life Safety Violation:** Electrical outlet(s) throughout the dwelling are damaged (*loose in the wall and/or missing cover plates). 29.30.190
- 504. **Health Sanitation Violation:** Visible mold growth indicates lack of ventilation and/or moisture control (*walls/ceilings and windows throughout the unit). 29.30.120
- 505. **Health Sanitation Violation:** Dwelling unit shows evidence of cockroach infestation, resulting in a health hazard to the occupants. After extermination, proper precautions shall be taken to prevent reinfestation. 29.30.130
- 506. Toilet is not adequately secured to the floor. 29.30.170(c)
- 507. Kitchen and bathroom cabinets are damaged/deteriorated and unable to be kept in a sanitary condition and should be repaired or replaced. 29.30.270(a,b), 29.30.110(a)

LIST OF VIOLATIONS

- 508. Patio slider door is damaged and/or deteriorated (*slider door doesn't latch; hard to open/close). 29.30.100(d)
- 509. Bathroom exhaust fan is incapable of performing the function for which it is designed (*clogged). 29.30.270
- 510. Bathtub faucet leaks. 29.30.170(c)
- 511. Dishwasher is not connected to the countertop. 29.30.170(c)

UNIT #6632 8/4/2017 (OCCUPIED):

- 512. **PERMIT REQUIRED:** Water heater was installed without benefit of permit or inspection. A commercial plumbing permit and inspection is required. The building inspector may require additional corrections. 29.05.040, 29.30.170(c,d), 29.50.010, 29.50.020
(*See violation #255 above)
- 513. **Fire Life Safety Violation:** Water heater lacks a code-approved temperature/pressure relief valve drain tube (*drain tube must terminate at a discharge location which will avoid the hazard to persons or damage to property). 29.30.170(b,c,d), 29.30.180(a)
- 514. **Fire Life Safety Violation:** Sleeping areas lack required protection by operable smoke detectors and/or alarms (*smoke detector not located in the hallway). 29.30.240
***See violation #278 above for installation requirements.**
- 515. **Fire Life Safety Violation:** Electrical outlet(s) throughout the dwelling are damaged (*loose in the wall and/or missing cover plates). 29.30.190
- 516. **Health Sanitation Violation:** Visible mold growth indicates lack of ventilation and/or moisture control (*walls/ceilings and windows throughout the unit). 29.30.120
- 517. Toilet is not adequately secured to the floor. 29.30.170(c)
- 518. Dishwasher is not connected to the countertop. 29.30.170(c)
- 519. The dishwasher drain hose is not secured to the underside of the counter before dropping down into the tailpiece. 29.30.170
- 520. Wall covering around pipe penetrations at the kitchen sink and at the water heater is damaged or missing. 29.30.110(a)
- 521. Baseboard heater is loose from wall. 29.30.180(a), 29.30.190
- 522. Previous wall repairs are unfinished (missing paint). 29.30.110(a)

LIST OF VIOLATIONS

UNIT #6636 8/4/2017 (VACANT):

523. **PERMIT REQUIRED:** Water heater was installed without benefit of permit or inspection. A commercial plumbing permit and inspection is required. The building inspector may require additional corrections. 29.05.040, 29.30.170(c,d), 29.50.010, 29.50.020
(*See violation #255 above)
524. **PERMIT REQUIRED: Fire Life Safety Violation:** GFCI outlet is inoperable. 29.30.190
525. **Fire Life Safety Violation:** Water heater lacks a code-approved temperature/pressure relief valve drain tube (*drain tube must terminate at a discharge location which will avoid the hazard to persons or damage to property). 29.30.170(b,c,d), 29.30.180(a)
526. **Fire Life Safety Violation:** Sleeping areas lack required protection by operable smoke detectors and/or alarms. 29.30.240
***See violation #278 above for installation requirements.**
527. **Fire Life Safety Violation:** Electrical outlet(s) throughout the dwelling are damaged (*loose in the wall and/or missing cover plates). 29.30.190
528. **Health Sanitation Violation:** Visible mold growth indicates lack of ventilation and/or moisture control (*walls/ceilings and windows throughout the unit). 29.30.120
529. **Health Sanitation Violation:** Dwelling unit shows evidence of cockroach infestation, resulting in a health hazard to the occupants. After extermination, proper precautions shall be taken to prevent reinfestation. 29.30.130
530. Toilet is not adequately secured to the floor. 29.30.170(c)
531. Dishwasher is not connected to the countertop. 29.30.170(c)
532. Kitchen and bathroom cabinets are damaged/deteriorated and unable to be kept in a sanitary condition and should be repaired or replaced. 29.30.270(a,b), 29.30.110(a)
533. Patio slider door is damaged and/or deteriorated (*slider door doesn't latch; hard to open/close). 29.30.100(d)

UNIT #6640 8/4/2017 (OCCUPIED):

534. **PERMIT REQUIRED:** Water heater was installed without benefit of permit or inspection. A commercial plumbing permit and inspection is required. The building inspector may require additional corrections. 29.05.040, 29.30.170(c,d), 29.50.010, 29.50.020
(*See violation #255 above)
535. **PERMIT REQUIRED: Fire Life Safety Violation:** GFCI outlets in kitchen and bathroom are inoperable. 29.30.190

LIST OF VIOLATIONS

- 536. **Fire Life Safety Violation:** Water heater lacks a code-approved temperature/pressure relief valve drain tube (*drain tube must terminate at a discharge location which will avoid the hazard to persons or damage to property). 29.30.170(b,c,d), 29.30.180(a)
- 537. **Fire Life Safety Violation:** Sleeping areas lack required protection by operable smoke detectors and/or alarms. 29.30.240
***See violation #278 above for installation requirements.**
- 538. **Fire Life Safety Violation:** Electrical outlet(s) throughout the dwelling are damaged (*loose in the wall and/or missing cover plates). 29.30.190
- 539. **Health Sanitation Violation:** Visible mold growth indicates lack of ventilation and/or moisture control (*walls/ceilings and windows throughout the unit). 29.30.120
- 540. **Health Sanitation Violation:** Portions of kitchen floor coverings are damaged. 29.30.110(a,b)
- 541. Dishwasher is not connected to the countertop. 29.30.170(c)
- 542. Dishwasher is incapable of performing the function for which it is designed (*dishwasher is damaged). 29.30.170(c)

UNIT #6642 8/4/2017 (OCCUPIED):

- 543. **PERMIT REQUIRED:** Water heater was installed without benefit of permit or inspection. A commercial plumbing permit and inspection is required. The building inspector may require additional corrections. 29.05.040, 29.30.170(c,d), 29.50.010, 29.50.020
(*See violation #255 above)
- 544. **Fire Life Safety Violation:** Water heater lacks a code-approved temperature/pressure relief valve drain tube (*drain tube must terminate at a discharge location which will avoid the hazard to persons or damage to property). 29.30.170(b,c,d), 29.30.180(a)
- 545. **Fire Life Safety Violation:** Sleeping areas lack required protection by operable smoke detectors and/or alarms. 29.30.240
***See violation #278 above for installation requirements.**
- 546. **Fire Life Safety Violation:** Electrical outlet(s) throughout the dwelling are damaged (*loose in the wall and/or missing cover plates). 29.30.190
- 547. **Health Sanitation Violation:** Visible mold growth indicates lack of ventilation and/or moisture control (*walls/ceilings and windows throughout the unit). 29.30.120
- 548. **Health Sanitation Violation:** Dwelling unit shows evidence of cockroach infestation, resulting in a health hazard to the occupants. After extermination, proper precautions shall be taken to prevent reinfestation. 29.30.130
- 549. Toilet is not adequately secured to the floor. 29.30.170(c)
- 550. Baseboard heater is loose from wall. 29.30.180(a), 29.30.190

LIST OF VIOLATIONS

- 551. Bathroom exhaust fan is incapable of performing the function for which it is designed (*clogged). 29.30.270
- 552. Portions of vinyl floor coverings are damaged/deteriorated possibly causing a trip hazard. 29.30.110(a,b)

UNIT #6644 8/4/2017 (OCCUPIED):

- 553. **PERMIT REQUIRED:** Water heater was installed without benefit of permit or inspection. A commercial plumbing permit and inspection is required. The building inspector may require additional corrections. 29.05.040, 29.30.170(c,d), 29.50.010, 29.50.020
(*See violation #255 above)
- 554. **PERMIT REQUIRED: Fire Life Safety Violation:** Patio/deck supports appear to be coming away from the building indicating possible structural and/or attachment failure. Further structural inspection is recommended. 29.30.070
- 555. **Fire Life Safety Violation:** Water heater PRV drain tube does not terminate in approved location (*drain tube must terminate at a discharge location which will avoid the hazard to persons or damage to property). 29.30.170(b,c,d), 29.30.180(a)
- 556. **Fire Life Safety Violation:** Sleeping areas lack required protection by operable smoke detectors and/or alarms. 29.30.240
***See violation #278 above for installation requirements.**
- 557. **Fire Life Safety Violation:** Electrical outlet(s) throughout the dwelling are damaged (*loose in the wall and/or missing cover plates). 29.30.190
- 558. **Fire Life Safety Violation:** Access to electrical circuit panel is blocked by an accumulation of personal belongings. Required clearance in front of panel is 30" wide and 36" deep. 29.30.190, 29.30.110
- 559. **Fire Life Safety Violation:** Baseboard heaters throughout the unit are in contact with combustibles. 29.30.180
- 560. **Fire Life Safety Violation:** Deck guardrail is missing an intermediate rail. 29.30.080(c)
- 561. **Health Sanitation Violation:** Visible mold growth indicates lack of ventilation and/or moisture control (*walls/ceilings and windows throughout the unit). 29.30.120
- 562. **Health Sanitation Violation:** Dwelling unit shows evidence of cockroach infestation, resulting in a health hazard to the occupants. After extermination, proper precautions shall be taken to prevent reinfestation. 29.30.130
- 563. Bathroom exhaust fan is incapable of performing the function for which it is designed (*loose/unsecured). 29.30.270
- 564. Dishwasher is not connected to the countertop. 29.30.170(c)

LIST OF VIOLATIONS

565. Patio slider door is damaged and/or deteriorated (*slider door doesn't latch; hard to open/close). 29.30.100(d)

UNIT #6652 8/18/2017 (OCCUPIED):

566. **PERMIT REQUIRED:** Water heater was installed without benefit of permit or inspection. A commercial plumbing permit and inspection is required. The building inspector may require additional corrections. 29.05.040, 29.30.170(c,d), 29.50.010, 29.50.020
(*See violation #255 above)
567. **PERMIT REQUIRED: Fire Life Safety Violation:** GFCI outlets in kitchen and bathroom are inoperable. 29.30.190
568. **Fire Life Safety Violation:** Water heater lacks a code-approved temperature/pressure relief valve drain tube (*drain tube must terminate at a discharge location which will avoid the hazard to persons or damage to property). 29.30.170(b,c,d), 29.30.180(a)
569. **Fire Life Safety Violation:** Sleeping areas lack required protection by operable smoke detectors and/or alarms. 29.30.240
***See violation #278 above for installation requirements.**
570. **Fire Life Safety Violation:** Electrical outlet(s) throughout the dwelling are damaged (*loose in the wall and/or missing cover plates). 29.30.190
571. **Fire Life Safety Violation:** Electrical service panel has open circuit breaker spaces. 29.30.190
572. **Fire Life Safety Violation:** Baseboard heaters throughout the unit are in contact with combustibles. 29.30.180
573. **Health Sanitation Violation:** Visible mold growth indicates lack of ventilation and/or moisture control (*walls/ceilings and windows throughout the unit). 29.30.120
574. Dishwasher is not functioning. 29.30.170(c)
575. Patio slider door is damaged and/or deteriorated (*slider door doesn't latch; hard to open/close). 29.30.100(d)
576. Toilet is not adequately secured to the floor. 29.30.170(c)

UNIT #6654 8/18/2017 (OCCUPIED):

577. **PERMIT REQUIRED:** Water heater was installed without benefit of permit or inspection. A commercial plumbing permit and inspection is required. The building inspector may require additional corrections. 29.05.040, 29.30.170(c,d), 29.50.010, 29.50.020
(*See violation #255 above)
578. **Fire Life Safety Violation:** Water heater lacks a code-approved temperature/pressure relief valve drain tube (*drain tube must terminate at a discharge location which will avoid the hazard to persons or damage to property). 29.30.170(b,c,d), 29.30.180(a)

LIST OF VIOLATIONS

- 579. **Fire Life Safety Violation:** Electrical outlet(s) throughout the dwelling are damaged (*loose in the wall and/or missing cover plates). 29.30.190
- 580. **Fire Life Safety Violation:** Baseboard heaters throughout the unit are in contact with combustibles. 29.30.180
- 581. **Health Sanitation Violation:** Visible mold growth indicates lack of ventilation and/or moisture control (*walls/ceilings and windows throughout the unit). 29.30.120
- 582. **Health Sanitation Violation:** Portions of the connection between the bathtub and floor covering are not adequately sealed, allowing possible moisture penetration to the subflooring. 29.30.110(a,b), 29.30.120

UNIT #6664 8/18/2017 (OCCUPIED):

- 583. **PERMIT REQUIRED:** Water heater was installed without benefit of permit or inspection. A commercial plumbing permit and inspection is required. The building inspector may require additional corrections. 29.05.040, 29.30.170(c,d), 29.50.010, 29.50.020
(*See violation #255 above)
- 584. **Fire Life Safety Violation:** Water heater lacks a code-approved temperature/pressure relief valve drain tube (*drain tube must terminate at a discharge location which will avoid the hazard to persons or damage to property). 29.30.170(b,c,d), 29.30.180(a)
- 585. **Fire Life Safety Violation:** Electrical outlet(s) throughout the dwelling are damaged (*loose in the wall and/or missing cover plates). 29.30.190
- 586. **Health Sanitation Violation:** Visible mold growth indicates lack of ventilation and/or moisture control (*walls/ceilings and windows throughout the unit). 29.30.120
- 587. **Health Sanitation Violation:** Portions of the connection between the bathtub and floor covering are not adequately sealed, allowing possible moisture penetration to the subflooring. 29.30.110(a,b), 29.30.120
- 588. Patio slider door is damaged and/or deteriorated (*slider door doesn't latch; hard to open/close). 29.30.100(d)
- 589. Kitchen exhaust fan is incapable of performing the function for which it is designed (*not functioning at time of inspection). 29.30.180(a), 29.30.270
- 590. Bathroom exhaust fan is not incapable of performing the function for which it is designed (*improperly installed/unsecured). 29.30.270

UNIT #6668 8/18/2017 (OCCUPIED):

- 591. **PERMIT REQUIRED:** Water heater was installed without benefit of permit or inspection. A commercial plumbing permit and inspection is required. The building inspector may require additional corrections. 29.05.040, 29.30.170(c,d), 29.50.010, 29.50.020
(*See violation #255 above)

LIST OF VIOLATIONS

592. **PERMIT REQUIRED: Fire Life Safety Violation:** GFCI outlet in bathroom is inoperable. 29.30.190
593. **Fire Life Safety Violation:** Water heater lacks a code-approved temperature/pressure relief valve drain tube (*drain tube must terminate at a discharge location which will avoid the hazard to persons or damage to property). 29.30.170(b,c,d), 29.30.180(a)
594. **Fire Life Safety Violation:** Electrical outlet(s) throughout the dwelling are damaged (*loose in the wall and/or missing cover plates). 29.30.190
595. **Fire Life Safety Violation:** Sleeping areas lack required protection by operable smoke detectors and/or alarms. 29.30.240
***See violation #278 above for installation requirements.**
596. **Health Sanitation Violation:** Visible mold growth indicates lack of ventilation and/or moisture control (*walls/ceilings and windows throughout the unit). 29.30.120
597. **Health Sanitation Violation:** Portions of the connection between the bathtub and floor covering are not adequately sealed, allowing possible moisture penetration to the subflooring. 29.30.110(a,b), 29.30.120
598. Patio slider door is damaged and/or deteriorated (*slider door doesn't latch; hard to open/close). 29.30.100(d)
599. Dishwasher is not connected to the countertop. 29.30.170(c)
600. Toilet is not adequately secured to the floor. 29.30.170(c)
601. Bathroom vanity cabinet is damaged/deteriorated and unable to be kept in a sanitary condition and should be repaired or replaced. 29.30.270(a,b), 29.30.110(a)

UNIT #6670 8/18/2017 (VACANT):

***Note: Maintenance Supervisor was able to make most corrections before end of inspection.**

602. ***CORRECTED September 8, 2017:* PERMIT REQUIRED:** Water heater was installed without benefit of permit or inspection. A commercial plumbing permit and inspection is required. The building inspector may require additional corrections. 29.05.040, 29.30.170(c,d), 29.50.010, 29.50.020
(*See violation #255 above)
Plumbing permit no. 17-233613-PT issued to legalize previously installed water heater issued 8/31/2017 and received final approval 9/8/2017
603. ***CORRECTED September 8, 2017:* Fire Life Safety Violation:** Water heater lacks a code-approved temperature/pressure relief valve drain tube (*drain tube must terminate at a discharge location which will avoid the hazard to persons or damage to property). 29.30.170(b,c,d), 29.30.180(a)
***Corrected with plumbing permit final.**

LIST OF VIOLATIONS

604. ***CORRECTED August 18, 2017: Fire Life Safety Violation:*** Electrical outlet(s) throughout the dwelling are damaged (*loose in the wall and/or missing cover plates). 29.30.190
605. ***CORRECTED August 18, 2017: Fire Life Safety Violation:*** Electrical service panel door is unable to close. 29.30.190
606. ***CORRECTED August 18, 2017:*** Patio slider door is damaged and/or deteriorated (*slider door doesn't latch; hard to open/close). 29.30.100(d)

UNIT #6676 8/18/2017 (OCCUPIED):

607. **PERMIT REQUIRED:** Water heater was installed without benefit of permit or inspection. A commercial plumbing permit and inspection is required. The building inspector may require additional corrections. 29.05.040, 29.30.170(c,d), 29.50.010, 29.50.020
(*See violation #255 above)
608. **Fire Life Safety Violation:** Water heater lacks a code-approved temperature/pressure relief valve drain tube (*drain tube must terminate at a discharge location which will avoid the hazard to persons or damage to property). 29.30.170(b,c,d), 29.30.180(a)
609. **Fire Life Safety Violation:** Baseboard heaters throughout the unit are in contact with combustibles. 29.30.180
610. **Health Sanitation Violation:** Visible mold growth indicates lack of ventilation and/or moisture control (*walls/ceilings and windows throughout the unit). 29.30.120
611. Toilet is not adequately secured to the floor. 29.30.170(c)

UNIT #6680 8/18/2017 (OCCUPIED):

612. **PERMIT REQUIRED:** Water heater was installed without benefit of permit or inspection. A commercial plumbing permit and inspection is required. The building inspector may require additional corrections. 29.05.040, 29.30.170(c,d), 29.50.010, 29.50.020
(*See violation #255 above)
613. **PERMIT REQUIRED: FIRE LIFE SAFETY VIOLATION:** Electrical outlet(s) in kitchen have reversed polarity (*hot/neutral reversed). 29.30.190
614. **PERMIT REQUIRED: Fire Life Safety Violation:** GFCI outlets in kitchen and/or bathroom are inoperable. 29.30.190
615. **Fire Life Safety Violation:** Sleeping areas lack required protection by operable smoke detectors and/or alarms. 29.30.240
***See violation #278 above for installation requirements.**
616. **Health Sanitation Violation:** Portions of the connection between the bathtub and floor covering are not adequately sealed, allowing possible moisture penetration to the subflooring. 29.30.110(a,b), 29.30.120

LIST OF VIOLATIONS

- 617. Toilet is not adequately secured to the floor. 29.30.170(c)
- 618. Dishwasher is not connected to the countertop. 29.30.170(c)

UNIT #6684 8/18/2017 (OCCUPIED):

- 619. **PERMIT REQUIRED:** Water heater was installed without benefit of permit or inspection. A commercial plumbing permit and inspection is required. The building inspector may require additional corrections. 29.05.040, 29.30.170(c,d), 29.50.010, 29.50.020
(*See violation #255 above)
- 620. **PERMIT REQUIRED:** Electrical outlet next to patio door inoperable. 29.30.190
- 621. **Fire Life Safety Violation:** The closet under the stairs is being occupied as an unapproved sleeping area. This area does not meet minimum requirements for habitable space, including but not limited to: lack of smoke detectors and approved egress. 29.30.200(a,b), 29.30.090(b), 29.30.110(a)
- 622. **Fire Life Safety Violation:** Water heater lacks a code-approved temperature/pressure relief valve drain tube (*drain tube must terminate at a discharge location which will avoid the hazard to persons or damage to property). 29.30.170(b,c,d), 29.30.180(a)
- 623. **Fire Life Safety Violation:** Baseboard heaters throughout the unit are in contact with combustibles. 29.30.180
- 624. **Health Sanitation Violation:** Visible mold growth indicates lack of ventilation and/or moisture control (*walls/ceilings and windows throughout the unit). 29.30.120
- 625. **Health Sanitation Violation:** Portions of the connection between the bathtub and floor covering are not adequately sealed, allowing possible moisture penetration to the subflooring. 29.30.110(a,b), 29.30.120
- 626. Toilet is not adequately secured to the floor. 29.30.170(c)
- 627. Patio slider door is damaged and/or deteriorated (*slider door doesn't latch; hard to open/close). 29.30.100(d)
- 628. Dishwasher is not connected to the countertop. 29.30.170(c)

UNIT #6686 8/18/2017 (OCCUPIED):

- 629. **PERMIT REQUIRED:** Water heater was installed without benefit of permit or inspection. A commercial plumbing permit and inspection is required. The building inspector may require additional corrections. 29.05.040, 29.30.170(c,d), 29.50.010, 29.50.020
(*See violation #255 above)
- 630. **Fire Life Safety Violation:** Water heater lacks a code-approved temperature/pressure relief valve drain tube (*drain tube must terminate at a discharge location which will avoid the hazard to persons or damage to property). 29.30.170(b,c,d), 29.30.180(a)

LIST OF VIOLATIONS

631. **Fire Life Safety Violation:** Sleeping areas lack required protection by operable smoke detectors and/or alarms. 29.30.240
***See violation #278 above for installation requirements.**
632. **Fire Life Safety Violation:** Baseboard heaters throughout the unit are in contact with combustibles. 29.30.180
633. **Health Sanitation Violation:** Visible mold growth indicates lack of ventilation and/or moisture control (*walls/ceilings and windows throughout the unit). 29.30.120
634. Bathroom exhaust fan is not incapable of performing the function for which it is designed (*improperly installed/unsecured). 29.30.270

UNIT #6688 8/18/2017 (OCCUPIED):

635. **PERMIT REQUIRED:** Water heater was installed without benefit of permit or inspection. A commercial plumbing permit and inspection is required. The building inspector may require additional corrections. 29.05.040, 29.30.170(c,d), 29.50.010, 29.50.020
(*See violation #255 above)
636. **PERMIT REQUIRED:** Electrical work done without obtaining required permits and inspections. Violations include but are not limited to: Replacement of baseboard heater(s). The building inspector may require additional corrections. 29.05.040, 29.50.010, 29.50.020
(*See violation #256 above)
637. **Fire Life Safety Violation:** Water heater lacks a code-approved temperature/pressure relief valve drain tube (*drain tube must terminate at a discharge location which will avoid the hazard to persons or damage to property). 29.30.170(b,c,d), 29.30.180(a)
638. **Fire Life Safety Violation:** Sleeping areas lack required protection by operable smoke detectors and/or alarms. 29.30.240
***See violation #278 above for installation requirements.**
639. **Fire Life Safety Violation:** Electrical outlet(s) throughout the dwelling are damaged (*loose in the wall and/or missing cover plates). 29.30.190
640. **Fire Life Safety Violation:** Baseboard heaters throughout the unit are in contact with combustibles. 29.30.180
641. **Health Sanitation Violation:** Visible mold growth indicates lack of ventilation and/or moisture control (*walls/ceilings and windows throughout the unit). 29.30.120
642. **Health Sanitation Violation:** Kitchen and/or bathroom sink seal at the backsplash is not adequate to prevent moisture penetration. 29.30.110
643. **Health Sanitation Violation:** Portions of the connection between the bathtub and floor covering are not adequately sealed, allowing possible moisture penetration to the subflooring. 29.30.110(a,b), 29.30.120

LIST OF VIOLATIONS

- 644. **Health Sanitation Violation:** Dwelling unit shows evidence of cockroach infestation, resulting in a health hazard to the occupants. After extermination, proper precautions shall be taken to prevent reinfestation. 29.30.130
- 645. Toilet is not adequately secured to the floor. 29.30.170(c)
- 646. Bathtub faucet leaks. 29.30.170(c)
- 647. Portions of bathtub faucet assembly are loose/coming away from the tub surround. 29.30.170(c)
- 648. Portions of wall coverings are damaged (*holes in sheetrock and attic hatch in closet). 29.30.110(a)
- 649. Portions of the interior door hardware are damaged, deteriorated and/or missing. 29.30.100(e)

UNIT #6694 8/18/2017 (OCCUPIED):

- 650. **PERMIT REQUIRED:** Water heater was installed without benefit of permit or inspection. A commercial plumbing permit and inspection is required. The building inspector may require additional corrections. 29.05.040, 29.30.170(c,d), 29.50.010, 29.50.020
(*See violation #255 above)
- 651. **Fire Life Safety Violation:** Water heater lacks a code-approved temperature/pressure relief valve drain tube (*drain tube must terminate at a discharge location which will avoid the hazard to persons or damage to property). 29.30.170(b,c,d), 29.30.180(a)
- 652. **Fire Life Safety Violation:** Sleeping areas lack required protection by operable smoke detectors and/or alarms. 29.30.240
***See violation #278 above for installation requirements.**
- 653. **Fire Life Safety Violation:** Baseboard heaters throughout the unit are in contact with combustibles. 29.30.180
- 654. **Health Sanitation Violation:** Visible mold growth indicates lack of ventilation and/or moisture control (*walls/ceilings and windows throughout the unit). 29.30.120
- 655. **Health Sanitation Violation:** Portions of the connection between the bathtub and floor covering are not adequately sealed, allowing possible moisture penetration to the subflooring. 29.30.110(a,b), 29.30.120
- 656. Kitchen faucet is loose. 29.30.170(c)
- 657. Portions of the interior door jamb is damaged, deteriorated and/or missing. 29.30.100(e)
- 658. Toilet is not adequately secured to the floor. 29.30.170(c)
- 659. Previous wall repairs in bathroom are unfinished (missing paint). 29.30.110(a)

LIST OF VIOLATIONS

660. Stove is incapable of performing the function for which it is designed (*burners not working). 29.30.180

UNIT #6696 8/18/2017 (OCCUPIED):

661. **PERMIT REQUIRED:** Water heater was installed without benefit of permit or inspection. A commercial plumbing permit and inspection is required. The building inspector may require additional corrections. 29.05.040, 29.30.170(c,d), 29.50.010, 29.50.020
(*See violation #255 above)
662. **Fire Life Safety Violation:** Water heater lacks a code-approved temperature/pressure relief valve drain tube (*drain tube must terminate at a discharge location which will avoid the hazard to persons or damage to property). 29.30.170(b,c,d), 29.30.180(a)
***(NOTE: water heater supply lines show evidence of previous leak and are corroded; recommend replacing damaged supply lines.**
663. **Health Sanitation Violation:** Visible mold growth indicates lack of ventilation and/or moisture control (*walls/ceilings and windows throughout the unit). 29.30.120
664. **Fire Life Safety Violation:** Baseboard heaters throughout the unit are in contact with combustibles. 29.30.180
665. **Fire Life Safety Violation:** Electrical outlet(s) throughout the dwelling are damaged (*loose in the wall and/or missing cover plates). 29.30.190
666. Window panes are broken and/or missing. 29.30.090(h)

UNIT #6698 8/18/2017 (OCCUPIED):

667. **PERMIT REQUIRED:** Water heater was installed without benefit of permit or inspection. A commercial plumbing permit and inspection is required. The building inspector may require additional corrections. 29.05.040, 29.30.170(c,d), 29.50.010, 29.50.020
(*See violation #255 above)
668. **PERMIT REQUIRED: Fire Life Safety Violation:** Electrical outlet(s) in bathroom has open ground. 29.30.190
669. **Fire Life Safety Violation:** Water heater lacks a code-approved temperature/pressure relief valve drain tube (*drain tube must terminate at a discharge location which will avoid the hazard to persons or damage to property). 29.30.170(b,c,d), 29.30.180(a)
670. **Fire Life Safety Violation:** Electrical outlet(s) throughout the dwelling are damaged (*loose in the wall and/or missing cover plates). 29.30.190
671. **Health Sanitation Violation:** Visible mold growth indicates lack of ventilation and/or moisture control (*walls/ceilings and windows throughout the unit). 29.30.120

LIST OF VIOLATIONS

- 672. **Health Sanitation Violation:** Portions of the connection between the bathtub and floor covering are not adequately sealed, allowing possible moisture penetration to the subflooring. 29.30.110(a,b), 29.30.120
- 673. **Health Sanitation Violation:** Kitchen and/or bathroom sink seal at the backsplash is not adequate to prevent moisture penetration. 29.30.110
- 674. Toilet is not adequately secured to the floor (*toilet/floor sealant is deteriorated). 29.30.170(c)
- 675. Kitchen and bathroom cabinets are damaged/deteriorated and unable to be kept in a sanitary condition and should be repaired or replaced. 29.30.270(a,b), 29.30.110(a)
- 676. Kitchen sink waste or drain lines leak. 29.30.170(c)
- 677. Porch light fixture hanging by wires. 29.30.190

UNIT #6708 8/25/2017 (VACANT—under construction):

- 678. **PERMIT REQUIRED:** Water heater was installed without benefit of permit or inspection. A commercial plumbing permit and inspection is required. The building inspector may require additional corrections. 29.05.040, 29.30.170(c,d), 29.50.010, 29.50.020
(*See violation #255 above)
- 679. **PERMIT REQUIRED:** Electrical work done without obtaining required permits and inspections. Violations include but are not limited to: Replacement of baseboard heater(s). The building inspector may require additional corrections. 29.05.040, 29.50.010, 29.50.020
(*See violation #256 above)
- 680. **Fire Life Safety Violation:** Water heater lacks a code-approved temperature/pressure relief valve drain tube (*drain tube must terminate at a discharge location which will avoid the hazard to persons or damage to property). 29.30.170(b,c,d), 29.30.180(a)
- 681. **Fire Life Safety Violation:** Electrical outlet(s) throughout the dwelling are damaged (*loose in the wall and/or missing cover plates). 29.30.190
- 682. **Health Sanitation Violation:** Visible mold growth indicates lack of ventilation and/or moisture control (*walls/ceilings and windows throughout the unit). 29.30.120
- 683. **Health Sanitation Violation:** Dwelling unit shows evidence of cockroach infestation, resulting in a health hazard to the occupants. After extermination, proper precautions shall be taken to prevent reinfestation. 29.30.130

UNIT #6710 8/25/2017 (OCCUPIED):

- 684. **PERMIT REQUIRED:** Water heater was installed without benefit of permit or inspection. A commercial plumbing permit and inspection is required. The building inspector may require additional corrections. 29.05.040, 29.30.170(c,d), 29.50.010, 29.50.020
(*See violation #255 above)

LIST OF VIOLATIONS

685. **Fire Life Safety Violation:** Water heater lacks a code-approved temperature/pressure relief valve drain tube (*drain tube must terminate at a discharge location which will avoid the hazard to persons or damage to property). 29.30.170(b,c,d), 29.30.180(a)
686. **Fire Life Safety Violation:** Sleeping areas lack required protection by operable smoke detectors and/or alarms. 29.30.240
***See violation #278 above for installation requirements.**
687. **Fire Life Safety Violation:** Baseboard heaters throughout the unit are in contact with combustibles. 29.30.180
688. **Fire Life Safety Violation:** Electrical outlet(s) throughout the dwelling are damaged (*loose in the wall and/or missing cover plates). 29.30.190
689. **Health Sanitation Violation:** Portions of kitchen floor coverings are damaged. 29.30.110(a,b)
690. **Health Sanitation Violation:** Visible mold growth indicates lack of ventilation and/or moisture control (*walls/ceilings and windows throughout the unit). 29.30.120
691. **Health Sanitation Violation:** Kitchen and/or bathroom sink seal at the backsplash is not adequate to prevent moisture penetration. 29.30.110
692. **Health Sanitation Violation:** Portions of the connection between the bathtub and floor covering are not adequately sealed, allowing possible moisture penetration to the subflooring. 29.30.110(a,b), 29.30.120

UNIT #6712 8/25/2017 (OCCUPIED):

693. **PERMIT REQUIRED:** Water heater was installed without benefit of permit or inspection. A commercial plumbing permit and inspection is required. The building inspector may require additional corrections. 29.05.040, 29.30.170(c,d), 29.50.010, 29.50.020
(*See violation #255 above)
694. **PERMIT REQUIRED:** Electrical work done without obtaining required permits and inspections. Violations include but are not limited to: Replacement of baseboard heater(s). The building inspector may require additional corrections. 29.05.040, 29.50.010, 29.50.020
(*See violation #256 above)
695. **PERMIT REQUIRED:** Mechanical work done without obtaining required permits and inspections. Violations include but are not limited to: Replacement of bath exhaust fan. The building inspector may require additional corrections. 29.05.040, 29.50.010, 29.50.020
(*Note: MT permit no. 17-169276-MT does not list this unit. Revise permit to include Unit #6712 or add on additional fixture count).
696. **Fire Life Safety Violation:** Electrical outlet(s) throughout the dwelling are damaged (*loose in the wall and/or missing cover plates). 29.30.190
697. **Fire Life Safety Violation:** Double-pole light switch in bathroom is missing a switch or needs approved cover plate. 29.30.190

LIST OF VIOLATIONS

- 698. **Fire Life Safety Violation:** Baseboard heaters throughout the unit are in contact with combustibles. 29.30.180
- 699. Wall covering around pipe penetrations at the kitchen sink is damaged or missing. 29.30.110(a)
- 700. The dishwasher drain hose is not secured to the underside of the counter before dropping down into the tailpiece. 29.30.170
- 701. Toilet is not adequately secured to the floor. 29.30.170(c)

UNIT #6722 8/25/2017 (OCCUPIED):

- 702. **PERMIT REQUIRED:** Water heater was installed without benefit of permit or inspection. A commercial plumbing permit and inspection is required. The building inspector may require additional corrections. 29.05.040, 29.30.170(c,d), 29.50.010, 29.50.020
(*See violation #255 above)
- 703. **Fire Life Safety Violation:** Water heater lacks a code-approved temperature/pressure relief valve drain tube (*drain tube must terminate at a discharge location which will avoid the hazard to persons or damage to property). 29.30.170(b,c,d), 29.30.180(a)
- 704. **Fire Life Safety Violation:** Baseboard heaters throughout the unit are in contact with combustibles. 29.30.180
- 705. **Fire Life Safety Violation:** Electrical service panel door is broken; unable to close. 29.30.190
- 706. **Health Sanitation Violation:** Visible mold growth indicates lack of ventilation and/or moisture control (*mold under kitchen sink). 29.30.120
- 707. **Health Sanitation Violation:** Portions of the connection between the bathtub and floor covering are not adequately sealed, allowing possible moisture penetration to the subflooring. 29.30.110(a,b), 29.30.120
- 708. **Health Sanitation Violation:** Bathtub is cracked or damaged (*crack/hole in fiberglass). 29.30.170(c)
- 709. Toilet is not adequately secured to the floor. 29.30.170(c)
- 710. Porch light fixture is hanging by wires.. 29.30.190

UNIT #6724 8/25/2017 (VACANT):

- 711. **PERMIT REQUIRED:** Water heater was installed without benefit of permit or inspection. A commercial plumbing permit and inspection is required. The building inspector may require additional corrections. 29.05.040, 29.30.170(c,d), 29.50.010, 29.50.020
(*See violation #255 above)

LIST OF VIOLATIONS

712. **PERMIT REQUIRED:** Electrical work done without obtaining required permits and inspections. Violations include but are not limited to: Replacement of baseboard heater(s). The building inspector may require additional corrections. 29.05.040, 29.50.010, 29.50.020
(*See violation #256 above)
713. **PERMIT REQUIRED: Fire Life Safety Violation:** GFCI outlets in kitchen and/or bathroom are inoperable. 29.30.190
714. **Fire Life Safety Violation:** Water heater lacks a code-approved temperature/pressure relief valve drain tube (*drain tube must terminate at a discharge location which will avoid the hazard to persons or damage to property). 29.30.170(b,c,d), 29.30.180(a)
715. **Fire Life Safety Violation:** Junction box next to the water heater lacks cover plate, exposing wires. 29.30.190
716. Toilet is not adequately secured to the floor. 29.30.170(c)
717. Baseboard heater is loose from wall. 29.30.180(a), 29.30.190

UNIT #6738 8/25/2017 (OCCUPIED):

718. **PERMIT REQUIRED:** Water heater was installed without benefit of permit or inspection. A commercial plumbing permit and inspection is required. The building inspector may require additional corrections. 29.05.040, 29.30.170(c,d), 29.50.010, 29.50.020
(*See violation #255 above)
719. **PERMIT REQUIRED:** Electrical work done without obtaining required permits and inspections. Violations include but are not limited to: Replacement of baseboard heater(s). The building inspector may require additional corrections. 29.05.040, 29.50.010, 29.50.020
(*See violation #256 above)
720. **PERMIT REQUIRED: Fire Life Safety Violation:** GFCI outlets in kitchen and/or bathroom are inoperable (*GFCI outlet missing in kitchen). 29.30.190
721. **Fire Life Safety Violation:** Water heater lacks a code-approved temperature/pressure relief valve drain tube (*drain tube must terminate at a discharge location which will avoid the hazard to persons or damage to property). 29.30.170(b,c,d), 29.30.180(a)
722. **Fire Life Safety Violation:** Baseboard heaters throughout the unit are in contact with combustibles. 29.30.180
723. **Fire Life Safety Violation:** Electrical service panel door is painted shut; unable to open/close. 29.30.190
724. **Health Sanitation Violation:** Portions of the connection between the bathtub and floor covering are not adequately sealed, allowing possible moisture penetration to the subflooring. 29.30.110(a,b), 29.30.120
725. Unapproved material is in use on the kitchen sink waste or drain line. 29.30.170(c,d)

LIST OF VIOLATIONS

- 726. Toilet is not adequately secured to the floor. 29.30.170(c)
- 727. Portions of vinyl floor covering (*unsecured trim at patio slider) are damaged/deteriorated possibly causing a trip hazard. 29.30.110(a,b)
- 728. Wall covering at kitchen exhaust fan is damaged or missing. 29.30.110(a)

UNIT #6740 8/25/2017 (OCCUPIED):

- 729. **PERMIT REQUIRED:** Water heater was installed without benefit of permit or inspection. A commercial plumbing permit and inspection is required. The building inspector may require additional corrections. 29.05.040, 29.30.170(c,d), 29.50.010, 29.50.020
(*See violation #255 above)
- 730. **PERMIT REQUIRED:** Electrical work done without obtaining required permits and inspections. Violations include but are not limited to: Replacement of baseboard heater(s). The building inspector may require additional corrections. 29.05.040, 29.50.010, 29.50.020
(*See violation #256 above)
- 731. **Fire Life Safety Violation:** Water heater lacks a code-approved temperature/pressure relief valve drain tube (*drain tube must terminate at a discharge location which will avoid the hazard to persons or damage to property). 29.30.170(b,c,d), 29.30.180(a)
- 732. **Fire Life Safety Violation:** Sleeping areas lack required protection by operable smoke detectors and/or alarms. 29.30.240
***See violation #278 above for installation requirements.**
- 733. **Fire Life Safety Violation:** Stairs in common stairwell lacks a required approved safety handrail not less than 30" nor greater than 38" high, that is continuous the full length of the stairs with ends that turn into the wall or butt into a post (*handrail at top of stairs missing the wall return). 29.30.080(b,c)
- 734. **Fire Life Safety Violation:** Electrical outlet(s) throughout the dwelling are damaged (*loose in the wall and/or missing cover plates). 29.30.190
- 735. **Fire Life Safety Violation:** Baseboard heaters throughout the unit are in contact with combustibles. 29.30.180
- 736. **Health Sanitation Violation:** Visible mold growth indicates lack of ventilation and/or moisture control (*walls/ceilings and windows throughout the unit). 29.30.120
- 737. **Health Sanitation Violation:** Portions of carpet in the bedroom and living room are stained, torn and unsanitary to such a degree as to pose a health hazard to the occupants. Therefore, replacement is required. 29.30.140(b), 29.30.270(b)
- 738. **Health Sanitation Violation:** Kitchen and/or bathroom sink seal at the backsplash is not adequate to prevent moisture penetration. 29.30.110

LIST OF VIOLATIONS

- 739. **Health Sanitation Violation:** Portions of the connection between the bathtub and floor covering are not adequately sealed, allowing possible moisture penetration to the subflooring. 29.30.110(a,b), 29.30.120
- 740. Portions of the interior door jamb is damaged, deteriorated and/or missing (*bathroom door). 29.30.100(e)
- 741. Toilet is not adequately secured to the floor. 29.30.170(c)
- 742. Patio slider door is damaged and/or deteriorated (*slider door doesn't latch; hard to open/close). 29.30.100(d)
- 743. Wall covering around pipe penetrations at the water heater is damaged or missing. 29.30.110(a)
- 744. Kitchen and/or bathroom cabinets are damaged/deteriorated and unable to be kept in a sanitary condition and should be repaired or replaced. 29.30.270(a,b), 29.30.110(a)

UNIT #6744 8/25/2017 (OCCUPIED):

- 745. **Health Sanitation Violation:** Visible mold growth indicates lack of ventilation and/or moisture control (*walls/ceilings and windows throughout the unit; also under the kitchen sink). 29.30.120
- 746. **Health Sanitation Violation:** Portions of the connection between the bathtub and floor covering are not adequately sealed, allowing possible moisture penetration to the subflooring. 29.30.110(a,b), 29.30.120
- 747. Bathroom exhaust fan is not incapable of performing the function for which it is designed (*improperly installed/unsecured). 29.30.270
- 748. Patio slider door is damaged and/or deteriorated (*slider door doesn't latch; hard to open/close). 29.30.100(d)
- 749. Portions of bathtub faucet assembly are loose/coming away from the tub surround. 29.30.170(c)
- 750. Kitchen sink leaks. 29.30.170(c)

UNIT #6754 8/25/2017 (OCCUPIED):

- 751. **PERMIT REQUIRED:** Water heater was installed without benefit of permit or inspection. A commercial plumbing permit and inspection is required. The building inspector may require additional corrections. 29.05.040, 29.30.170(c,d), 29.50.010, 29.50.020
(*See violation #255 above)

LIST OF VIOLATIONS

752. **PERMIT REQUIRED:** Electrical work done without obtaining required permits and inspections. Violations include but are not limited to: Replacement of baseboard heater(s). The building inspector may require additional corrections. 29.05.040, 29.50.010, 29.50.020
(*See violation #256 above)
753. **Fire Life Safety Violation:** Water heater lacks a code-approved temperature/pressure relief valve drain tube (*drain tube must terminate at a discharge location which will avoid the hazard to persons or damage to property). 29.30.170(b,c,d), 29.30.180(a)
754. **Fire Life Safety Violation:** Electrical outlet(s) throughout the dwelling are damaged (*loose in the wall and/or missing cover plates). 29.30.190
755. **Fire Life Safety Violation:** Baseboard heaters throughout the unit are in contact with combustibles. 29.30.180
756. **Health Sanitation Violation:** Visible mold growth indicates lack of ventilation and/or moisture control (*walls/ceilings and windows throughout the unit). 29.30.120
757. **Health Sanitation Violation:** Portions of the connection between the bathtub and floor covering are not adequately sealed, allowing possible moisture penetration to the subflooring. 29.30.110(a,b), 29.30.120
758. Wall covering around pipe penetrations at the water heater is damaged or missing. 29.30.110(a)
759. Toilet is not adequately secured to the floor. 29.30.170(c)
760. Bathroom exhaust fan is not incapable of performing the function for which it is designed (*improperly installed/unsecured). 29.30.270
761. Portions of the interior door hardware are damaged, deteriorated and/or missing (*loose hinges). 29.30.100(e)

UNIT #6756 8/25/2017 (OCCUPIED):

762. **PERMIT REQUIRED:** Water heater was installed without benefit of permit or inspection. A commercial plumbing permit and inspection is required. The building inspector may require additional corrections. 29.05.040, 29.30.170(c,d), 29.50.010, 29.50.020
(*See violation #255 above)
763. **Fire Life Safety Violation:** Water heater lacks a code-approved temperature/pressure relief valve drain tube (*drain tube must terminate at a discharge location which will avoid the hazard to persons or damage to property). 29.30.170(b,c,d), 29.30.180(a)
764. **Health Sanitation Violation:** Visible mold growth indicates lack of ventilation and/or moisture control (*walls/ceilings and windows throughout the unit). 29.30.120

LIST OF VIOLATIONS

765. **Health Sanitation Violation:** Portions of the connection between the bathtub and floor covering are not adequately sealed, allowing possible moisture penetration to the subflooring. 29.30.110(a,b), 29.30.120
766. Toilet is not adequately secured to the floor. 29.30.170(c)
767. Patio slider door is damaged and/or deteriorated (*slider door doesn't latch; hard to open/close). 29.30.100(d)
768. Portions of the exterior door threshold are damaged, deteriorated and/or missing. 29.30.100(e)

UNIT #6762 8/25/2017 (VACANT—under construction):

769. **PERMIT REQUIRED:** Water heater was installed without benefit of permit or inspection. A commercial plumbing permit and inspection is required. The building inspector may require additional corrections. 29.05.040, 29.30.170(c,d), 29.50.010, 29.50.020
(*See violation #255 above)
770. **PERMIT REQUIRED:** Electrical work done without obtaining required permits and inspections. Violations include but are not limited to: Replacement of baseboard heater(s). The building inspector may require additional corrections. 29.05.040, 29.50.010, 29.50.020
(*See violation #256 above)
771. **PERMIT REQUIRED:** Mechanical work done without obtaining required permits and inspections. Violations include but are not limited to: Replacement of bath exhaust fan. The building inspector may require additional corrections. 29.05.040, 29.50.010, 29.50.020
(*Note: MT permit no. 17-169276-MT does not list this unit. Revise permit to include Unit #6762 or add on additional fixture count).
772. **PERMIT REQUIRED: Fire Life Safety Violation:** GFCI outlets in kitchen and/or bathroom are inoperable. 29.30.190
773. **PERMIT REQUIRED: Fire Life Safety Violation:** Electrical outlet(s) in kitchen have reversed polarity (*hot/neutral reversed). 29.30.190
774. **Fire Life Safety Violation:** Water heater lacks a code-approved temperature/pressure relief valve drain tube (*drain tube must terminate at a discharge location which will avoid the hazard to persons or damage to property). 29.30.170(b,c,d), 29.30.180(a)
775. **Fire Life Safety Violation:** Sleeping areas lack required protection by operable smoke detectors and/or alarms. 29.30.240
***See violation #278 above for installation requirements.**
776. **Health Sanitation Violation:** Visible mold growth indicates lack of ventilation and/or moisture control (*walls/ceilings and windows throughout the unit). 29.30.120
777. Portions of wall and floor coverings are damaged and/or missing throughout the unit. 29.30.110(a)

LIST OF VIOLATIONS

UNIT #6766 8/25/2017 (OCCUPIED):

778. **PERMIT REQUIRED:** Water heater was installed without benefit of permit or inspection. A commercial plumbing permit and inspection is required. The building inspector may require additional corrections. 29.05.040, 29.30.170(c,d), 29.50.010, 29.50.020
(*See violation #255 above)
779. **Fire Life Safety Violation:** Water heater lacks a code-approved temperature/pressure relief valve drain tube (*drain tube must terminate at a discharge location which will avoid the hazard to persons or damage to property). 29.30.170(b,c,d), 29.30.180(a)
780. **Health Sanitation Violation:** Visible mold growth indicates lack of ventilation and/or moisture control (*walls/ceilings and windows throughout the unit). 29.30.120
781. Toilet is not adequately secured to the floor. 29.30.170(c)
782. Patio slider door is damaged and/or deteriorated (*slider door doesn't latch; hard to open/close). 29.30.100(d)

c: File

LISA ROSE, VP OPERATIONS
AVENUE 5 RESIDENTIAL
1455 NW IRVING STE 200
PORTLAND OR 97209



City of Portland, Oregon
Bureau of Development Services
Enforcement Program
FROM CONCEPT TO CONSTRUCTION

Chloe Eudaly, Commissioner
Rebecca Esau, Interim Director
Phone: (503) 823-2633
Fax: (503) 823-7915
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Fees, Penalties, Reviews, Appeals, and Waiver Information

FEES

If all Fire, Life, Safety and/or Health, Sanitation violations **are not** corrected, inspected, and approved by a City Housing Inspector within thirty (30) days of the mailing date of the first violation letter, a lien may be placed against the property. If all other violations **are not** corrected, inspected and approved by the Housing Inspector within sixty (60) days of the mailing date of the first violation letter, a lien may be placed against the property. The monthly fee is based on the number of units on the property and the number of units in violation.

| | | | | |
|--------------------------------|-----------------------------------|------------------------------------|---------------------------------------|---|
| 1-2 Units \$257.00 per unit | 3 – 10 Units \$386.00 per unit | 11 – 19 Units \$515.00 per unit | 20 or more Units \$643.00 per unit | Residential with Any Non-Residential use & Properties with only Non-Residential use \$643.00 per unit |
|--------------------------------|-----------------------------------|------------------------------------|---------------------------------------|---|

An additional auditor charge of 10% will be added to the above amounts, along with a possible recording fee. The monthly fees will double for any property that remains in violation for three (3) months from the initial notice of violation. Pursuant to Portland Policy Document ENB 12.07, property owners or their representative may request a review of assessed liens/fees for potential reduction once an enforcement case is closed.

Re-occupation After Notice of Violation: A \$708.00 per month penalty will be assessed if the property or any part thereof is vacant or becomes vacant and is reoccupied before all violations are corrected, inspected, and approved by the City's Housing Inspector. This is in addition to the monthly code enforcement fees and is assessed per occurrence.

Hearings: A \$359.00 penalty will be assessed if the City files a complaint with the Code Hearings Officer regarding the continued existence of violations on the property.

ADMINISTRATIVE REVIEW – Do Violations Exist?

- Pursuant to 3.30.040.E.8, as the property owner or authorized agent, if you believe the finding of the notice was in error you may request an Administrative Review within 15 days of the posting notice or within 15 days of the first violation notice. Code enforcement fees will continue to accrue during the review process.
- If additional violations are cited, any property owner or authorized agent may also request an Administrative Review of additional cited violations within 15 days of the date of the notice citing those additional violations.
- An Administrative Review Fee of \$125.00 is due when the written request for an Administrative Review is received. This fee will only be refunded if it is determined that all of the contested violations were cited in error.

The written request, along with the \$125.00 Administrative Review fee, must be received in our office within 15 days of original notification and must state the reason(s) for the review. Please make the check payable to the City of Portland. Compliance timelines and enforcement actions remain in effect during the Administrative Review process.

Mail requests to:

Bureau of Development Services
Neighborhood Inspections & Compliance Services Section
Review/Appeal Desk
1900 SW 4th Avenue Suite 5000
Portland OR 97201

Your request should indicate if you or a representative of the property owner will be appearing in person for the review. If so, we will notify you and/or your representative of the date and time of the review. A written determination will be mailed following the review, which will include additional appeal information as set forth in Section 29.80.020.

Code Enforcement Fee Waivers (Housing Cases)

A waiver provides for temporary suspension of code enforcement fees assessed against a property. Waivers are available on a limited basis. Call 503-823-0891 for more information or to request an application.

Income-Based Waiver

Upon approval of this waiver, monthly Code Enforcement Fees may be suspended for (twelve) 12 months. The following requirements must all be met before the waiver may be granted:

1. All cited fire, life safety, health or sanitation violations must be corrected, inspected and approved by the Housing Inspector; or the property is vacant with no significant exterior fire, life safety, health or sanitation violations; and
2. The property is clear of any other code violation administered by BDS; and
3. The housing case is currently open; and
4. The dwelling is a one or two family residence; and
5. The property owner(s) must meet the income requirements by providing required documentation; and
6. The property is owner-occupied or vacant.

Residential Renovation Waiver

Upon approval of this waiver, monthly Code Enforcement Fees may be suspended for up to six (6) months. **Please note: If permits are required, they must be paid for and issued before the waiver will be granted.** These requirements must all be met before the waiver may be granted:

1. All cited fire, life safety, health or sanitation violations must be corrected, inspected, and approved by the Housing Inspector; or the property is vacant with no significant exterior fire, life, and safety violations; and
2. The property is clear of any other code violation administered by BDS; and
3. The housing case is currently open; and
4. The building is attached to a permanent foundation or has an issued and active permit for foundation work; and
5. Paid and issued building permit fees of at least
 - A. \$500 or a project value of \$15,000 for one and two family dwellings; or
 - B. \$1,000 or a project value of \$30,000 for properties with 3-10 units; or
 - C. \$1,500 or project value of \$45,000; for properties with 11-19 units; or
 - D. \$2,000 or project value of \$60,000; for properties with 20+ units
6. A submitted work plan that demonstrates a project valuation of non-permit work to be done (or a combination of permit and non-permit work that demonstrates the required valuation as listed above) to rehabilitate the property.
7. A completed waiver application must be received in addition to the above listed requirements before a waiver can be considered.

Exterior Paint and Roof Waiver (no application required)

Upon approval of this waiver, monthly Code Enforcement Fees may be suspended for nine (9) months. The following requirements must be met before the waiver may be granted:

1. The property is a residential 1 or 2 family dwelling,
2. All property maintenance violations with the exception of exterior paint and roof work, must be corrected, inspected, and approved by the Housing Inspector; and
3. The property is clear of any other code violation administered by BDS; and
4. The housing case is currently open.

New Owner Grace Period (no application required)

Upon approval of this waiver, Code Enforcement Fees may be suspended for one (1) month. The following requirements must be met before the waiver may be granted:

1. The new owner acquired the property with pre-existing housing violations of Title 29; and
2. The existing liens have been satisfied or paid current and the City Auditor's Office has notified BDS of a new owner; and
3. The case is currently open.

Active Permit, Demolition, Non-Profit and

Warehouse Waivers: Call the Waiver Desk at 503-823-0891 for more information.

Free Home Repair Assistance Grants are Available for Low Income Owner Occupied Property Owners that earn 50% or less of median family income. For more information and to see if you qualify please visit the Portland Housing Bureau website at <http://portlandoregon.gov/phb/article/430363>.

All information is subject to change.