

AGENDA ITEM 3B

SHADOW RIDGE APARTMENTS
8500 GRANVILLE PARKWAY



CITY OF LA VISTA
BOARD OF APPEALS

STAFF REPORT

DATE OF BOARD MEETING:
January 16, 2013

SUBJECT:

Appeal of Chief Building Officials Notice of Violation
Sections 304.4, 304.10, 304.12, 603.1 and 603.3 of the Property Maintenance Code
Shadow Ridge Apts.-8500 Granville Parkway

PROPERTY INFORMATION

APPELLANTS:

SR Group, L.L.C. DBA Shadow Ridge Apartments
8500 Granville Parkway
La Vista NE 68128

PROPERTY OWNERS:

SR GROUP, L.L.C. Mr. Max J. Burbach-Agent
Suite 800, 1125 S. 103rd Street
Omaha NE 68124

SUBJECT PROPERTIES:

Lot 21B Alpine Village South

ZONING:

R-3, High Density Residential

BACKGROUND

Description of Properties:

2. The property known as Shadow Ridge Apartments, 8500 Granville Parkway, sits on Lot 21B Alpine Village South. The apartment complex was built in 1970 of concrete block foundation, standard framing and a wood truss roof system.

Appeal Proceedings:

2. This is an appeal by appellants Shadow Ridge Apartments of the "Notice of Violation" of the Chief Building Official dated October 3, 2012. The Notice of Violation stated they were to commence necessary repairs of the major code violations to the buildings within 30 days of the notice and to request a follow up inspection within that 30 days to verify compliance. If the major code violations have not been corrected subsequent penalties may apply including but not limited to condemnation of individual units or entire buildings. The appellants were notified that they may appeal the Notice of Violation of the Chief Building Official to the Building Board of Appeals.

On November 1, 2012, a written request from Mr. Max Burbach representing Shadow Ridge Apartments was received by the City requesting an appeal hearing to the Building Board of Appeals of the Notice of Violation dated October 3, 2012.

Attachments:

2. Notice of Violation dated October 3, 2012.
Appeal letter dated November 1, 2012.
Photographs of the major code violations.

KOLEY JESSEN P.C., L.L.O.
ATTORNEYS AT LAW
ONE PACIFIC PLACE, SUITE 800
1125 SOUTH 103RD STREET
OMAHA, NE 68124
PHONE. 402.390.9500
FAX. 402.390.9005

KOLEY ■ JESSEN

November 1, 2012

**VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED**

✓
City of LaVista
Attn: Jeff Sinnett
Chief Building Official
8116 Park View Boulevard
LaVista, NE 68128

**VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED**

City of LaVista
Board of Adjustment
LaVista City Hall
8116 Park View Boulevard
LaVista, NE 68128

Re: Notice of Appeal of Notice of Violation, Properties located at 8500 Grandville Parkway,
Shadow Ridge Apartments, LaVista, Nebraska 68128
Our File No. 13713-0001

Dear Mr. Sinnett:

Our Firm represents SR Group, LLC, owner of the Shadow Ridge Apartments at 8500 Grandville Parkway, LaVista, Nebraska 68128. We are in receipt of Mr. Sinnett's letter dated October 3, 2012 providing notice of alleged violations of the International Property Maintenance Code (IPMC) and the Rental Inspection Program (RIP), based on inspections of various units within the apartment complex. The October 3, 2012 letter references, as attached to the letter, Inspection Results relating to a December 15, 2011 inspection and also an inspection on September 10, 2012. We did not receive the actual Inspection Results until October 12, 2012 with respect to the December 2011 inspection and not until October 16, 2012 with respect to the September 2012 inspection. Copies of the Inspection Results are attached to this Letter. Also attached is a separate sheet provided by your office, entitled "General Repairs Needed at Shadow Ridge Apartments ("General Repairs"). Pursuant to applicable City code and ordinance, we are hereby providing notice of appeal of the alleged violations contained in the Inspection Results.

The bases of this appeal are as follows: Virtually all of the alleged Major Violations and Minor Violations noted on the December 15, 2011 Inspection Results have been corrected. Certain items noted with respect to Units 118, 120 and 124 (8504 Granville Parkway) and Unit 202 (8506 Granville Parkway) should be 100% completed within ten (10) business days from the date of this Notice. In addition, SR Group, LLC is currently addressing the matters raised in the September 10, 2012 Inspection Results and should have the majority of those items completed within the 90 days noted for completion. SR Group continues to work diligently to resolve all issues.

MAX J. BURBACH

DIRECT. 402.343.3762

MAX.BURBACH@KOLEYJESSEN.COM

City of LaVista
November 1, 2012
Page 2

With respect to the matters referenced in the General Repairs, we would like to meet with you to discuss the comments therein and statements as to required modifications of mechanical/furnace rooms, clearances, etc., including but not limited to physically separating the joint mechanical/furnace rooms, which appears to be cost prohibitive and may result in inefficiencies in the operation of the HVAC systems. We would like to discuss these concerns and possible alternatives to any such requirements.

For these reasons, we do not believe further legal action by the City is necessary or warranted. We look forward to resolving these issues as timely as possible, including meeting with your office to discuss the issues raised in this Notice. Please advise us of the next steps in this proceeding.

Sincerely,



Max J. Burbach

MJB/sef

cc: Steve Elken



October 3, 2012

SR Group LLC
c/o Mr. Max J. Burbach
Suite 800
1125 South 103rd Street
Omaha NE 68124

Via Certified Mail

COPY

Jeff

NOTICE OF VIOLATION

RE: Properties located at 8500 Granville Parkway, Shadow Ridge Apartments
La Vista Nebraska 68128

Dear Mr. Burbach:

The purpose of this letter is to provide notice of violations of the International Property Maintenance Code (IPMC) and the Rental Inspection Program (RIP) at the rental property referenced above within the City of La Vista.

The City performed rental inspections of 28 units on December 15, 2011. The units did not pass. The violations are identified in the attached Inspection Results documents. The City gave notice of the violations on December 15, 2011 and a deadline of ninety (90) days to remedy the violations. After the initial deadline expired, a request for a ninety (90) day extension was granted, which extended the deadline to June 15, 2012. This deadline has now expired and the violations have not been remedied. Any additional requests for extensions will not be granted.

You have ten (10) days from the date of this notice to commence repairs and thirty (30) days from the date of this notice to completely remedy the major code violations identified in this notice. A follow-up inspection will be conducted approximately thirty (30) days from the date of this notice to verify the major code violations have been completely remedied. If the code violations listed in the attached Inspection Results have not been corrected at the time of the follow-up inspection, subsequent penalties may apply, including condemnation of any buildings or individual units.

City Hall
8116 Park View Blvd.
La Vista, NE 68128-2198
p: 402-331-4343
f: 402-331-4375

Community Development
8116 Park View Blvd.
p: 402-331-4343
f: 402-331-4375

Fire
8110 Park View Blvd.
p: 402-331-4748
f: 402-331-0410

Golf Course
8305 Park View Blvd.
p: 402-339-9147

Library
9110 Giles Rd.
p: 402-537-3900
f: 402-537-3902

Police
7701 South 96th St.
p: 402-331-1582
f: 402-331-7210

Public Works
9900 Portal Rd.
p: 402-331-8927
f: 402-331-1051

Recreation
8116 Park View Blvd.
p: 402-331-3455
f: 402-331-0299

Failure to completely remedy the major code violations identified in this notice may also result in further legal action taken by the City of La Vista.

The IPMC provides any person failing to comply with a notice of violation shall be deemed guilty of a misdemeanor and the violation shall be deemed a strict liability offense. The IPMC also provides the City may institute an appropriate proceeding at law to correct or abate violations, or to require the removal or termination of the unlawful occupancy of the rental property in violation of the provisions of the IPMC or this notice. Any action taken by the City concerning your rental properties shall be charged against the property where the major violation is located and shall be a lien upon the real estate.

The IPMC also provides any person who shall violate this notice, or fail to comply with the requirements of this notice, shall be prosecuted to the full extent of the law. Each day that a violation continues after notice has been sent shall be deemed a separate offense.

The imposition of the penalties stated in this notice shall not preclude the City from instituting appropriate action to restrain, correct or abate the violations, or to prevent occupancy of the rental properties.

Any person directly affected by this notice shall have the right to appeal to the board of appeals of the City of La Vista provided a written application for appeal is filed within twenty (20) days after the date of this notice.

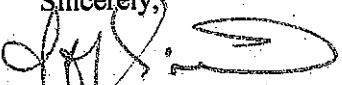
Furthermore, the City conducted rental inspections of an additional 28 units on September 10, 2012. The units did not pass inspection. The violations are identified in the Inspection Results documents which are also attached. The City has given a deadline of ninety (90) days from the date of the inspections to remedy the violations.

The deficiencies the City found in its inspection of the 56 units strongly suggests the same major code violations exist in the units the City has not yet inspected. The major code violations will require extensive work in order to bring the entire complex into compliance with the IPMC and RIP, particularly the mechanical rooms and decks.

As a result, the City is requiring submittal of a master plan showing when the mechanical rooms and decks for all of the units will be brought into compliance with the IPMC and RIP. This plan should include not only the 56 units the City has found deficient but also the 220 units remaining to be inspected.

If you have any questions concerning this information please contact our office.

Sincerely,



Jeff Binnett
Chief Building Official

cc: Stephen F. Elken
Michael Optowski
Laura Miller
Nebraska State Fire Marshal
City Attorney

General Repairs Needed at Shadow Ridge Apartments

The fire ratings of the mechanical rooms are compromised due to loose and damaged drywall at ceilings and walls, untapped drywall joints and unsealed wall penetrations. Repairing or replacing the damaged drywall and sealing the firewall penetrations with fire caulking are needed.

The undivided air returns shall be separated from each other and the furnace flues shall not be allowed to pass through the air returns.

The flue clearances at single wall and B-Vent at mechanical rooms and water heater rooms are not correct in all locations. B-Vent requires a minimum of 1" clearance and single walls requires a minimum of 6" clearance. Approved heat shields may be used to reduce clearances.

The rotted structural material supporting the furnaces shall be corrected. There are several crooked and leaning furnaces.

Several of the fire doors throughout the building need adjusted to not drag on the floor and to close all the way and latch.

There are not the required minimum workspace clearances at the front of the furnaces and Electrical disconnects in mechanical rooms.

Laundry room in 8502: Rotted wall at mechanical room shall be repaired. The Fire Door into the laundry area does not close all the way because of a loose top hinge.

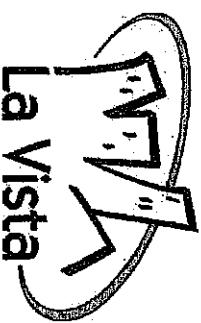
The entry area decks to the three buildings that were inspected 8502, 8504, and 8506 all need the rim joists bolted to the structure, all have some level of rotted floor joists, loose, split, or displaced flooring boards that need repair. Several split or damaged stringers with loose treads were also noted. Loose guardrails and handrails noted. Please make the necessary repairs to ensure safety and code compliance.



Shadow Ridge Apartment Complex
Rental Inspection Results
December 15, 2011

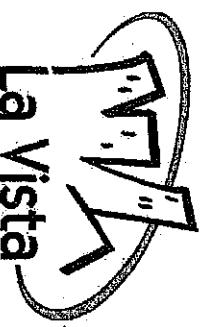
8502 Granville Parkway	101	Provide smoke detectors in every bedroom or potential sleeping quarters and in the hall adjacent to the bedrooms. Provide a wire clamp to secure the power cord to the bottom of the disposal. A high drain loop (air gap) is needed in the dishwasher drain line before the connection to disposal. Ungrounded outlets in both bathrooms.	Label the electrical panel in ink.	90	BB
8502 Granville Parkway	102	Provide smoke detectors in every bedroom or potential sleeping quarters and in the hall adjacent to the bedrooms. Reversed polarity at outlet near kitchen sink. Provide a wire clamp to secure the power cord to the bottom of the disposal. Properly secure the dishwasher drain line at the high drain loop under the kitchen sink. Kitchen sink water shut off handles are broken or missing. Hallway emergency light by the water heater closet is not working with test button. Water Heater Closet: Need an extension pipe at TPR valve. The B-Vent requires 1" clearance where it passes through the ceiling. The single wall flue pipe requires 6" of clearance or an approved heat shield where it is within 6" of any combustible material on wall or ceiling. Provide a lid on the sump pump pit for safety. Patch the hole in the ceiling / cabinet to both cover the exposed wires and provide fire separation.	Label the electrical panel in ink.	90	BB
8502 Granville Parkway	103	Provide smoke detectors in every bedroom or potential sleeping quarters and in the hall adjacent to the bedrooms. Is high drain loop (air gap) is needed in the dishwasher drain line before the connection to disposal. Provide a wire clamp to secure the power cord to the bottom of the disposal. Ungrounded electrical outlets at hall/bathroom. Master bathroom sink water shut off handles are broken or missing. Rotted deck joists / framing on the deck above this one (107)	Label the electrical panel in ink. Cabinets are water damaged under the kitchen sink.	90	BB

Shadow Ridge Apartment Complex
 Rental Inspection Results
 December 15, 2011



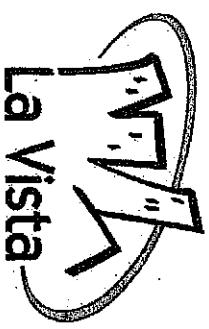
8502 Granville Parkway	104	Provide smoke detectors in every bedroom or potential sleeping quarters and in the hall adjacent to the bedrooms. Provide a wire clamp to secure the power cord to the bottom of the disposal. A high drain loop (air gap) is needed in the dishwasher drain line before the connection to disposal. Ungrounded outlets are not permitted in bathrooms.	Label the electrical panel in ink. Caulk tub faucet.	90	BB
8502 Granville Parkway	105	Provides smoke detectors in every bedroom or potential sleeping quarters and in the hall adjacent to the bedrooms. Provide a wire clamp to secure the power cord to the bottom of the disposal. A high drain loop (air gap) is needed in the dishwasher drain line before the connection to disposal. Ungrounded outlets are not permitted in bathrooms.	Label the electrical panel in ink. Note: Shower glass doors is covered in plastic, neither sealed nor access to insulated or open.	90	BB
8502 Granville Parkway	106	Provide smoke detectors in every bedroom or potential sleeping quarters and in the hall adjacent to the bedrooms. A high drain loop (air gap) is needed in the dishwasher drain line before the connection to disposal. Rotted deck framing and flooring at unit above (110).	Label the electrical panel in ink.	90	BB
8502 Granville Parkway	107	Provide smoke detectors in every bedroom or potential sleeping quarters and in the hall adjacent to the bedrooms. Rotted deck framing and flooring at unit above (110). Provide a toilet in master bathroom door. Provide a wire clamp to secure the power cord to the bottom of the disposal. The disposal is making an unusual noise.	Label the electrical panel in ink. Toilet is loose on the floor with no visible leaks, secured toilet.	90	BB
8502 Granville Parkway	108	Provide smoke detectors in every bedroom or potential sleeping quarters and in the hall adjacent to the bedrooms. Provide a wire clamp to secure the power cord to the bottom of the disposal. A high drain loop (air gap) is needed in the dishwasher drain line before the connection to disposal.	Label the electrical panel in ink. Caulk the floor at the tub.	90	BB

Shadow Ridge Apartment Complex
Rental Inspection Results
December 15, 2011



8502 Granville Parkway	109	Provide smoke detectors in every bedroom or potential sleeping quarters and in the hall adjacent to the bedrooms. Remove the plastic from the tenant. Provide a wire clamp to secure the power cord to the bottom of the disposal. A high drain loop (air gap) is needed in the dishwasher drain line before the connection to disposal.	Label the electrical panel in ink. Breaker missing shut off handle at master bathroom sink supply lines. No active leaking.	90	BB
8502 Granville Parkway	110	Provide smoke detectors in every bedroom or potential sleeping quarters and in the hall adjacent to the bedrooms. Rotted deck framing and flooring.	Label the electrical panel in ink. Broken or missing shut off handle at the bathroom sink supply lines. No active leaking.	90	BB
8502 Granville Parkway	111	Provide smoke detectors in every bedroom or potential sleeping quarters and in the hall adjacent to the bedrooms. Provide a wire clamp to secure the power cord to the bottom of the disposal. A high drain loop (air gap) is needed in the dishwasher drain line before the connection to disposal. Rotted deck framing and flooring. Ungrounded outlets noted in both of the bathrooms.	Label the electrical panel in ink. Caulk at tub surround and faucet. Broken or missing shut off handle at kitchen sink supply lines. No active leaking. Broken window is out of its track being screen and difficult operation of outer window.	90	BB
8502 Granville Parkway	112	Provide smoke detectors in every bedroom or potential sleeping quarters and in the hall adjacent to the bedrooms. A high drain loop (air gap) is needed in the dishwasher drain line before the connection to disposal.	Label the electrical panel in ink. Caulk the tub faucet and edges of the tub.	90	BB
8504 Granville Parkway	113	Provide smoke detectors in every bedroom or potential sleeping quarters and in the hall adjacent to the bedrooms. Provide a wire clamp to secure the power cord to the bottom of the disposal. A high drain loop (air gap) is needed in the dishwasher drain line before the connection to disposal.	Label the electrical panel in ink. Kitchen faucet lips stripped and dull.	90	BB

Shadow Ridge Apartment Complex
Rental Inspection Results
December 15, 2011



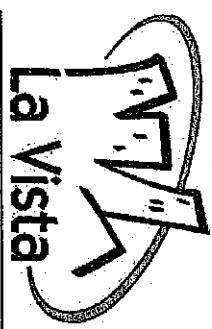
Address	Item #	Description	Score	BB
8504 Granville Parkway	114	(air gap) is needed in the dishwasher drain line before the connection to disposal. First bathroom egress window has different operation and no lock at exterior glass. Highway Exit light has an inoperable battery. Located by unit #3. Water Heater Closet: And a late cover at the sump pump. Missing two covers at electrical boxes (breaker panel and a meter box). Needs clearance or a heat shield at the rear of the pipe and need clearance at B-Vent.	90	BB
8504 Granville Parkway	115	Provide smoke detectors in every bedroom or potential sleeping quarters and in the hall adjacent to the bedrooms. Provide a wire clamp to secure the power cord to the bottom of the disposal. A high drain loop (air gap) is needed in the dishwasher drain line before the connection to disposal. Master bathroom exhaust fan is inoperable. Master bathroom outlet is ungrounded. Missing an outlet cover plate in bedroom #2. Master bathroom outlet / switch have a loose connection.	90	BB
8504 Granville Parkway		Provide smoke detectors in every bedroom or potential sleeping quarters and in the hall adjacent to the bedrooms. Provide a wire clamp to secure the power cord to the bottom of the disposal. A high drain loop (air gap) is needed in the dishwasher drain line before the connection to disposal. Deck posts are rotten or in areas on unit above. (19)	90	BB



Shadow Ridge Apartment Complex
Rental Inspection Results
December 15, 2011

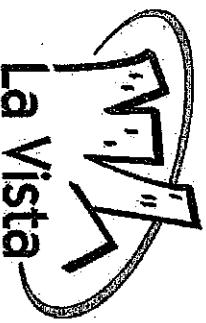
Address	Unit	Deficiency Description	Label the electrical panel in ink. Broken or missing shut off handle at kitchen and hall bathroom sink supply lines. No active leaking. First bedroom is missing a window screen. Cracks noted in master bathroom sink with no current leaking. Shower faucet handle is loose in the wall.	Score	BB
8504 Granville Parkway	116	Provide smoke detectors in every bedroom or potential sleeping quarters and in the hall adjacent to the bedrooms. Properly secure the dishwasher drain line at the high drain loop under the kitchen sink. Reversed polarity at Hall bathroom outlet. Rotted deck joists and floor boards on unit above (120).		90	BB
8504 Granville Parkway	117	Provide smoke detectors in every bedroom or potential sleeping quarters and in the hall adjacent to the bedrooms. A high drain loop air gap is needed in the dishwasher drain line before the connection to disposal. Missing the outlet cover plate at disposal outlet. Adjust or lubricate the front bedroom egress window.	Label the electrical panel in ink. Debris noted in the disposal. The hall bathroom sink has a slow drain. NOTE: The laundry room (by this unit) has a loose door hinge.	90	BB
8504 Granville Parkway	118	Provide smoke detectors in every bedroom or potential sleeping quarters and in the hall adjacent to the bedrooms. Provide a wire clamp to secure the power cord to the bottom of the disposal. A high drain loop (air gap) is needed in the dishwasher drain line before the connection to disposal. Deck guardrails are loose at the top corners. Bath fan is inoperable / unplugged. No power at the three outlets in the master bathroom.	Label the electrical panel in ink. NOTE: Windows are covered with cardboard and duct tape, no access in master bath (bedroom)?	90	BB
8504 Granville Parkway	119	Provide smoke detectors in every bedroom or potential sleeping quarters and in the hall adjacent to the bedrooms. Provide a wire clamp to secure the power cord to the bottom of the disposal. A high drain loop (air gap) is needed in the dishwasher drain line before the connection to disposal. Deck guardrails are loose at the top corners. Bath fan is inoperable / unplugged. No power at the three outlets in the master bathroom.	Label the electrical panel in ink. NOTE: Windows are covered with cardboard and duct tape, no access in master bath (bedroom)?	90	BB

Shadow Ridge Apartment Complex
 Rental Inspection Results
 December 15, 2011



Address	Item #	Description	Rating	Comments
8504 Granville Parkway	120	Provide smoke detectors in every bedroom or potential sleeping quarters and in the hall adjacent to the bedrooms. A high drain loop (air gap) is needed in the dishwasher drain line before the connection to disposal. Rotted deck framing at 120 and 124 above. See 116. Hall bathroom: sink is backed up, tub faucet is broken, shower surround is damaged, and floor covering is damaged. Small bathroom window needs adjusted for proper operation.	90	BB
8504 Granville Parkway	121	Provide smoke detectors in every bedroom or potential sleeping quarters and in the hall adjacent to the bedrooms. Provide a wire clamp to secure the power cord to the bottom of the disposal. A high drain loop (air gap) is needed in the dishwasher drain line before the connection to disposal.	Label the electrical panel in ink. Adjust the rollers at the sliding glass door. Master bathroom toilet is loose on the floor. (No leaking noted). Adjust loose door hardware at den door.	90 BB
8504 Granville Parkway	122	Provide smoke detectors in every bedroom or potential sleeping quarter and in the hall adjacent to the bedrooms. A high drain loop (air gap) is needed in the dishwasher drain line before the connection to disposal. There is an electrical wire splice noted under the disposal. No working outlet at master bathroom. Provide a door lock at the master bathroom.	Label the electrical panel in ink. Missing grout at hall shower surround.	90 BB
8504 Granville Parkway	123	Provide smoke detectors in every bedroom or potential sleeping quarters and in the hall adjacent to the bedrooms. Provide a wire clamp to secure the power cord to the bottom of the disposal. A high drain loop (air gap) is needed in the dishwasher drain line before the connection to disposal.	Label the electrical panel in ink. NOTE: No recessed windows they are sealed shut with plastic.	90 BB

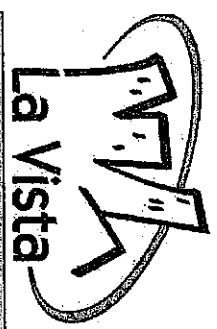
Shadow Ridge Apartment Complex
Rental Inspection Results
December 15, 2011



8504 Granville Parkway	124	<p>Provide smoke detectors in every bedroom or potential sleeping quarters and in the hall adjacent to the bedrooms.</p> <p>Provide a wire clamp to secure the power cord to the bottom of the disposal. A high drain loop (air gap) is needed in the dishwasher drain line before the connection to disposal. Rotted deck framing.</p>	<p>Label the electrical panel in ink.</p> <p>Caulk the tub surround. Den window has difficult operation. NOTE: A Baby was sleeping in rear bedroom./ master bathroom area—no access for inspection.</p>	90	BB
8506 Granville Parkway	201	<p>Provide smoke detectors in every bedroom or potential sleeping quarters and in the hall adjacent to the bedrooms.</p> <p>Provide a wire clamp to secure the power cord to the bottom of the disposal. A high drain loop (air gap) is needed in the dishwasher drain line before the connection to disposal. The rounded door handles in both hall and master bathroom's bathroom floor surface is damaged. Organic growth on ceiling and damage noted on ceiling in hall bathroom. Master bedroom glass windows have very difficult operation.</p>	<p>Label the electrical panel in ink.</p> <p>Tub faucet's pose in the wall and leaks at the faucet (not tub) if needed.</p> <p>Toilet has a cracked base with invisible leaking.</p>	90	BB
8506 Granville Parkway	202	<p>Provide smoke detectors in every bedroom or potential sleeping quarters and in the hall adjacent to the bedrooms.</p> <p>Provide a wire clamp to secure the power cord to the bottom of the disposal. A high drain loop (air gap) is needed in the dishwasher drain line before the connection to disposal. Provide a lock at the bathroom door.</p>	<p>Label the electrical panel in ink.</p> <p>Shower diverter is not working as intended. Seal the tub faucet to the wall. Loose and chipped grout noted at shower surround. No water shut off handles at bathroom sink at hot side. Adjust outside window at living room. Holes in drywall ceiling in the hallway outside of unit 202. Moisture stains noted. Emergency egress light outside of unit 202 is loose on the wall and needs secured.</p>	90	BB
8506 Granville Parkway	203	<p>Provide smoke detectors in every bedroom or potential sleeping quarters and in the hall adjacent to the bedrooms. Provide a wire clamp to secure the power cord to the bottom of the disposal. Provide a lock at the bathroom door.</p>	<p>Label the electrical panel in ink.</p> <p>Slow drain sink in hall bathroom. Caulk tub faucet at</p>	90	BB

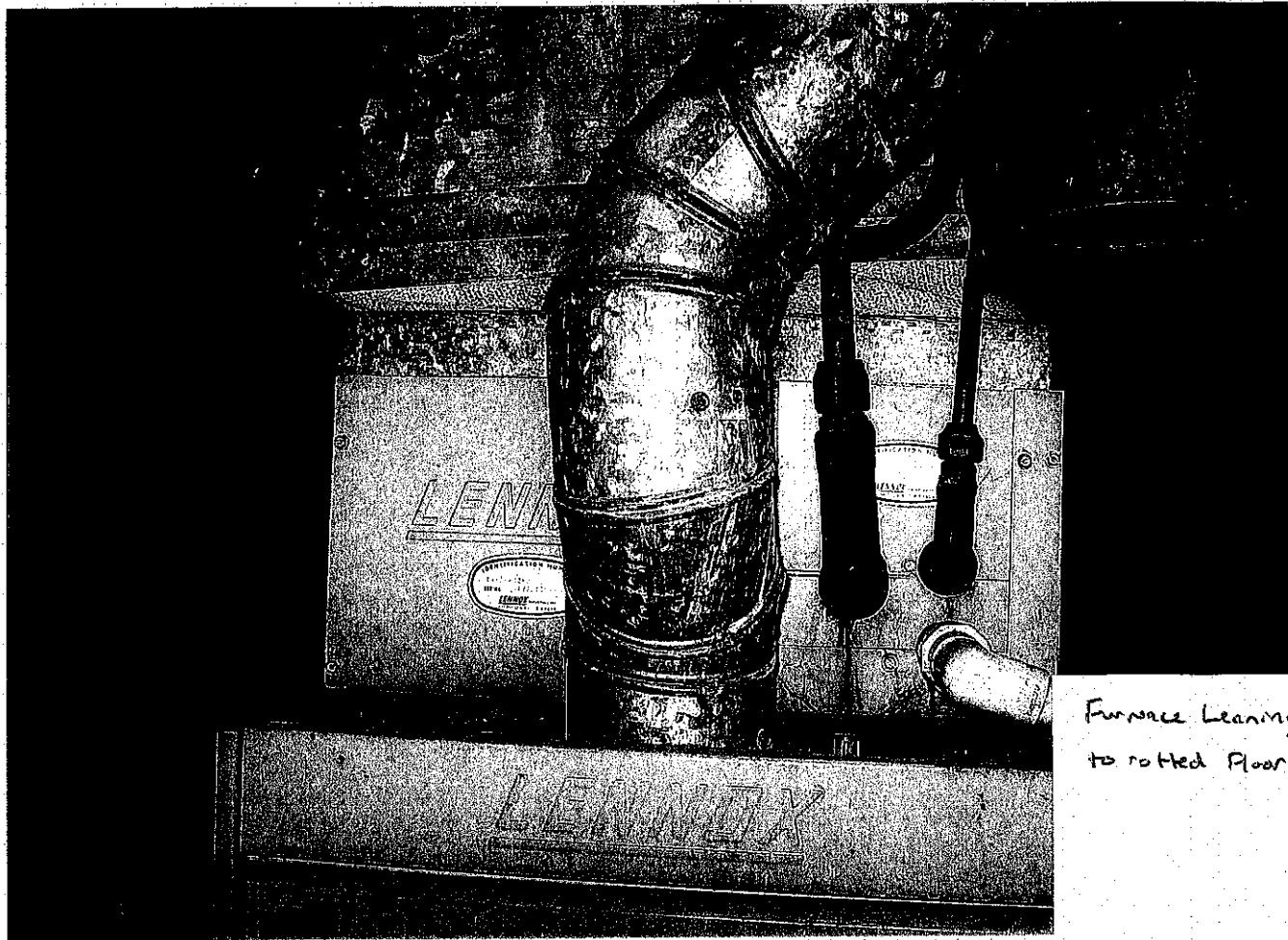
Shadow Ridge Apartment Complex
Rental Inspection Results

December 15, 2011

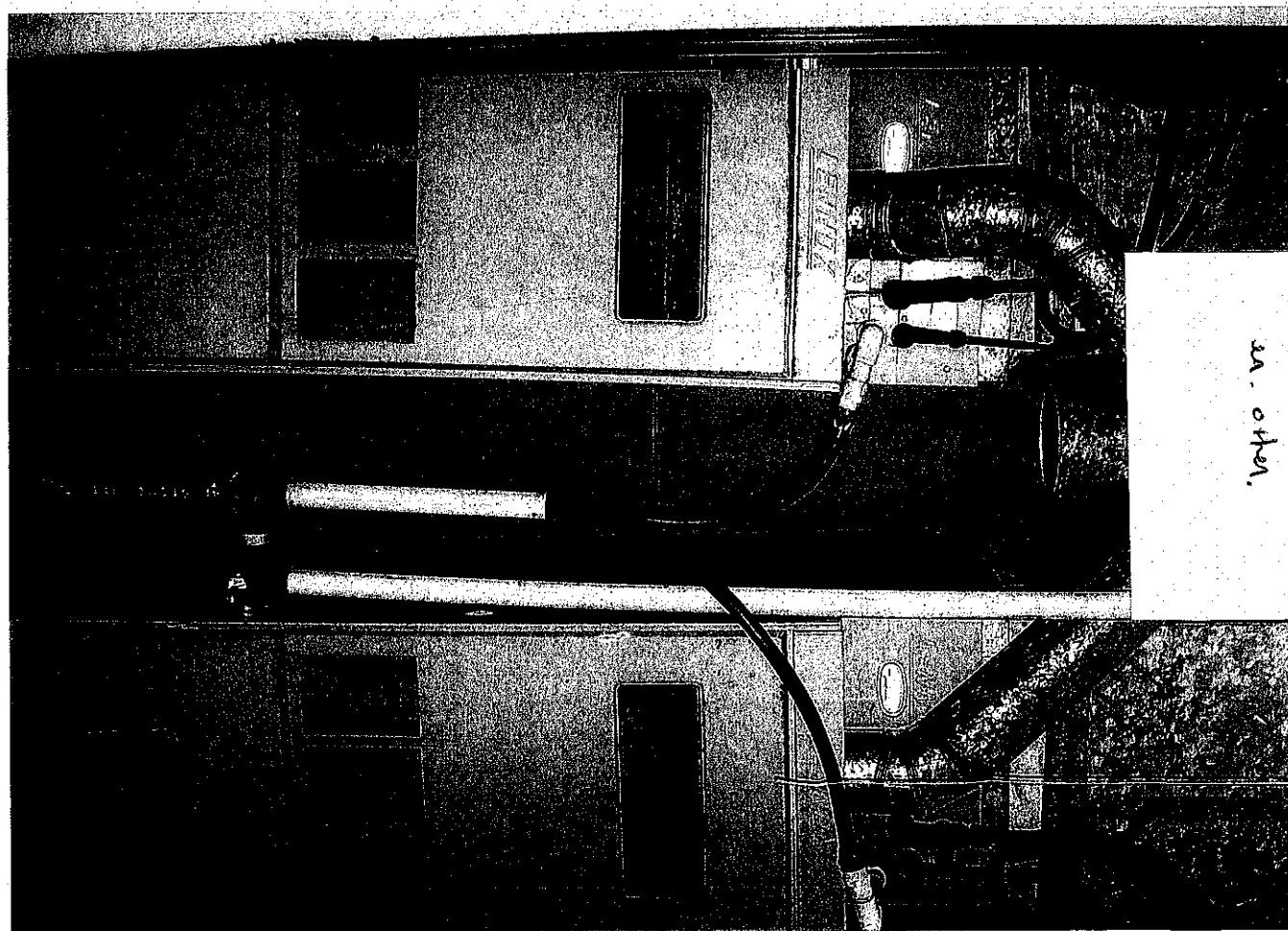


Address	Unit	Deficiency Description	Score	Condition
8506 Granville Parkway	204	<p>Water Heater Closet: Floor drain is clogged. Organic growth on drywall by the water heater. Flue needs 1" clearance at ceiling and at B-vent and needs 6" clearance or a heat shield everywhere the single wall flue is closer than 6' to ceiling or wall. Combustion air intake vent is clogged / blocked. The cover is missing at the electrical timer box and the wire entering the bottom of the box is unprotected and it is not secured to the knock-out. The fire door to the laundry room is not closing properly. Excessive organic growth in furnace closet outside of unit #202.</p> <p>NOTE: The deadbolt would not unlock, there was no access into the apartment and it was Not Inspected.</p>	90	BB





Furnace Leaning due
to rotted floor.



Furnace Leaning
Towards
ea. other.

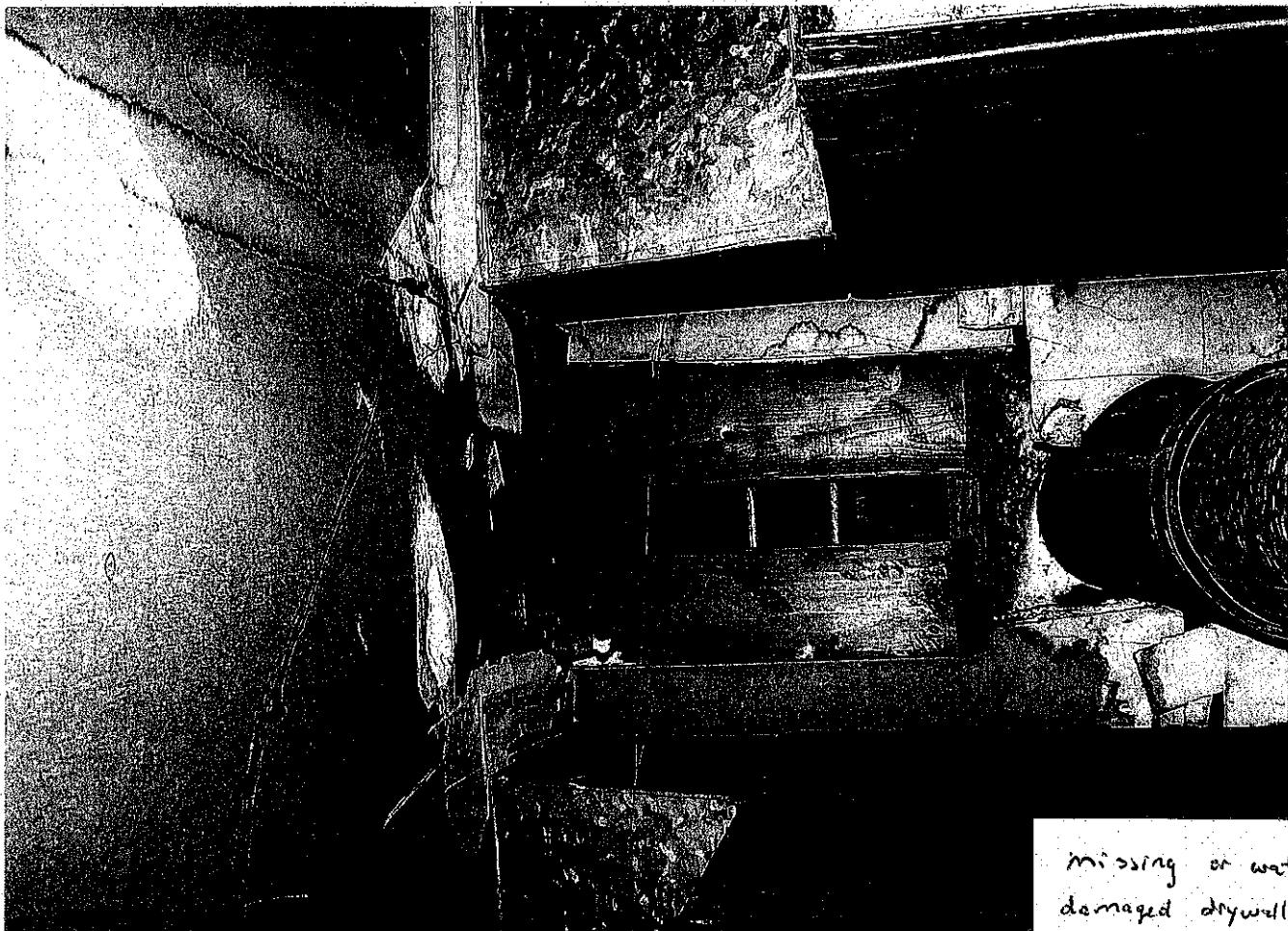


Finsnes leaning
Away from each other.

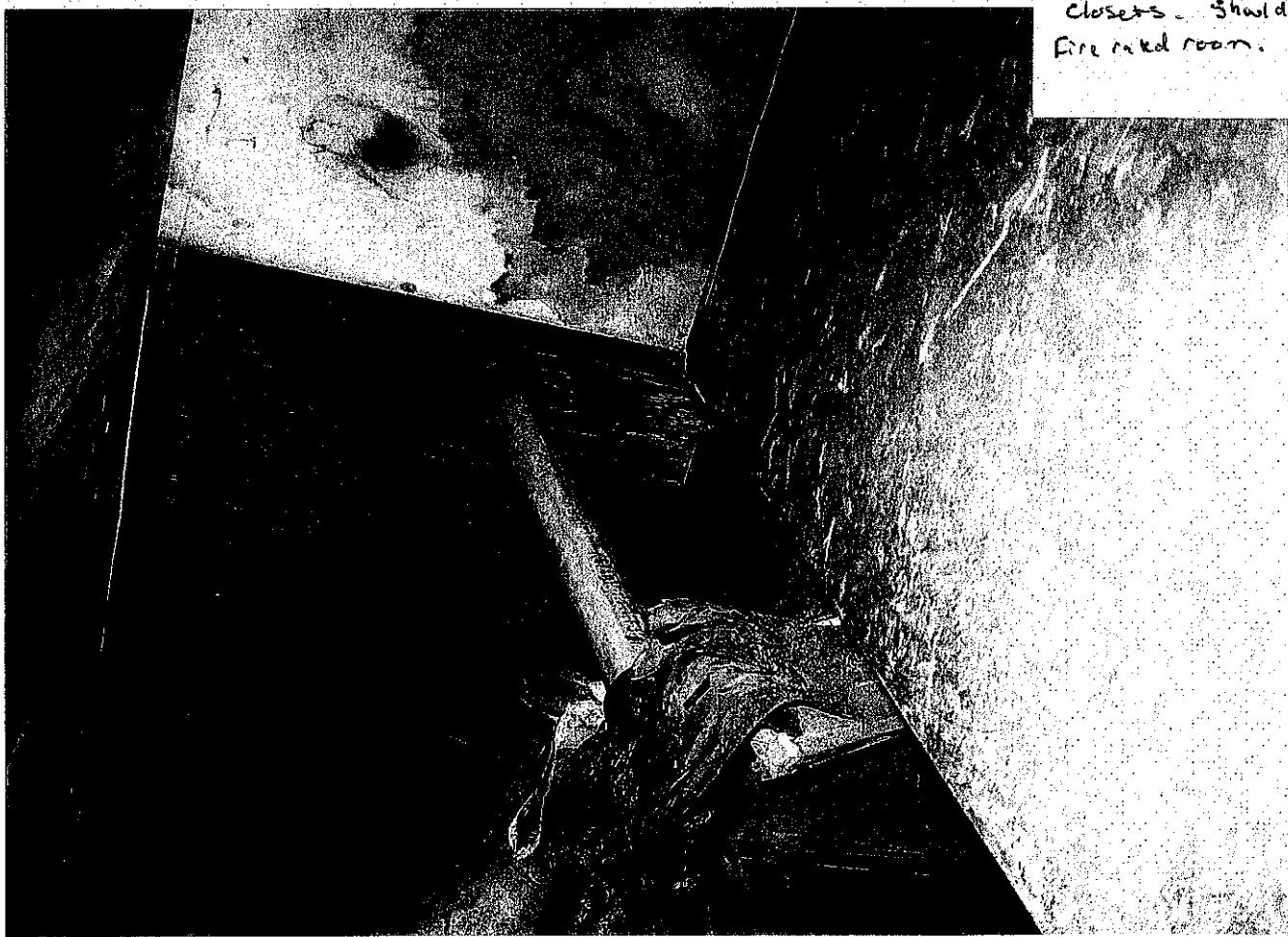


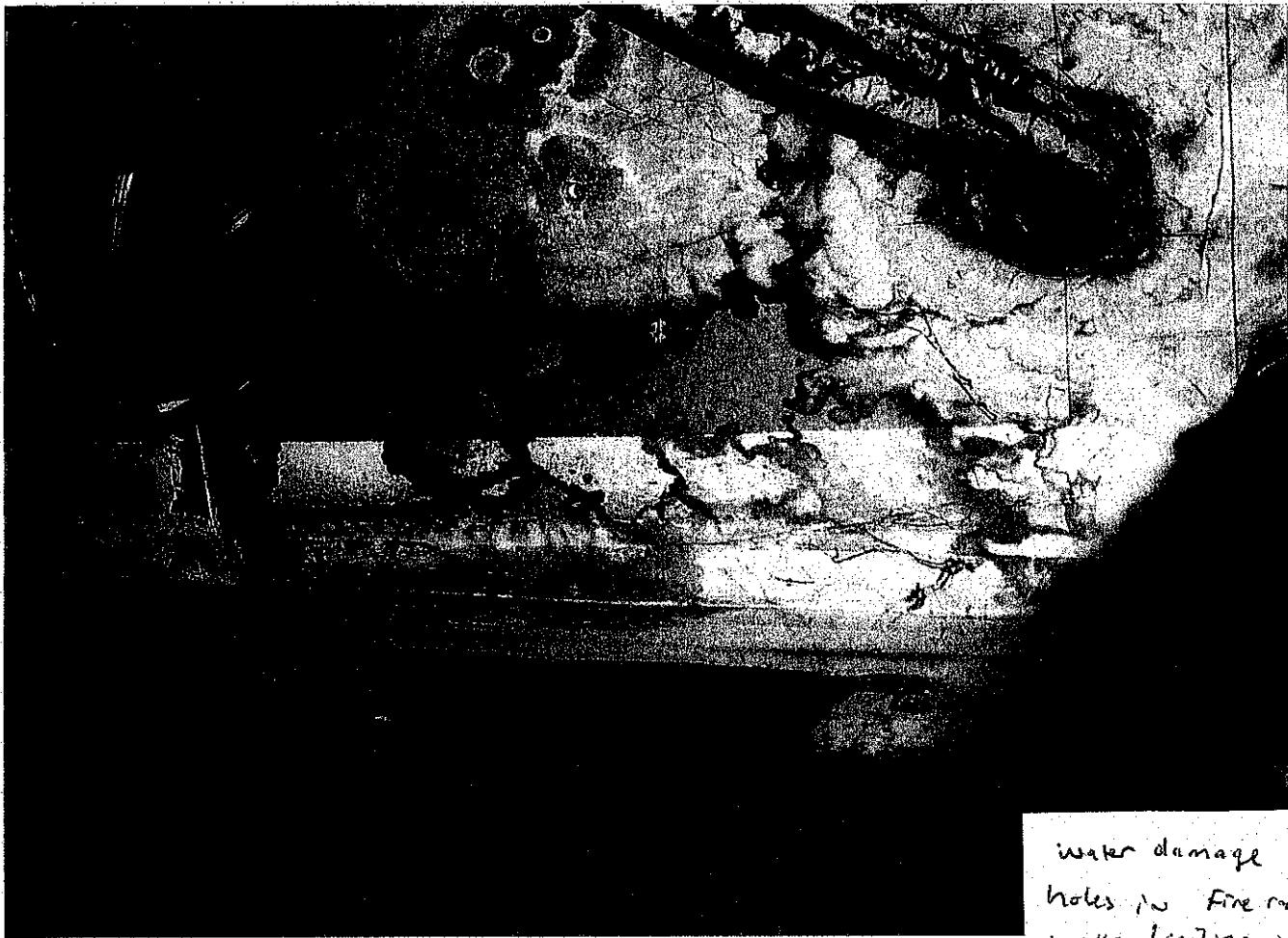
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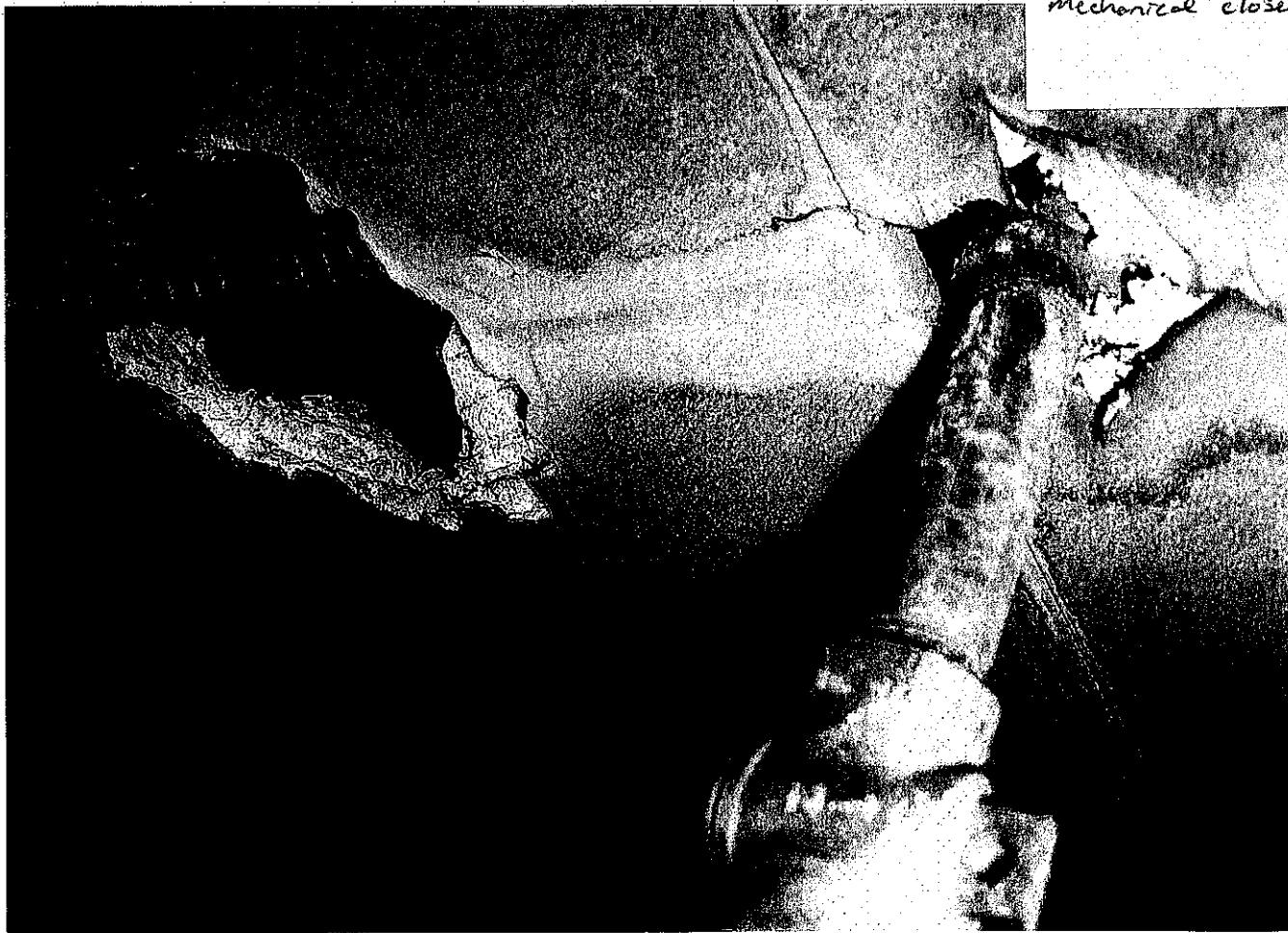


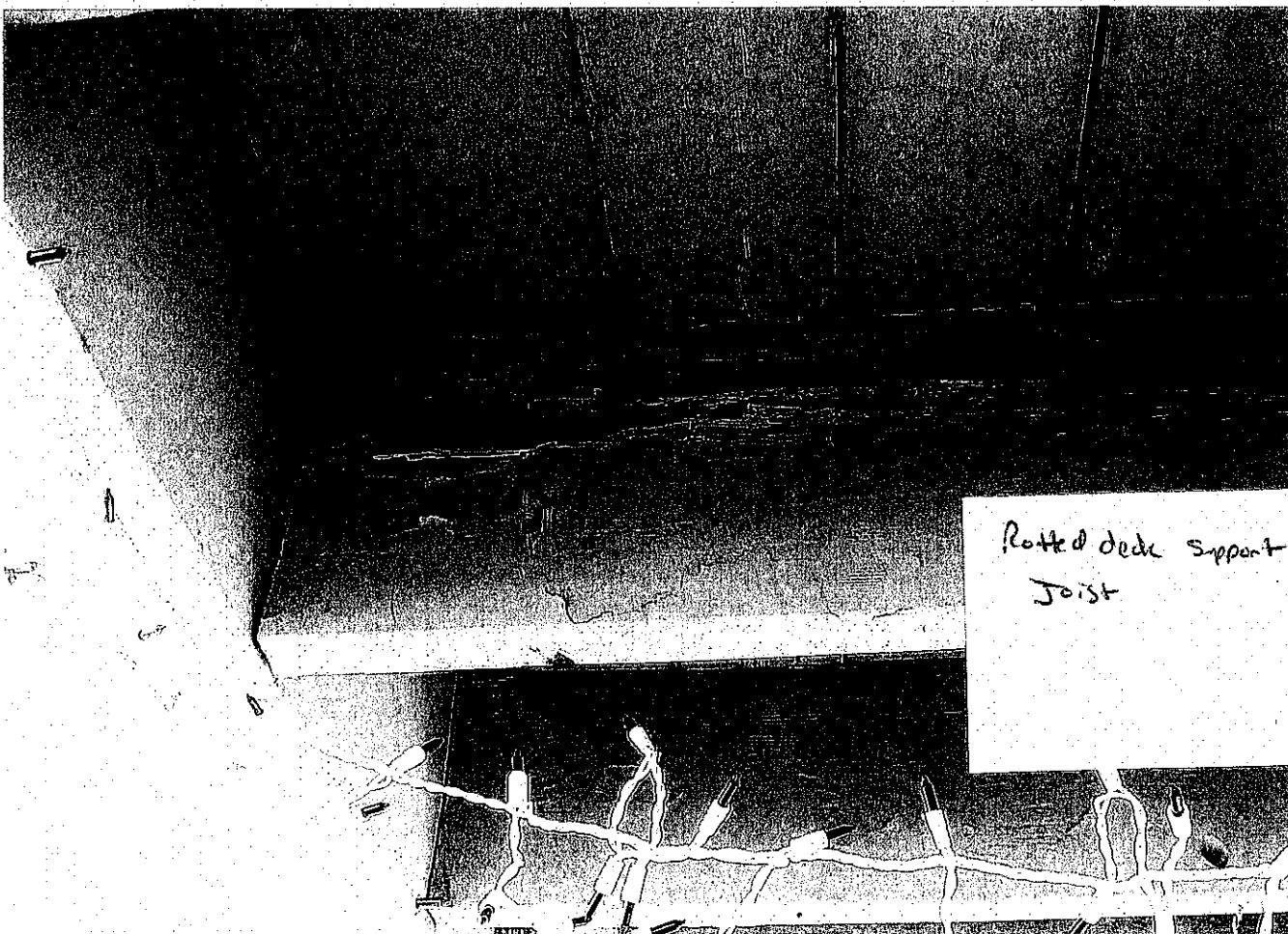
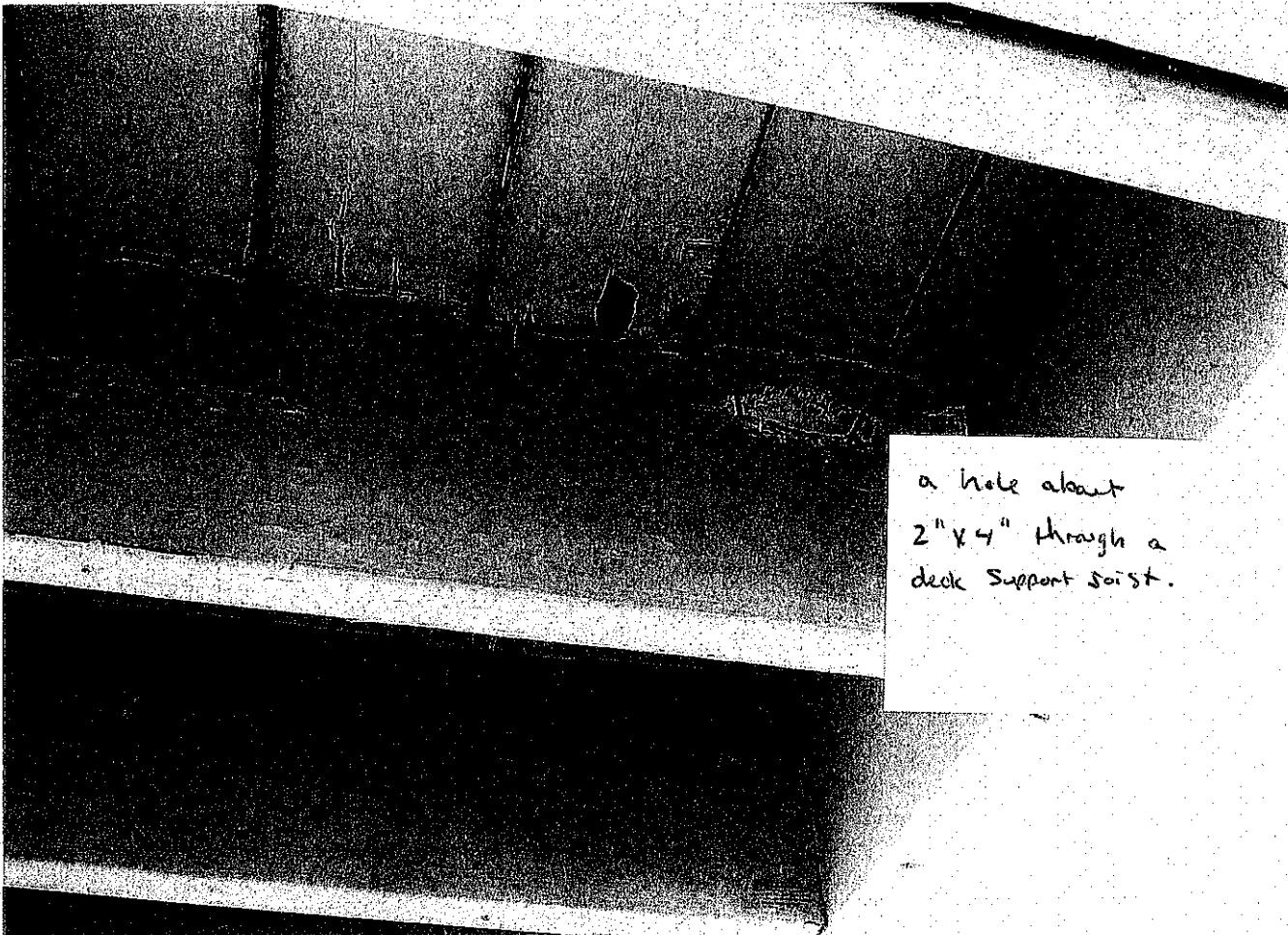
Missing or water
damaged drywall in
Ceiling of Mechanical
Closets. Should be a
Fire rated room.





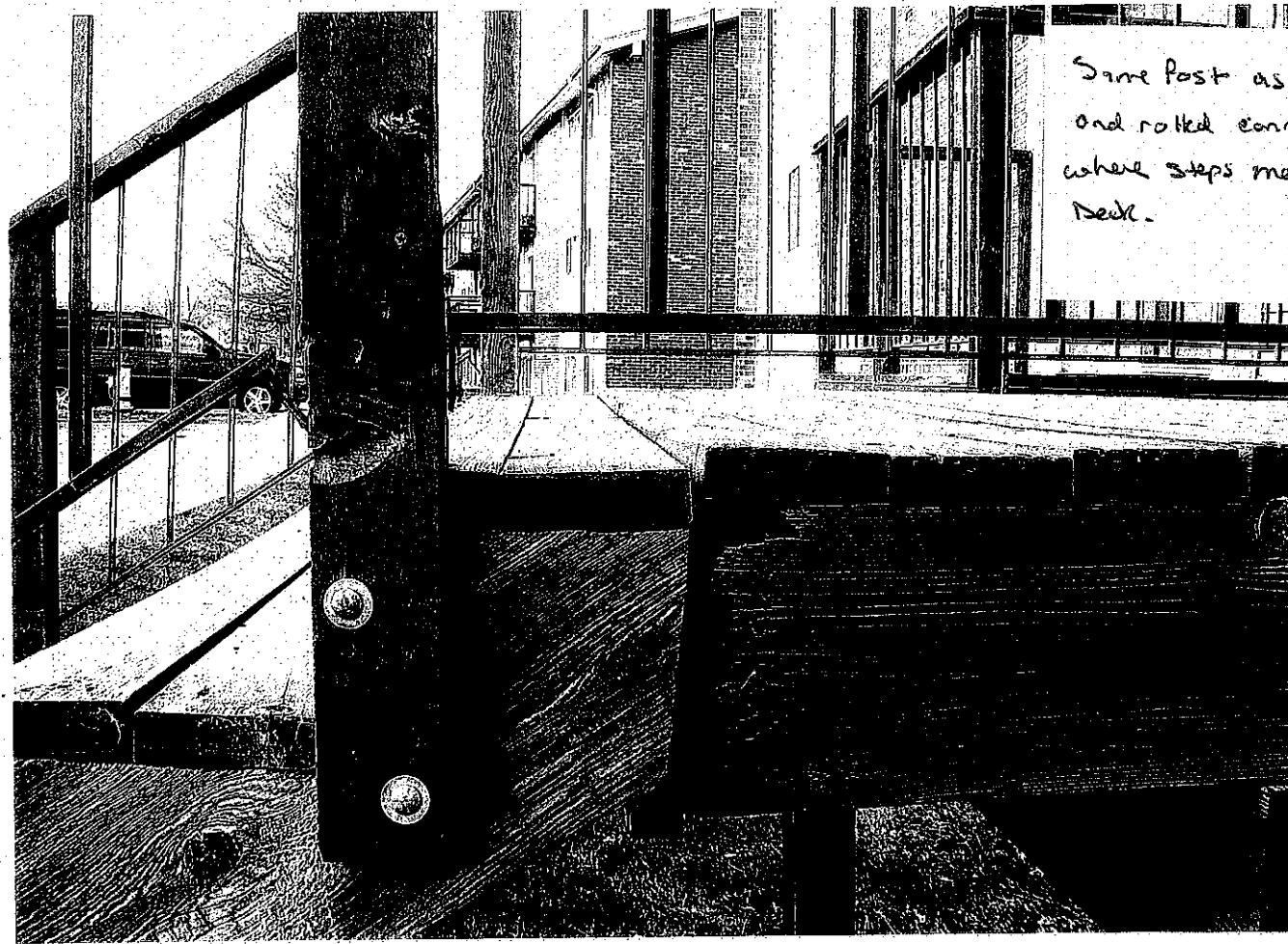
water damage and
holes in fire rated
walls / ceiling in
mechanical closet.







Guard rail 4x4 post
Broken in half and
Screwed together



Same post as above
and rotted connection
where steps meet
deck.