

10/10/17

Luanne P. Sager LLC  
Attn: Sager, Jake  
7647 Lefthand Canyon Drive  
Jamestown, CO, 80455

**Re: 4333 W. 44<sup>th</sup> Ave #5 and #4**

A complaint was filed with the Department of Environmental Health on 10/09/2017. During the investigation of the dwelling conducted on 10/09/2017 at 12:00 pm, violations not in compliance with the requirements of the City and County of Denver Residential Housing Regulations, promulgated pursuant to Chapter 27 of the D.R.M.C. were identified.

**You are hereby ordered to correct the following violations:**

At the time of inspection, it was identified that the roof had deficiencies that is permitting the entry of weather and water.

**Violation 2-208 Exterior Walls, Roofs and Foundations**

2-208(A) Foundation walls, exterior walls, roofs, and all appurtenances shall be free from holes, cracks, breaks, deteriorated paint, decay and erosions which would permit the entry of weather, water, pests, or vermin or permit the loss of heat. These components shall also be free from bulges, shifting of materials, loose material, which might fall or collapse, and shall be maintained in a sound condition and good repair. (B) Piers, columns, posts and other below grade foundation members shall be securely placed and free from decay and breaks.

**Correction Required: Initiate the repairs by a licensed contractor to repair or replace the roof so that it is maintained in sound condition and good repair within 5 days of receipt of this letter.**

At the time of inspection, numerous violations from the following section were identified and are listed below.

- North interior wall of unit #5 living room had 2'x 2' mold growth, water was actively leaking since April
- Interior ceiling of living room unit #5 had bubbled, peeled, and popped in a 8'x 8' section, water was actively leaking since April
- Interior ceiling of living room of unit #4 had bubbled, peeled, and popped in a 6'x 6' section, water was actively leaking since April
- Interior ceiling of entry of unit #4 had bubbled, peeled, and popped in a 4'x 12' section, water was actively leaking since April
- Interior ceiling of kitchen in unit #5 had bubbled, peeled, and popped in a 2'x 4' section, water was actively leaking since April

**Violation 2-209 Interior Walls, Ceilings and Floors**

2-209(A) Floors, interior walls and ceilings, and other members such as baseboards, moldings, and door frames shall be: (1) Maintained in sound condition, good repair, and be secure; and (2) Free from holes, cracks, breaks, dampness, mold associated with dampness, loose or peeling paint, lead hazards, loose or

peeling plaster or wallpaper; and (3) Free from sags, bulges, and unevenness that would permit harborage of insects and rodents or cause injury by tripping or from falling building material.

**Correction Required:** Once the roof has been properly repaired or replaced by a licensed contractor begin complete remediation on interior walls and ceiling in units 5 and 4. Cut and remove all saturated plaster/ drywall an addition 2 ft. from all directions from the saturated portions to prevent any further mold growth. Once the plaster/ drywall has been removed dry out the exposed cavities to remove as much or the moisture as possible. Then replace all the damaged plaster and drywall in units 5 and 4.

At the time of inspection, numerous violations from the following section were identified and are listed below.

- GFCI outlet in unit #5 bathroom was not in sound condition and or good repair.
- Light covering for unit #5 bathroom was missing
- Water intrusion dripping from light fixture in kitchen of unit #5
- Bedroom of unit #5 lacked the one outlet per 20 linear feet requirement
- Extension cords in unit #5 crossing threshold between living room and bedroom

**Violation 2-206 Electrical Requirements, Fixtures and Prohibitions**

2-206(A) General (1) Every outlet and fixture shall be installed in an approved manner and maintained in sound condition and good repair. (2) Every habitable room shall contain one (1) electrical convenience outlet for each twenty (20) lineal feet, or major fraction thereof, measured horizontally around the room at the baseboard line, except that in each habitable room one (1) supplied electric light fixture will be accepted in lieu of one (1) of the required electrical convenience outlets, provided that each habitable room contain at least one (1) electrical convenience outlet. (B) Unapproved or Prohibited (1) All non-stationary and makeshift outlets that have been added to the building without regard to the total circuitry shall be considered hazardous and unapproved, and shall be removed. (2) Frayed and exposed wiring, wiring unprotected by proper conduit or covering, fixtures in disrepair, and wiring or fixtures repaired in a makeshift manner shall all be deemed unsafe, and removed, replaced, or repaired. (3) Pull-chain switches shall not be installed in any bathroom, shower or tub-room, or toilet room. (4) No extension cord from any electrical outlet shall extend from one room into another or extend across any doorway or pass through any wall or partition of any dwelling unit or room, or shall be located where foot traffic passes directly over the extension cord.

**Correction Required:** Vacate the use of the extension cords crossing the threshold of the bedroom. Initiate the repairs by a licensed electrician to maintain all the supplied fixtures in sound condition and good repair. Initiate the installation by a licensed electrician of the required outlet per 20 linear feet of baseboard line.

At the time of inspection, numerous violations from the following section were identified and are listed below.

- **Front exterior door not sealed properly as large gap was observed at the bottom of the door.**
- **Western most exterior window in living room of unit #5 was broken.**
- **Supplied windows in the living room were not sealed properly as they were not in sound condition and good repair.**

**Violation 2-210 Windows, Doors, Hatchways, and Direct Openings**

2-210(A) Window structures, exterior doors, basement hatchways, and crawl space entrances shall protect against the elements; prevent the entry of insects, rodents, vermin, and other pests; and shall be constructed and maintained in sound condition and good repair. (B) Windows and doors that open to the

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exterior, or in the case of multi-unit dwellings where doors open to a common interior hallway, shall be fitted with appropriate locking mechanisms that are constructed and maintained in sound condition and good repair. (C) Windows shall be glazed and free from loose, broken or cracked glass that could cause injury to persons, allow the elements to enter the structure, or allow excessive heat loss from within. (D) Exterior doors shall fit doorway openings in a manner designed to prevent heat loss and prevent the entrance of the elements and insects, rodents, vermin, and other pests.

**Correction Required: Initiate the repairs to reseal the front door and replace the window and ensure that all windows in unit #5 are in sound condition and good repair.**

At the time of inspection, evidence of rodents was found in unit #5. Droppings were observed in the SE corner of the living room.

**Violation 2-215 Insect, Rodent and Animal Control**

2-215(A) Every occupant, operator, or owner of a dwelling or dwelling unit shall be responsible as determined by the manager for the extermination of any insects, rodents or other pests therein or on the premises. (B) From May 1st to September 30th of each year, or any other period of time the Manager finds necessary based on conditions, every window or door way used for ventilation that opens from a dwelling to the outdoors shall be effectively protected with approved screens. (C) Birds, insects, rodents, and other pests shall be removed from control devices and the premises at a frequency that prevents their accumulation, decomposition, or the attraction of pests. (D) Interior and exterior openings provided for the passage of piping, wiring or similar items through walls, floors, soffits, roofs, ceilings, and the like shall be pest and vermin-proof.

**Correction Required: Initiate the extermination of the rodents within unit #5.**

**The noted violations must be corrected within 30 days, or as otherwise noted, of receipt of this letter.** Failing to comply with this order as noted in the violation, may result in enforcement action. This could include, but is not limited to, administrative citations or a general violation ticket which will require your appearance in court. Should you wish to dispute a violation, you have the right to file a legible petition with the Manager within 30 days of the date of this inspection notice. Regulations governing petitions can be found at [www.denvergov.org/BEH](http://www.denvergov.org/BEH) or a copy can be obtained by contacting the Department.

The deadline for compliance may be extended for a reasonable time, provided a written request is submitted to and approved by the Residential Health and Housing Section of the Department of Environmental Health.

**Please contact the investigator to verify the work has been completed.** Violations may be corrected through pictures, email, or scheduling a re-inspection.

For further information regarding the Denver Housing Code or additional resources please refer to the website [www.denvergov.org/healthinspections](http://www.denvergov.org/healthinspections).

Please contact me if you have any questions regarding this order or violations noted.

Cordially,

**Reid Matsuda- Public Health Investigator I**

Public Health Inspections Division | Department of Environmental Health | City and County of Denver

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