



8/26/2020

WAUKEE INVESTMENTS I LLC
4 SUMMER PL
BETTENDORF IA 52722-7544

OFFICIAL NOTICE AND ORDER

Re: 324 MAIN ST

Parcel: L0007-24

Re-Inspection Scheduled: 10/14/2020, 09:00:00 AM

Dear Property Owner/Manager:

During an inspection at the above identified address, certain conditions were found which render the dwelling(s) substandard. Unless otherwise specified, the code violations and corresponding repairs listed below are cited from Chapter 8.15 of the Davenport Municipal Code.

Violation

Ceiling-Deteriorated/missing tile(s)/panel(s)

Description

Repair/replace the ceiling tile(s)/panel(s) as necessary to code.

Notes

* 208 UNIT - REPLACE HALLWAY CEILING TILES.

Violation

Plumbing-Deteriorated/missing plumbing fixture component(s)

Description

Repair/replace/install any/all identified plumbing fixture component(s) to code as required.

Notes

* 211 UNIT - BATHROOM SHOWER.

Violation

Plumbing-Lack of/inoperable bathroom vent fan

Description

Repair/replace the existing vent fan and/or install a vent fan to code as required. Bath fan must be installed by a licensed electrical contractor to code. Contractor statement required at or before re-inspection date.

Notes

* 216 UNIT - REPLACE BATH FAN.

Violation

Fire Code-Lack of 1-hour fire resistive door(s)

Description

Replace/install a door(s) with a one-hour fire rating.

Notes

* 2ND FLOOR - LAUNDRY DOOR - REINSTALL DOOR AND REPAIR DOOR CLOSER.

Violation

Windows-Inoperable window(s)

Description

Repair/replace any/all window(s) to an acceptable operating condition. The window(s) must operate as designed, must stay open without the use of a prop or stick.

Notes

* 301 UNIT - SOUTHEAST WINDOW - MUST OPERATE AS DESIGNED AND LOCK SECURELY.

Violation

Interior Walls-Deteriorated/missing wall plaster/drywall/sheetrock

Description

Repair/replace any/all wall plaster/drywall/sheetrock as applicable to code as necessary.

Notes

* 303 UNIT - REPAIR HALLWAY PLASTER.

Violation

Plumbing-Lack of/inoperable bathroom vent fan

Description

Repair/replace the existing vent fan and/or install a vent fan to code as required. Bath fan must be installed by a licensed electrical contractor to code. Contractor statement required at or before re-inspection date.

Notes

* 304 UNIT - REPLACE BATHROOM EXHAUST FAN.

Violation

Interior Walls-Deteriorated/missing wall plaster/drywall/sheetrock

Description

Repair/replace any/all wall plaster/drywall/sheetrock as applicable to code as necessary.

Notes

* 312 UNIT - LIVING ROOM WALL PLASTER

Violation

Plumbing-Lack of/inoperable bathroom vent fan

Description

Repair/replace the existing vent fan and/or install a vent fan to code as required. Bath fan must be installed by a licensed electrical contractor to code. Contractor statement required at or before re-inspection date.

Notes

* 312 UNIT - REPLACE BATHROOM EXHAUST FAN

Violation

Ceiling-Deteriorated/missing tile(s)/panel(s)

Description

Repair/replace the ceiling tile(s)/panel(s) as necessary to code.

Notes

* 316 UNIT - REPLACE KITCHEN CEILING TILE.

Violation

General/Health-Interior moisture problem

Description

Take the necessary action(s) correct the interior moisture problem(s) permanently.

Notes

* 409 UNIT - WATER LEAK AT WINDOW.

Violation

General/Health-Mold/mildew in a dwelling(s) unit(s)

Description

Clean and sanitize the entire dwelling/unit as necessary to alleviate the problem, including but not limited to sealing/painting affected areas after cleaning/sanitizing and/or removing contaminated floor/wall/ceiling covering(s).

Notes

* 502 UNIT - TREAT UNIT FOR MOLD. REPLACE ALL PLASTER EFFECTED BY MOLD.

Violation

Doors-Missing/deteriorated

Description

Install/repair/replace the door(s) as necessary

Notes

* 506 UNIT - REPLACE MISSING BEDROOM DOOR.

Violation

Doors-Missing/deteriorated

Description

Install/repair/replace the door(s) as necessary

Notes

* 507 UNIT - REHANG CLOSET DOOR - INSURE DOORS OPERATE AS DESIGNED.

Violation

General/Health-Interior moisture problem

Description

Take the necessary action(s) correct the interior moisture problem(s) permanently.

Notes

* 509 UNIT - AT BEDROOM WINDOW - REPAIR DAMAGED PLASTER.

Violation

General/Health-Mold/mildew in a dwelling(s) unit(s)

Description

Clean and sanitize the entire dwelling/unit as necessary to alleviate the problem, including but not limited to sealing/painting affected areas after cleaning/sanitizing and/or removing contaminated floor/wall/ceiling covering(s).

Notes

* 509 UNIT - BEDROOM - REPLACE DAMAGED AREAS

Violation

Plumbing-Deteriorated/leaking faucet(s)

Description

Repair/replace any/all identified faucet(s)

Notes

* 514 UNIT - KITCHEN FAUCET IS LOOSE

Violation

Plumbing-Lack of/inoperable bathroom vent fan

Description

Repair/replace the existing vent fan and/or install a vent fan to code as required. Bath fan must be installed by a licensed electrical contractor to code. Contractor statement required at or before re-inspection date.

Notes

* 603 UNIT - REPLACE BATH FAN.

Violation

Electrical-Missing/deteriorated coverplate(s)

Description

Replace any/all identified electrical switch/receptacle coverplate(s) as necessary.

Notes

* 604 UNIT - GFI COVER PLATE MISSING.

Violation

Floors-Deteriorated/defective subfloor

Description

Repair/replace any/all areas of the deteriorated/defective subfloor to code as required.

Notes

* 607 UNIT - 2ND FLOOR LOFT CLOSET AND HALL FLOORS - MOISTER DAMAGE.

Violation

General/Health-Interior moisture problem

Description

Take the necessary action(s) correct the interior moisture problem(s) permanently.

Notes

* 611 UNIT - BEDROOM WINDOW AND WALL - REPAIR IN A WORKMAN-LIKE AMNNER.

Violation

General/Health-Unsanitary conditions in a dwelling/unit

Description

Dispose of all debris/trash/ rubbish/garbage/organic waste that has accumulated throughout the dwelling/unit, clean/sanitize the entire dwelling/unit, and maintain the dwelling/unit in a sanitary condition.

Notes

* 614 UNIT - CLEAN AND SANITIZE UNIT.

Violation

Ceiling-Deteriorated/missing ceiling plaster/drywall/sheetrock

Description

Repair/replace the ceiling plaster/drywall/sheetrock as necessary

Notes

* 6TH FLOOR - THROUGHOUT THE ENTIRE 6TH FLOOR REPLACE/REPAIR WATER DAMAGED CEILINGS

Violation

Fire Code-Failure to Provide Report/Deteriorated/inoperable alarm system

Description

Have the alarm system tested and/or repaired. Alarm systems must be tested annually. Provide our office with a statement from a qualified alarm system/protection company that the system has been tested and is operating properly. **Correct immediately**

Notes

* BACK FLOW PREVENTER INSPECTION MUST BE COMPLETED AND AND REPAIRS COMPLETED PRIOR TO RE-INSPECTION DATE.

Violation

Exterior Walls-Deteriorated/missing exterior block/brick/stucco/stone

Description

Repair, replace, and/or install any/all exterior block/brick/stucco/stone as necessary to maintain weather protection to code.

Notes

* EXTERIOR WALLS - REPAIR ALL CRACKED OR MISSING MORTAR - ALL WORK MUST BE PERMITTED AND SCHEDULED WORK MUST BE STARTED OR SCHEDULED PRIOR TO RE-INSPECTION DATE.

Violation

Exterior Walls-Structurally unsound block/brick/stone/poured concrete wall

Description

You must provide this office with a certified report from a professional structural engineer registered with the State of Iowa that will attest to the building's structural stability or list the building's structural deficiencies, action necessary to correct the problem(s), and repair according to the engineers' specifications.

Notes

* EXTERIOR WALLS - STRUCTURAL ENGINEERING REPORT REQUIRED AND ALL RECOMMENDED ENGINEERING REPAIRS BE PERMITTED AND SCHEDULED FOR REPAIR PRIOR TO RE-INSPECTION DATE.

Violation

Windows-Exterior window paint deteriorated/peeling/missing

Description

Scrape and repaint the exterior surfaces of the window(s) as needed.

Notes

* EXTERIOR WINDOW TRIM/DOORS - SCRAPE, PAINT OR STAIN ALL EXPOSED EXTERIOR WOOD.

Violation

Roof-Evidence of roof leakage(s)

Description

Investigate all areas showing evidence of leakage(s) and repair any/all applicable damaged materials/areas to code as necessary.

Notes

* REPLACE DAMAGED LEAKING ROOF - PERMITS MUST BE APPLIED AND ROOF SCHEDULED FOR REPLACEMENT PRIOR TO RE-INSPECTION DATE.

A re-inspection to check repairs has been scheduled as noted on the top of page one of this notice. If all violations cited are not corrected and approved upon reinspection, \$10.00 per violation not corrected plus \$50.00 per additional trip will be charged as applicable.

It is the responsibility of the owner/manager to notify tenants of the re-inspection date and time and to ensure entry into all areas requiring re-inspection. You may request an administrative hearing to appeal this nuisance abatement order pursuant to the procedures set forth in Chapter 2.86 of the Davenport Municipal Code. A valid appeal request must be made within 10 days from the date of this notice and shall be submitted in writing to City Hall located at 226 W 4th Street, Davenport, IA 52801. The appeal request shall include a copy of this notice, a statement regarding the basis for the appeal, and payment of the \$100 external adjudication administrative hearing fee. To waive the fee, you need to provide adequate proof of low income status. A form is available with the City of Davenport's Legal Department. Alternatively, you may request a hearing before a city representative. The administrative hearing is informal and you will be given an opportunity to present evidence and question the City's evidence. Failure to request a hearing within the timeframe set forth in this notice shall constitute a waiver of the right to a hearing and the Notice will then be in effect and enforceable.

Valid building permits must be obtained and all construction must conform to all applicable codes. Also, you should promptly notify any other party which has a legal interest in this property of this notice and order.

Failure to comply with this official notice may result in a citation being issued, and/or the revocation of your rental license if applicable, and/or significant penalty fees being issued.

Failure to provide access for the inspection may result in a \$75.00 penalty fee; in addition, cancellations made less than five (5) business days prior to the scheduled inspection date are subject to a \$25.00 penalty fee.

If there are any questions, please contact the Public Works office at 563-326-7923

Respectfully,

ANTHONY HAUT

Code Enforcement Officer

Neighborhood Services Department

563-328-6781 Tony.Haut@davenportiowa.com

Ref #20-7839