



No. 37792

Inspector: MATT SMALL

RENTAL LICENSE INSPECTION REPORT 1005 Coon Rapids Blvd Extension

Inspection Date: 7/21/2014

The following items were noted as violations:
Inspection Photographs are labeled as exhibits

Exterior:

1. Bulbs and globes in light fixtures are missing throughout the building.
2. There is a large accumulation of rubbish and debris located in the garbage enclosure there is not dumpster in the enclosure. Garbage enclosures must be secured from unauthorized entry at all times and rubbish kept in approved containers between pick-ups. (Exhibit K)
3. Prohibited items are stored in front of the south facing basement door preventing a safe exit and passage. (Exhibit K)
4. The south facing basement door to is not operational.
5. Cease all burning of prohibited materials onsite. Evidence of furniture and construction debris was found in the fire pit. Fire pit is larger than allowed by City Ordinance. (City Code Section 12-415) (Exhibit L)
6. There is unpermitted electrical installation in the accessory building at the north side of the premises. This includes the damaged underground service wire. (Exhibit M)
7. Concrete retaining wall is failing at the south main entry. (Exhibit N)
8. The concrete step has been damaged at the south main entry. (Exhibit N)
9. Many window screens are damaged or missing throughout the building. Screens are required on all operational windows and doors during the insect season. (Exhibit O)
10. Stairwell handrail located at the west patio is in disrepair.
11. Window glazing damage at basement storage room awning window at east side of building and 2nd floor patio door. The interior pane is missing at the patio door.
12. The main gas line and air conditioner refrigerant lines located at the east side of the building are not properly secured. (Exhibit P)
13. Lap siding is missing above the south main entry door. (Exhibit Q)
14. Knockouts are missing on the air conditioner disconnect box on the east side of the building. (Exhibit Q)

Interior Common Areas:

- 15. Expired fire extinguishers were located throughout the building. (Expiration 11/2012) A licensed fire safety contractor must perform service checks on installed hardwired ac powered smoke alarms where missing throughout the building. Battery operated units cannot replace the hardwired alarms. At inspection, numerous smoke alarm outlets were found covered and smoke alarms disconnected from the building wiring. (Note this building does not have a sprinkler system) (Exhibit R)**
- 16. Inoperable carbon monoxide alarm located in the 3rd floor and east main corridors. Ensure that all other carbon monoxide alarms are working.**
- 17. Used syringes found in dining room area on top of refrigerator in used soda bottles. Must be disposed of properly to prevent injury. (Exhibit S)**
- 18. Urine samples found on the window sill in the main office area they must be stored properly.**
- 19. Second floor bathroom window hardware does not work properly, shower valve leaks and the right side sink faucet leaks. Interior surfaces are defective including the ceiling above the shower and door finishes where damaged.**
- 20. Inoperable wall mounted urinal located in the third floor bathroom, damaged drywall ceiling finish, loose exhaust fan cover, and bath tub has a defective finish.**
- 21. Deteriorated and rusted paint finishes on all heating supply and return register covers throughout the building. This includes the individual sleeping rooms.**
- 22. The handrail in loose at the 2nd floor stairwell.**
- 23. The dining room patio door lock is not operational. (Exhibit T)**
- 24. The electrical faceplates on wall switches and receptacles throughout the building were damaged and missing. Numerous plates were found damaged in the dining room and basement. (Exhibit U)**
- 25. A licensed electrician should be hired by owners and obtain required permits to investigate all electrical service panels, sub-panels, and electrical wiring throughout the basement area. Alterations have been made without permits or inspections. Make repairs as needed to ensure that the system is operating as intended and installed correctly. Basement bathroom GFCI receptacles are not working properly, receptacles throughout the basement and dining area are wired incorrectly, and numerous sections of electrical cables have been improperly installed. Open grounded receptacles were found in the dining room area. (Exhibit V)**
- 26. The electrical sub-panel was blocked by shelves. This is located in the basement food storage room. Install approved filler plates where circuit breakers are missing. (Exhibit V)**
- 27. Bulbs and fixture covers were burned out and missing throughout the interior of the building, including the individual sleeping units and their associated clothes closet light fixtures.**
- 28. The vent connectors and draft hood on the water heater were not properly secured. Removal of the foam insulation away from the vent is required. Maintain a 6" clearance to combustibles on all vent connectors. Improper securing and grout at the mechanical equipment. Improper securing at vent connectors to the masonry chimney chase and rusted and deteriorated furnace connector. The air-conditioner a-coil needs to be cleaned and other obstructions removed to ensure that the condensation lines are not draining into the furnace cabinet. (Exhibit W)**

29. Combustion air to the mechanical equipment closet located in the room adjacent to the sleeping room #13 is not code compliant.
30. The rubber unions on the main soil stack in the basement do not have approved fittings. (Exhibit X)
31. A leak was noted at the basement laundry room faucet. No cold water supply to the west side laundry room sink faucet.
32. The joints on the dryer vent in the west side laundry room are not code compliant.
33. Fire resistant walls and ceilings in the mechanical rooms are damaged. Wall and ceilings in the west side basement mechanical room have been compromised. Restore to an original condition. (Exhibit Y)
34. Attic access hatch cover is damaged located in the 3rd floor corridor adjacent to sleeping room #13.
35. Ceramic tile floors located throughout the basement, kitchen, and dining room areas are broken and damaged. Transition seams are required to cover sharp edges at doors where needed. (Exhibit Z)

Sleeping Rooms:

36. Missing and damaged mechanical vent covers on the ceiling and walls.
37. Missing and burned out in light fixtures including closet fixtures.
38. Globes and approved covers where missing or damaged on all light fixtures including closets.
39. Inoperable window hardware and failing finish on trim work in sleeping room #1.
40. Multiple strip outlets and extension cords plugged in together in sleeping room #5 are not code compliant.
41. Damaged interior entry door to sleeping room #6.
42. Inoperable window hardware in sleeping room #10.
43. Damaged interior doors in sleeping room #12.

NOTE: Please note that MN State Statute requirements only allow Licensed Contractors to perform work on all electrical, mechanical, and plumbing related systems in rental properties throughout the State of MN.

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