



AGENDA
Committee of the Whole
Monday, November 5, 2018 5:30 p.m.
City Council Chambers, City Hall 10th Floor

Council Member Wood, Chairperson
Council Member Washington, Vice Chairperson

1. **Call to Order**
2. **Roll Call**
3. **Minutes**
 - October 22, 2018
4. **Public Comment on Agenda Items (Up to 3 Minutes)**
5. **Presentations:**
 - Introduction & Update from Interim Lansing Housing Commission Director
Doug Fleming
6. **Discussion/Action:**
 - A.) RESOLUTION – Set the Public Hearing; Sale of City Property located at 6025 Curry Lane (Miller Road Center)
7. **Other**
8. **Adjourn**

The City of Lansing's Mission is to ensure quality of life by:

- I. Promoting a vibrant, safe, healthy and inclusive community that provides opportunity for personal and economic growth for residents, businesses and visitors
- II. Securing short and long term financial stability through prudent management of city resources.
- III. Providing reliable, efficient and quality services that are responsive to the needs of residents and businesses.
- IV. Adopting sustainable practices that protect and enhance our cultural, natural and historical resources.
- V. Facilitating regional collaboration and connecting communities



MINUTES
Committee of the Whole
Monday, October 22, 2018 @ 5:30 p.m.
City Council Chambers, City Hall 10th Floor

CALL TO ORDER

Council President Wood called the meeting to order at 5:31 p.m.

PRESENT

Councilmember Kathie Dunbar
Councilmember Jeremy A. Garza
Councilmember Adam Hussain
Council Member Brian T. Jackson - excused
Councilmember Peter Spadafore
Councilmember Patricia Spitzley
Councilmember Jody Washington
Councilmember Carol Wood

OTHERS PRESENT

Sherrie Boak, Council Staff
Samantha Harkins, Mayors Executive Assistant
Mary Reynolds
Kathy Miles
Elaine Womboldt
Jim Smiertka, City Attorney
Lisa Hagen, Assistant City Attorney
Heather Sumner, Deputy Chief City Attorney
Sandy Locke, Peckham
Toddy Heywood
Loretta Stanaway
Angela Bennett, Finance Director
Jim Lard
Ms. Urasky, Director Michigan Dept. of Civil Rights Division

Minutes

MOTION BY COUNCIL MEMBER SPITZLEY TO APPROVE THE MINUTES FROM OCTOBER 8, 2018 AS PRESENTED. MOTION CARRIED 7-0.

Public Comment on Agenda Items

Ms. Miles read information from Crain's Business week regarding scooters, and spoke in opposition to those on sidewalks or bike lanes.

Ms. Womboldt spoke in support of the presentation on the agenda at this meeting. Ms. Womboldt also spoke in opposition to the scooters on all sidewalks in the City.

Ms. Reynolds spoke in opposition to the scooters unless a separate lane.

Ms. Stanaway spoke on regulations on scooters and supported on access only on bike lanes and not on sidewalks and the River Trail.

Ms. Locke spoke in support of the presentation, and then spoke asked for pathway access with the scooters.

Presentation

Ms. Urasky went through the presentation providing a background on the Division to conduct a comprehensive census and needs assessment. Included were also the primary goals, which was to gather information about Deaf, Deafblind, and Hard of Hearing residents throughout the State. Understand the needs, preferences and experiences of these communities to guide development for policies and programs, and lastly share the data with the broad audience. The survey they are performing addresses services, identify gaps, issues for all Michiganders. The data will be finalized with the department, the Governor, and shared with other State agencies, and also will host a community conversation. This will be taking the data back into the community to get their feedback to see if it truly represents them. Ms. Urasky then provided a link to the survey; www.notwithoutusmich.org/survey. Included in the survey will be demographics, use of services, education, employment experiences, access to healthcare, housing, transportation and barriers.

Council Member Spadafore asked if the survey data be shared with the City of Lansing, and Ms. Urasky confirmed along with posted on their website. Council President Wood asked for suggestions on upgrading governmental websites so it is more user friendly. Ms. Urasky responded that the government websites are strict on how they can post, but there are a lot of resources in her Department, and she offered to connect with them and talk to them on how to post. Ms. Urasky then also recommended an informational checklist for WCAG 2.0; Web Content Accessibility Guidelines, and suggested Council speak to people who use the website to find out what accommodations they use such as a screen reader, larger size font, and captioning. Ms. Harkins at this time informed the Committee that the Administration is working on new technology and have also met with Ms. Urasky.

DISCUSSION/ACTION

RESOLUTION – Reappointment(s): John Shaski; Capital Region Airport Authority; City Member; Term to Expire 9/30/22; Andrea Ragan; Economic Development Corporation; At-Large; Term to Expire 2/28/23

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION FOR THE REAPPOINTMENTS OF JOHN SHASKI TO THE CAPTIAL REGION AIRPORT AUTHORITY AND ANDREA RAGAN TO THE ECONOMIC DEVELOPMENT CORPORATION. MOTION CARRIED 7-0.

RESOLUTION- PA 202 Corrective Action Plans; ERS Pension System, ERS OPEB Plan. and P & F OPEB Plan

Ms. Bennett informed the Committee that the notification fell below the threshold on the three (3) plans, and waivers were applied for, and those waivers were denied, so the next step is applying for the corrective action plans. Ms. Bennett noted that 99% of the waivers that were applied for were denied, and even with State guidance throughout the process and things

change. They have not gotten anything officially written on the denial, but have heard that the State was looking at a short term period on the waiver. Ms. Bennett then referred the Committee to the information and the details in the PA 202 and how the City compares. Council President Wood asked if there was the potential for two actuarial reports to be created, because currently the one is paid for out of the Retirement Board fund.

Ms. Bennett went through the reports, which she noted are due November 13, 2018. The first plan they review was the Police & Fire OPEB where they looked at actual projections, and for 20 years pension for 30 years. The projections were referenced on page 8 of the document where it was noted they are projected to 40% funding in 2035. Other attachments provided the background on things Lansing has done to convey this is not reachable, but the City has been looking at things for years. That included the FHT, collective bargaining, and taking the balance of the General Fund and placing into the retirement. In the employee report, the funding level deadline was 2027, and the projection on the ERS Retirement was 60% by 2025. Ms. Bennett concluded by informing the Committee that with all three (3) plans, it is stated to be at 40% for retiree health care and pension 60%, but their goal is higher, and they want to look long term beyond the thresholds set by the State.

Council Member Spitzley asked if the goal is to be above the threshold, is the Administration implementing policies now to do that. Ms. Bennett acknowledged they continue to look at plan designs, collective bargaining, and work with the FHT. Council Member Spitzley then asked what recommendations from the FHT will get to the threshold sooner. Ms. Bennett confirmed they did evaluate the key recommendations for retiree health care, moving to a HRA model for those Medicare eligible. Council President Wood said the retirement board is looking at assumption rates lowering. Council Member Spadafore asked if the plan in front of them can be changed, and Ms. Bennett stated the Administration was asking for the plan they have to be approved as is.

Council President Wood stated if there were not more questions or the Committee did not want more time to review, the resolution could be placed on the November 5, 2018 Council agenda.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION FOR THE APPROVAL OF THE PA 202 CORRECTIVE ACTION PLANS FOR ERS PENSION SYSTEM, ERS OPEB PLAN AND THE POLICE & FIRE OPEB PLAN. MOTION CARRIED 7-0.

Other:

DISCUSSION/ORDINANCE- Amend Chapter 404

DISCUSSION/ORDINANCE – Amend Chapter 812

Council Member Spadafore went through the proposed amendments, noting that the Committee on Public Service is working on an ordinance to regulate scooters. There are two types of scooters – personal and commercial. Commercial uses is where the City comes in with the operating agreement. The first ordinance speaks to impounding the scooters if improperly parked or abandoned. Since the agreements speak to where to park scooters, but if no ord. to impound, so need to amend to impound. The Committee is recommending setting a public hearing tonight for November 5th. The ordinance references what is already in the traffic code, but any of the agreements speaks to where they can be placed. Mr. Smiertka referred them page 3 line 9-10 which spoke to where transportation devices can be parked and then cited areas in the motor vehicle code, which is adopted by reference in the ordinance. The question was asked if they were allowed on streets that were 26 mph or less and it was confirmed by Council Member Spadafore, and added that the State law does not allow a complete ban on sidewalks in downtown, river trails, historic. The scooters are being

encouraged to be used in the bike lanes on the streets, however a traffic control order needs to be changed to allow them in the bike lanes. Council Member Spadafore then spoke on the proposal of licensing fees that could be used toward expanding infrastructure funds to help. Council Member Washington stated that business were in Old Town were asking, since they have to have permit to put a flower pot on the sidewalk, if the scooters have permits to be parked on the sidewalk. Council Member Spadafore stated the agreements have them obtaining a permit as a right of way permit, but the Committee plans to look at the fee structures. In some other community agreements it is \$1 a day per scooter. Council Member Washington asked if the agreements or the ordinance speaks to how many people can be on the scooter at one time, and Council Member Spadafore stated the State law states 1. Council Member Spadafore continued the overview, noting that they can require liability insurance, and the City is requiring \$100,000 up to a \$1 million for each incident. Council Member Washington asked if the people who are being paid to collect and station the scooters are paying City of Lansing Income tax. Council Member Spitzley asked if there is data available on the companies that currently have the 60 day license so that the City can amend the agreements based on the 60 day data. Council Member Spadafore acknowledged both agreements currently with the City have a data sharing requirements, that log trips rates, parking, theft, maintenance, and crash data to name a few. The plans are too look at the data maps to see where to have a stricter set of enforcement or to place infrastructure. Council Member Spitzley then asked how they determine how many to have in one area. Council Member Spadafore stated they need to generate 3 rides per day to make it profitable, but the way the Lansing region is set up the usage flows over the boundary lines. They are finding out that some communities offer low income fees and discounts. Council Member Spitzley stated she would be interested in the battery usage and life of the scooter. Council President Wood suggested the Committee look into the data that was done when there was a bike share program in the City. She then asked Law if once the ordinance is approved, will the Mayor be the entity entering into the agreements with the companies or will the Council see it again. Mr. Smiertka stated they will have to get a right of way permit, but if the Committee wants to look at the license of the business, that would require a license from the Committee.

Council Member Spadafore then outlined the amendments to Chapter 812, which regulated the riding of scooters in the Principal Shopping District Zone A, which is the downtown area. This would include reinstalling signs. He clarified that even though two companies have agreements, they are still banned from the sidewalks in the Zone A.

Council President Wood asked Mr. Smiertka if there was potential for the ordinance to say they could only be used in bike lanes and not allowed on sidewalks. Mr. Smiertka stated the State is broad in their usage, but it is limited in the areas of downtown, a historic district, and trails, and it is unlikely they can ban the, from sidewalks.

Council Member Spadafore assured the Committee that he has been in conversations with the Office of Civil Rights on feedback and have invited them to future meetings.

ADJOURN

The meeting was adjourned at 6:42 p.m.

Respectfully Submitted by,
Sherrie Boak, Recording Secretary
Lansing City Council
Approved by the Committee on



**Material Not Available at the time the
packet was published.
Please continue to check back for
updates on this document**



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: July 25, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 07/24/2018
Compliance Due Date: 08/23/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location:	3800 WILSON AVE
Parcel No:	33-01-01-06-103-020

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 3800

A complete inspection of this multi-unit building was done and the following violations were found:

AREA: Exterior

Sec 604.3 Outlets are missing at rear of unit #3810, 3808, 3806, 3804, 3800.

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

INSPECTOR COMMENTS: *Damaged - missing screens at windows and storm doors.*

AREA: Laundry room

Sec 704.1 Smoke detector is missing in laundry room.

UNIT: 3800

SEC 506.1 Trap to the drain in the bathroom is an S-type trap and does not meet code.

UNIT: 3802

SEC 506.1 Trap to the drain in the bathroom is an S-type trap and does not meet code.

UNIT: 3804

SEC 506.1 Trap to the drain in the bathroom is an S-type trap and does not meet code.

Sec 305.6 Door is damaged at front entry closet.

UNIT: 3806

Sec 506.1 Waste pipe is clogged at bathtub.

Sec 305.6 Door is damaged at bedroom.

UNIT: 3808

SEC 506.1 Trap to the drain in the bathroom is an S-type trap and does not meet code.

Sec 604.3 GFCI protected outlet will not trip the test button and is not operating properly in the bathroom.

Sec 604.3 Globe is missing at light fixture in bedroom.

Sec 304.15 Door is loose at bedroom closet.

Sec 604.3 Wiring is deteriorated and/or unsafe. Have a licensed contractor check the wiring, bring it up to code, and submit a copy of their report to our office.

INSPECTOR COMMENTS: *Light fixtures are shorting out throughout dwelling.*

UNIT: 3810

SEC 305.3 Floor cover is damaged - missing in bedroom.

INSPECTOR COMMENTS: *Damaged floor tiles.*

SEC 305.3 Plaster / Gypsum board is damaged at bedroom wall.

INSPECTOR COMMENTS: *Hole in wall.*

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with **Fines: \$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 3800 WILSON AVE

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of **8-9** - AM or **12-1** - PM.

Officer: Walter Allen walter.allen@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



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Notice Printed: July 25, 2018

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LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 07/24/2018
Compliance Due Date: 08/23/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location: 3812 WILSON AVE 3812-3822
Parcel No: 33-01-01-06-103-020

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 3812

A complete inspection of this multi-unit building was done and the following violations were found:

AREA: Exterior

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

Sec 604.3 Outlets are missing at rear of unit #3812, 3814, 3816, 3818. 3820, 3822.

AREA: Laundry room

Sec 704.1 Smoke detector is missing at laundry room.

UNIT: 3812

Due to the fire damage and condition of the property, a partial inspection was conducted. A complete inspection of the property must be conducted and all violations must be corrected before this property can be reoccupied. Some listed corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-

4356) to determine if State Law requires a permit for your particular repair / correction.

UNIT: 3814

Sec 504.1 Faucet is deteriorated at kitchen sink.

SEC 506.1 Trap to the drain in the bathroom is an S-type trap and does not meet code.

Sec 704.1 Smoke detector is missing inside bedroom.

UNIT: 3816

SEC 506.1 Trap to the drain in the bathroom is an S-type trap and does not meet code.

UNIT: 3818

SEC 506.1 Trap to the drain in the bathroom is an S-type trap and does not meet code.

Sec 505.2 Water supply lacks contamination protection by an approved atmospheric-type vacuum breaker or an approved hose connection vacuum breaker at bathtub faucet where hose may be attached and left in place.

INSPECTOR COMMENTS: Shower sprayer hose is too long at bathtub.

UNIT: 3820

Sec 604.3 Globe is missing at bathroom light fixtures.

UNIT: 3822

Sec 504.1 Plumbing permit required for new waste piping at bathroom sink.

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with Fines: **\$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 3812 WILSON AVE 3812-3822

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

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LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 07/24/2018
Compliance Due Date: 08/23/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location:	3824 WILSON AVE 3824-3830
Parcel No:	33-01-01-06-103-020

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 3824

A complete inspection of this multi-unit building was done and the following violations were found:

NOTE: Some listed corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.

AREA: Exterior

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

INSPECTOR COMMENTS: *Damaged - missing screens at windows and storm doors.*

Sec 604.3 Light fixture is damaged at front of #3830 and at rear of #3826 .

Sec 604.3 Outlets are missing at rear of unit #3830, 3828, 3826, 3824.

AREA: Laundry room

Sec 704.1 Smoke detector is missing at laundry.

UNIT: 3824

Sec 304.15 Front storm door is missing self-closing device.

UNIT: 3828

Sec 305.3 Water damaged drywall on the ceiling in bedroom.

UNIT: 3830

Sec 305.6 Door is deteriorated at bedroom.

INSPECTOR COMMENTS: *Loose hinges.*

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with **Fines: \$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 3824 WILSON AVE 3824-3830

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of **8-9 - AM** or **12-1 - PM**.

Officer: Walter Allen walter.allen@lansingmi.gov

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As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: July 25, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 07/24/2018
Compliance Due Date: 08/23/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location: 3832 WILSON AVE 3832-3842
Parcel No: 33-01-01-06-103-020

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 3832

A complete inspection of this multi-unit building was done and the following violations were found:

NOTE: Some listed corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.

AREA: Exterior

Sec 304.7 Missing downspout and extension to gutter at rear.

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

INSPECTOR COMMENTS: *Damaged - missing screens at windows and storm doors.*

Sec 604.3 Outlets are missing at rear of unit #3842, 3840, 3838, 3836, 3834.

AREA: Laundry room

Sec 704.1 Smoke detector is missing at laundry room.

UNIT: 3832

Sec 403.2 Bathroom vent fan is defective and or inoperable.

INSPECTOR COMMENTS: *Clogged bath fan.*

UNIT: 3834

SEC 305.3 Plaster / Gypsum board is damaged at living room wall.

INSPECTOR COMMENTS: *Hole in wall.*

UNIT: 3840

Sec 604.3 GFCI protected outlet will not trip the test button and is not operating properly in the kitchen, above stove.

Sec 504.1 Faucet is lacking aerator at kitchen sink.

UNIT: 3842

Sec 604.3 Outlet is loose at bathroom.

SEC 506.1 Trap to the drain in the kitchen is an S-type trap and does not meet code.

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with Fines: **\$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 3832 WILSON AVE 3832-3842

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

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Officer: Walter Allen walter.allen@lansingmi.gov

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Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location: 3844 WILSON AVE 3844-3852

Parcel No: 33-01-01-06-103-020

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 3844 Wilson Ave.

A complete inspection of this multi-unit building was done and the following violations were found:

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AREA: Exterior

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

INSPECTOR COMMENTS: Damaged - missing screens at windows and storm doors.

Sec 604.3 Outlets are missing at rear of unit #3852, 3850, 3846, 3844.

AREA: Laundry room

Sec 704.1 Smoke detector is inoperable at laundry room.

UNIT: 3844

Section 304.15 Gaps around - at bottom of entrance doors.

UNIT: 3846

Sec 305.6 Door is damaged at bedroom.

SEC 305.3 Plaster / Gypsum board is damaged at bedroom wall.

INSPECTOR COMMENTS: *Hole in wall.*

UNIT: 3848

Sec 504.1 Faucet is deteriorated at bathroom sink.

Sec 504.1 Garbage disposer is inoperable.

Sec 305.6 Door is loose at entry closet.

UNIT: 3850

Sec 305.6 Hardware is damaged - inoperable at rear entrance door.

INSPECTOR COMMENTS: *Door knob is inoperable.*

UNIT: 3852

Sec 504.1 Plumbing permit required for new waste piping at kitchen sink.

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with **Fines: \$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 3844 WILSON AVE 3844-3852

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of **8-9 - AM** or **12-1 - PM**.

Officer: Walter Allen walter.allen@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: July 26, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 07/24/2018
Compliance Due Date: 08/23/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location: 3854 WILSON AVE 3854-3664
Parcel No: 33-01-01-06-103-020

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 3854 Wilson Ave.

A complete inspection of this multi-unit building was done and the following violations were found:

NOTE: Some listed corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.

AREA: Laundry room

Sec 704.1 Smoke detector is missing at laundry room.

Sec 604.3 Outlets are missing at rear of units #3864, 3862, 3860, 3858, 3854.

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

INSPECTOR COMMENTS: *Damaged - missing screens at windows and storm doors.*

UNIT: 3854

SEC 506.1 Trap to the drain in the bathroom is an S-type trap and does not meet code.

Sec 305.6 Door is damaged at bedroom.

Section 304.13.1 Window glass is broken and/or missing at bedroom.

UNIT: 3856

Sec 304.15 Door is deteriorated - damaged at front entrance.

INSPECTOR COMMENTS: *Front entry door is sticking shut.*

UNIT: 3858

Sec 504.1 Garbage disposer is inoperable.

Sec 506.1 Waste pipe is deteriorated at bathroom sink.

UNIT: 3860

Sec 504.1 Faucet is leaking at bathroom sink.

SEC 506.1 Trap to the drain in the bathroom is an S-type trap and does not meet code.

UNIT: 3862

Sec 506.1 Waste pipe is clogged at bathtub.

Sec 504.1 Plumbing permit required for new waste piping at bathroom sink.

INSPECTOR COMMENTS: *Waste piping improperly installed at bathroom sink.*

UNIT: 3864

SEC 506.1 Trap to the drain in the kitchen is an S-type trap and does not meet code.

Sec 506.1 Waste pipe is deteriorated at bathroom sink.

Section 304.15 Gaps around - at bottom of front entrance door.

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with **Fines: \$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 3854 WILSON AVE 3854-3664

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of **8-9** - AM or **12-1** - PM.

Officer: Walter Allen walter.allen@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: July 26, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 07/24/2018
Compliance Due Date: 08/23/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location:	3866 WILSON AVE 3866-3878
Parcel No:	33-01-01-06-103-020

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 3866 Wilson Ave.

A complete inspection of this multi-unit building was done and the following violations were found:

NOTE: *Some listed corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.*

AREA: Exterior

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

INSPECTOR COMMENTS: *Damaged - missing screens at windows and storm door.*

Sec 604.3 Weatherproof exterior outlet cover plate is damaged / missing at rear of unit #3876

Sec 604.3 Outlets are missing at rear of unit #3878, 3874, 3872, 3870, 3866

Section 304.6 Siding - trim is missing at rear..

Sec 304.7 Eave troughs are loose at rear.

AREA: Laundry room

Sec 704.1 Smoke detector is missing at laundry room.

UNIT: 3866

Sec 605.1 Permit for service panel installation has been issued, but lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Electrical permit has expired.

Sec 703.1 The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained.

INSPECTOR COMMENTS: Hole in wall under the kitchen sink.

UNIT: 3868

SEC 506.1 Trap to the drain in the bathroom is an S-type trap and does not meet code.

SEC 305.1 Mold accumulation at walls - ceiling in bathroom. All affected areas are to be cleaned and sanitized with bleach.

Sec 304.15 Deteriorated front and rear storm doors.

UNIT: 3870

Sec 703.1 The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained.

INSPECTOR COMMENTS: Hole in wall under the bathroom sink.

Sec 506.1 Waste pipe is deteriorated at bathroom sink.

UNIT: 3872

Sec 505.2 Water supply lacks contamination protection by an approved atmospheric-type vacuum breaker or an approved hose connection vacuum breaker at exterior hose bibs / faucets where hoses may be attached and left in place.

INSPECTOR COMMENTS: Shower sprayer hose is too long at bathtub.

UNIT: 3874

Sec 504.1 Faucet is leaking at bathroom sink.

Sec 304.15 Rear storm door is missing self-closing device.

UNIT: 3876

Sec 504.1 Faucet is leaking at kitchen sink.

Sec 308.1 Large accumulation of combustibles are stored throughout dwelling.

Sec 702.1 Lack of a safe, continuous and unobstructed path of travel from any point in a structure to the public way.

Sec 604.3 Wiring is unsafe. Have a licensed contractor check the wiring, bring it up to code, and submit a copy of their report to our office.

Sec 604.3 Wiring is exposed - unprotected faulty and unsafe.

INSPECTOR COMMENTS: *Improperly installed light fixtures throughout dwelling.*

Sec 604.3 Wires are loose - hanging.

Sec 604.3 Wire splices not enclosed in junction box.

Sec 108.1.2 Extension cords used excessively - fastened to structure.

UNIT: 3878

SEC 506.1 Trap to the drain in the bathroom is an S-type trap and does not meet code.

Sec 604.3 Cover plate missing at outlet behind refrigerator..

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with **Fines: \$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 3866 WILSON AVE 3866-3878

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of 8-9 - AM or 12-1 - PM.

Officer: Walter Allen walter.allen@lansingmi.gov

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As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: July 30, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 07/23/2018
Compliance Due Date: 08/22/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location: 3880 WILSON AVE 3880-3886
Parcel No: 33-01-01-06-103-021

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 3880 Wilson Ave.

A complete inspection of this multi-unit building was done and the following violations were found:

NOTE: Some listed corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.

AREA: Exterior

Section 304.13.1 Window glass is broken at basement of unit #3880.

Sec 302.7 Damaged - unsecured privacy fence at rear of unit #3880.

Sec 304.10 Loose - unsecured concrete steps at rear porch of units #3886, 3884, 3882, 3880 and at front porch of unit #3380.

Sec 604.3 Outlet is missing at rear of unit #3886, 3884 and 3882.

Sec 603.1 Damaged combustible air exterior cover at rear of units.

Section 304.6 Siding - trim is damaged - loose at rear of unit #3886.

Sec 603.1 Clothes dryer vent exterior weather hood is damaged at unit #3884.

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

INSPECTOR COMMENTS: Damaged - missing screens at windows and storm doors.

UNIT: 3880

AREA: Basement

SEC 603.1 Clothes dryer lacks approved metallic vent material / flexible vent material exceeds eight feet (No flexible plastic or flexible thin wall aluminum). Approved flexible metallic vent can only be used in the shortest length necessary and not to exceed eight feet long.

Sec 506.1 Waste pipe is leaking at laundry tub.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

AREA: First Floor

Sec 304.15 Front entrance storm door is damaged.

AREA: Second Floor

Sec 704.1 Smoke detector is inoperable at hallway.

INSPECTOR COMMENTS: Hardwired smoke detector is not interconnected.

UNIT: 3882

AREA: Basement

Section 304.13.1 Window glass is broken at basement.

INSPECTOR COMMENTS: Broken glass block window.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

AREA: First Floor

SEC 305.3 Peeling, chipping, flaking, or abraded paint on interior surfaces of a structure must be properly removed or covered.

INSPECTOR COMMENTS: Peeling paint at bathroom wall.

AREA: Second Floor

SEC 305.1 Mold accumulation at bedroom ceiling. All affected areas are to be cleaned and sanitized with bleach.

UNIT: 3884

AREA: Basement

Sec 308.1 Accumulation of trash - debris - combustibles - soiled clothing throughout the dwelling - in basement .

SEC 305.3 Uncleanliness - Decay of surfaces within a dwelling that is likely to cause sickness or disease and render air, food or drink unwholesome or detrimental to the health of humans. All floors, walls, ceilings windows, doors, cabinets, countertops, plumbing fixtures and appliances must be cleaned and maintained in a sanitary condition.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet has been installed without a permit.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 504.1 Plumbing permit required for new waste piping at bathroom and kitchen.

Sec 305.6 Door is damaged at basement.

AREA: First Floor

Sec 305.3 Water damaged drywall at living room ceiling.

Sec 504.1 Plumbing permit required for new waste piping at kitchen sink.

SEC 305.3 Plaster / Gypsum board is damaged at hallway and stairs.

INSPECTOR COMMENTS: Hole in walls.

AREA: Second Floor

Sec 305.6 Door jamb is damaged at bedroom.

SEC 305.3 Plaster / Gypsum board is damaged at bedroom.

Sec 304.15 Door is damaged at bathroom.

Sec 504.1 Faucet is leaking at bathroom sink.

UNIT: 3886

AREA: Basement

SEC 603.1 Clothes dryer is not vented to exterior (No flexible plastic or flexible thin wall aluminum). Approved flexible metallic vent can only be used in the shortest length necessary and not to exceed eight feet long.

Sec 504.1 Sewage on floor. All affected areas are to be cleaned and sanitized with bleach.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet has been installed without a permit.

Sec 506.1 Waste pipe is deteriorated at stand pipe for kitchen.

AREA: First Floor

Sec 304.15 Door jamb is damaged at front entry door..

Sec 604.3 Light fixture is missing globe at kitchen.

Sec 305.3 Water damaged drywall at living room ceiling.

SEC 305.3 Plaster / Gypsum board is damaged at hallway and stairs.

Sec 603.4 Thermostat is damaged.

Sec 605.3 Light fixture is inoperable at hallway.

Sec 305 Kitchen cabinet has deteriorated, damaged and/or missing drawers or doors.

AREA: Second Floor

SEC 305.3 Plaster / Gypsum board is damaged at bedroom, bathroom and hallway.

INSPECTOR COMMENTS: Holes in walls.

Sec 305.6 Door jamb is damaged at bedroom.

Sec 604.3 Light fixture is missing globe at bedroom.

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with **Fines: \$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 3880 WILSON AVE 3880-3886

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

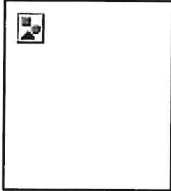
If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of **8-9 - AM** or **12-1 - PM**.

Officer: Walter Allen walter.allen@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: August 18, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 07/23/2018
Compliance Due Date: 09/18/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location:	3500 N WAVERLY RD 3500-3506
Parcel No:	33-01-01-06-103-021

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 3500 N. Waverly Rd.

A complete inspection of this multi-unit building was done and the following violations were found:

NOTE: Some listed corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.

AREA: Exterior

Sec 302.7 Loose - unsecured privacy fence at rear of unit #3502 - 3504.

Sec 304.10 Loose - unsecured concrete step at front porch of unit #3500, 3502, 3504, 3506 and loose concrete step at rear of unit #3500, 3504 and 3506.

Sec 304.6 Deteriorated mortar - bricks at front porch wall.

Sec 604.3 Outlet is missing at rear of unit #3506, 3504 and 3502.

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall

likewise be supplied with screens. All screen doors and screens shall be in good repair.

INSPECTOR COMMENTS: Damaged - missing screens at windows and storm doors.

UNIT: 3500

AREA: Basement

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 604.3 Light fixture is inoperable at basement stairs.

SEC 603.1 Clothes dryer is not vented to exterior of structure. Approved flexible metallic vent can only be used in the shortest length necessary and not to exceed eight feet long.

Sec 506.1 Waste pipe is deteriorated at stand pipe for bathroom.

AREA: First Floor

SEC 305.1 Mold accumulation at walls and ceiling in bathroom. All affected areas are to be cleaned and sanitized with bleach.

SEC 305.3 Nonabsorbent floor covering is deteriorated - missing in bathroom.

Sec 304.15 Door jamb at rear entrance door.

Section 304.15 Gaps around - at bottom of rear entrance door.

Sec 504.1 Missing plug for sprayer hole at kitchen sink.

Sec 304.15 Door is deteriorated - damaged at front entrance.

AREA: Second Floor

Sec 307.1 Handrail is loose at stairs.

SEC 305.3 Peeling, chipping, flaking, or abraded paint on interior surfaces of a structure must be properly removed or covered.

INSPECTOR COMMENTS: Peeling paint at hallway and stairs.

Sec 704.1 Smoke detector is inoperable outside of bedrooms.

SEC 305.3 Plaster / Gypsum board walls are damaged at bedroom, bathroom and hallway.

INSPECTOR COMMENTS: Holes in walls.

Sec 605.1 Globes are missing at bedroom light fixtures.

SEC 305.1 Mold accumulation at ceiling in bathroom. All affected areas are to be cleaned and sanitized with bleach.

UNIT: 3502

AREA: Basement

Sec 504.1 Plumbing permit required for new waste piping at stand pipe and washer waste line.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

AREA: First Floor

Sec 305.6 Door is damaged at bedroom.

Sec 505.3 Water supply pressure is too low at bathtub.

Sec 304.15 Rear storm door is missing self-closing device.

SEC 305.3 Plaster / Gypsum board wall is damaged at kitchen.

Sec 305.6 Hardware damaged or missing from front entrance door.

INSPECTOR COMMENTS: Strike plate is missing at front entry door.

AREA: Second Floor

Sec 604.3 Light fixture is inoperable at stairs.

Sec 304.15 Doors are damaged at bedroom and hallway closet.

UNIT: 3504

AREA: Basement

Sec 504.1 Plumbing permit required for new waste piping at stand pipe for bathroom - kitchen.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet installed without permit. Bring dryer outlet up to code.

AREA: First Floor

Sec 304.15 Rear storm door is missing self-closing device.

AREA: Second Floor

Sec 505.2 Water supply lacks contamination protection by an approved atmospheric-type vacuum breaker or an approved hose connection vacuum breaker at bathtub faucet where hose may be attached and left in place.

INSPECTOR COMMENTS: Shower sprayer hose is too long at bathtub.

UNIT: 3506

AREA: Basement

Sec 604.3 Light fixture is inoperable at basement stairs.

SEC 603.1 Clothes dryer flexible vent material exceeds eight feet (No flexible plastic or flexible thin wall aluminum). Approved flexible metallic vent can only be used in the shortest length necessary and not to exceed eight feet long.

Sec 504.1 Plumbing permit required for new waste piping for kitchen sink.

Sec 604.3 Dryer outlet is loose at wall.

AREA: First Floor

Sec 304.15 Damaged storm door at front entrance. Rear storm door will not close and latch.

Sec 305.6 Doors are loose at hallway and kitchen closets.

Sec 504.1 Plumbing permit required for new waste piping at kitchen.

SEC 305.3 Nonabsorbent floor covering is damaged at hallway.

INSPECTOR COMMENTS: Damaged floor tile at hallway.

AREA: Second Floor

Sec 703.1 The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained.

INSPECTOR COMMENTS: Hole in wall under bathroom sink.

SEC 305.3 Plaster / Gypsum board wall is damaged at bedroom.

INSPECTOR COMMENTS: Hole in wall.

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with **Fines: \$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature:_____

Printed Name:_____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 3500 N WAVERLY RD 3500-3506

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

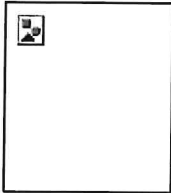
If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of **8-9** - AM or **12-1** - PM.

Officer: Walter Allen walter.allen@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: August 17, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 07/23/2018
Compliance Due Date: 09/17/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location:	3508 N WAVERLY RD 3508-3516
Parcel No:	33-01-01-06-103-021

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 3508 N. Waverly Rd.

A complete inspection of this multi-unit building was done and the following violations were found:

NOTE: Some listed corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.

AREA: Exterior

Section 304.13.1 Window glass is broken at basement of unit #3512.

Sec 304.10 Loose - unsecured concrete step at front porch of unit #3508, 3510, 3512, 3514, 3516 and at rear of unit #3508, 3510, 3512, 3514 and 3516.

Sec 604.3 Outlet is missing at rear of unit #3508, 3514 and 3516.

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

INSPECTOR COMMENTS: Damaged - missing screens at windows and storm doors.

Sec 304.10 Deteriorated brick - mortar at front porch wall of unit #3508.

UNIT: 3508

AREA: Basement

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 505.4 Temperature relief valve at water heater is leaking.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: *Dryer outlet installed without permit. Bring dryer outlet up to code.*

AREA: First Floor

SEC 505.4 Hot water temperature at plumbing fixtures are less than requirements of the Plumbing Code.

AREA: Second Floor

Sec 506.1 Waste pipe is clogged at bathroom sink.

UNIT: 3510

AREA: Basement

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 304.10 Deteriorated - unstable landing at basement stairs.

Sec 504.1 Plumbing permit required for new waste piping at stand pipe and washer waste line.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: *Dryer outlet installed without permit. Bring dryer outlet up to code.*

Sec 305.6 Door is damaged at basement.

AREA: First Floor

Section 304.15 Gaps around - at bottom of front entrance door.

Sec 305.6 Doors are loose at closet in kitchen and hallway.

Sec 305 Kitchen cabinet has deteriorated, damaged and/or missing drawers or doors.

AREA: Second Floor

SEC 305.3 Plaster / Gypsum board wall is damaged at stairs and hallway.

INSPECTOR COMMENTS: *Hole in walls.*

Sec 704.1 Smoke detector is missing inside bedroom.

UNIT: 3512

AREA: Basement

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 504.1 Plumbing permit required for new waste piping at kitchen.

Section 304.5 Waterproofing of foundation is deteriorated - ineffective.

INSPECTOR COMMENTS: *Leak at wall.*

AREA: First Floor

Section 304.15 Gaps around - at bottom of rear entrance door.

Sec 504.1 Plumbing permit required for new waste piping at kitchen sink.

AREA: Second Floor

SEC 305.3 Caulking is damaged / loose at bathroom shower area walls.

Sec 304.15 Door is loose at hallway closet.

UNIT: 3514

AREA: Basement

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 504.1 Plumbing permit required for new waste piping at kitchen.

Section 304.5 Waterproofing of foundation is deteriorated - ineffective.

INSPECTOR COMMENTS: *Water is leaking on landing at stairs.*

AREA: First Floor

Sec 304.15 Threshold is loose at front entrance door.

Sec 604.3 Light fixture is inoperable at hallway.

Sec 605.1 3-pole switches inoperable at stairway.

Sec 304.15 Door jamb is damaged at front entrance door.

UNIT: 3516

AREA: Basement

Section 304.13.1 Window glass is broken at basement.

Sec 604.3 Light fixture is inoperable at basement stairs.

Sec 308.1 Accumulation of trash - soiled clothing in basement .

Sec 504.1 Plumbing permit required for new waste piping at kitchen.

AREA: First Floor

SEC 305.1 Mold accumulation at walls and ceiling in bathroom. All affected areas are to be cleaned and sanitized with bleach.

Sec 506.1 Waste pipe is clogged at bathroom sink.

Sec 305 Bathroom cabinet is deteriorated - damaged. Doors are missing at kitchen cabinet.

Sec 305.2 Floor is deteriorated at bathroom.

SEC 305.3 Nonabsorbent floor covering is deteriorated - lacking in bathroom.

Sec 603.1 Supply air register is damaged at hallway.

AREA: Second Floor

Sec 604.3 Light fixture is inoperable at stairs.

Sec 305.6 Door is damaged at bedroom.

Sec 305.2 Floor is deteriorated - water damaged at bathroom.

INSPECTOR COMMENTS: *Bathroom floor is weak by the bathtub.*

Sec 305.4 Loose - uneven hardwood floor at hallway.

Sec 605.1 Globe is missing at bedroom light fixture.

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with **Fines: \$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 3508 N WAVERLY RD 3508-3516

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

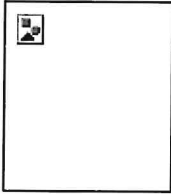
If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of **8-9** - AM or **12-1** - PM.

Officer: Walter Allen walter.allen@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: August 08, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 07/23/2018
Compliance Due Date: 09/08/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location: 3518 N WAVERLY RD 3518-3524
Parcel No: 33-01-01-06-103-021

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 3518 N. Waverly Rd.

A complete inspection of this multi-unit building was done and the following violations were found:

NOTE: Some listed corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.

AREA: Exterior

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

INSPECTOR COMMENTS: Damaged - missing screens at windows and storm doors.

Sec 304.10 Loose - unsecured concrete step at front porch of unit #3518, 3520, 3522, 3524 and at rear of unit #3518, 3520, 3522 and 3524.

Sec 604.3 Outlet is missing at rear of unit #3520, 3522 and 3524.

Sec 603.1 Clothes dryer vent exterior weather hood is clogged at unit #3522.

UNIT: 3518

AREA: Basement

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: *Dryer outlet has been installed without a permit. Bring all electrical up to code.*

AREA: First Floor

SEC 305.3 Plaster / Gypsum board at wall is damaged at stairs.

INSPECTOR COMMENTS: *Hole in wall.*

AREA: Second Floor

Sec 307.1 Handrail is loose.

Sec 403.2 Bathroom vent fan is defective and or inoperable.

UNIT: 3520

AREA: Basement

Sec 702.3 Basement door has hasp with padlock. All egress doors shall be easily opened from the side which egress is to be made without the need for keys, special knowledge or effort.

INSPECTOR COMMENTS: *Remove hasp with padlock from door.*

Sec 307.1 Handrail is missing.

Sec 604.3 Cover plate is loose at washer outlet.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 504.1 Plumbing permit required for new waste piping at stand pipe for kitchen - bathroom.

AREA: First Floor

Sec 504.1 Plumbing permit required for new waste piping at kitchen.

AREA: Second Floor

Sec 704.1 Smoke detector is inoperable inside bedroom.

SEC 305.3 Uncleanliness - Decay of surfaces within a dwelling that is likely to cause sickness or disease and render air, food or drink unwholesome or detrimental to the health of humans. All floors, walls, ceilings windows, doors, cabinets, countertops, plumbing fixtures and appliances must be cleaned and maintained in a sanitary condition.

UNIT: 3522

AREA: Basement

Sec 506.1 Waste pipe is damaged at washer waste line.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: *Dryer outlet has been installed without a permit. Bring all electrical up to code.*

AREA: First Floor

Sec 304.15 Rear storm door is inoperable.

UNIT: 3524

AREA: Basement

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: *Dryer outlet has been installed without a permit. Bring all electrical up to code.*

Sec 307.1 Handrail is loose.

AREA: First Floor

Sec 305.3 Water damaged drywall at ceiling in living room.

Sec 605.1 Globe is missing at light fixture in hallway.

AREA: Second Floor

Sec 604.3 Light fixture is inoperable in hallway.

Sec 704.1 Smoke detectors are missing inside and outside of bedrooms.

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with **Fines: \$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 3518 N WAVERLY RD 3518-3524

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of **8-9 - AM** or **12-1 - PM**.

Officer: Walter Allen walter.allen@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: August 15, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 07/20/2018
Compliance Due Date: 09/15/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location:	3400 N WAVERLY RD 3400-3406
Parcel No:	33-01-01-06-103-021

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 3400 N. Waverly Rd.

A complete inspection of this multi-unit building was done and the following violations were found:

NOTE: Some listed corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.

AREA: Exterior

Sec 304.10 Loose - unsecured concrete step at front porch of unit #3400, 3402, 3404, 3406 and loose concrete step at rear of unit #3400, 3402, and 3406.

Sec 604.3 Outlet is missing at rear of unit #3400, 3402 and 3404.

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

INSPECTOR COMMENTS: Damaged - missing screens at windows and storm doors.

UNIT: 3400

AREA: Basement

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 504.1 Water heater installed. Permit for water heater installation has not been issued and lacks inspection and approval by the City of Lansing Plumbing Inspector. You must have a licensed plumbing contractor pull a plumbing permit, check the installation, make any corrections and then; contact David Burton at 483-4367 for final approval.

Sec 604.3 Ceramic collar missing on light fixture.

SEC 603.1 Clothes dryer flexible vent material exceeds eight feet (No flexible plastic or flexible thin wall aluminum). Approved flexible metallic vent can only be used in the shortest length necessary and not to exceed eight feet long.

Sec 604.3 Outlet is loose - missing - damaged - inoperable - defective outlet is missing in bedroom. Install an outlet on a wall opposite or adjacent wall with current outlet.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet has been installed without a permit. Bring dryer outlet up to code with the benefit of a electrical permit.

Section 304.13.1 Window glass is broken at basement.

AREA: First Floor

SEC 305.3 Plaster / Gypsum board wall is damaged at hallway.

INSPECTOR COMMENTS: Hole in wall.

Sec 304.15 Door jamb is damaged at front entrance door.

Sec 305.6 Hardware is missing at rear entrance door.

INSPECTOR COMMENTS: Missing door knob at rear entrance door.

Sec 304.15 Rear storm door is inoperable.

INSPECTOR COMMENTS: Storm door will not close and latch.

Sec 504.1 Faucet is leaking at kitchen sink.

Sec 309.1 Infestation of cock roaches inside the dwelling. Certified Pest Controller required for extermination and to provide written verification to the Code Compliance Officer

SEC 305.3 Uncleanliness - Decay of surfaces within a dwelling that is likely to cause sickness or disease and render air, food or drink unwholesome or detrimental to the health of humans. All floors, walls, ceilings windows, doors, cabinets, countertops, plumbing fixtures and appliances must be cleaned and maintained in a sanitary condition.

Sec 504.1 Lavatory sink is unsecured at wall.

Sec 704.1 Smoke detector is inoperable at hallway.

INSPECTOR COMMENTS: *Hardwired smoke detectors are not interconnected.*

AREA: *Second Floor*

SEC 305.3 Plaster / Gypsum board walls are damaged at bedroom and hallway.

INSPECTOR COMMENTS: *Holes in walls.*

UNIT: *3402*

AREA: *Basement*

Sec 504.1 Plumbing permit required for new waste piping at bathroom - toilet.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: *Dryer outlet has been installed without a permit. Bring dryer outlet up to code with the benefit of a electrical permit.*

Sec 304.10 Steps are deteriorated - unstable .

INSPECTOR COMMENTS: *Loose tread at stairs.*

AREA: *First Floor*

Sec 304.15 Front storm door will not close and latch with hardware. Missing self closer at rear storm door.

SEC 305.3 Plaster / Gypsum board is damaged - missing at wall and ceiling in kitchen pantry.

Sec 309.1 Infestation of cock roaches inside the dwelling. Certified Pest Controller required for extermination and to provide written verification to the Code Compliance Officer

Sec 504.1 Faucet is deteriorated at kitchen sink.

Sec 504.1 Garbage disposer is inoperable.

Sec 305.6 Hardware is loose at rear entrance door.

INSPECTOR COMMENTS: *Loose lock at rear door.*

AREA: *Second Floor*

SEC 305.3 Plaster / Gypsum board wall is damaged at stairs.

INSPECTOR COMMENTS: *Hole in wall.*

Sec 504.1 Toilet is loose at connection to floor.

Sec 304.10 Steps are loose - deteriorated.

INSPECTOR COMMENTS: *Loose tread at stairs.*

UNIT: *3404*

AREA: *Basement*

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

SEC 603.1 Clothes dryer flexible vent material exceeds eight feet (No flexible plastic or flexible thin wall aluminum). Approved flexible metallic vent can only be used in the shortest length necessary and not to exceed eight feet long.

AREA: *Second Floor*

Sec 704.1 Smoke detector is missing inside bedroom.

UNIT: *3406*

AREA: *Basement*

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 506.1 Waste pipe is lacking a clean-out cap.

AREA: *First Floor*

Sec 309.1 Infestation of cock roaches inside the dwelling. Certified Pest Controller required for extermination and to provide written verification to the Code Compliance Officer

Sec 504.1 Toilet is loose at connection to floor.

Section 304.15 Gaps around - at bottom of front entrance door.

Sec 504.1 Lavatory sink is loose at connection to wall.

Sec 504.1 Faucet is deteriorated at kitchen sink.

AREA: Second Floor

Sec 504.1 Faucet is deteriorated at bathroom sink.

Sec 305.3 Water damaged drywall at bedroom ceiling.

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with **Fines: \$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 3400 N WAVERLY RD 3400-3406

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

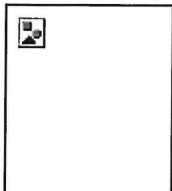
If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of **8-9 - AM** or **12-1 - PM**.

Officer: Walter Allen walter.allen@lansingmi.gov

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As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: August 17, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 07/20/2018
Compliance Due Date: 09/17/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location: 3408 N WAVERLY RD 3408-3416

Parcel No: 33-01-01-06-103-021

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 3308 N. Waverly Rd.

A complete inspection of this multi-unit building was done and the following violations were found:

NOTE: Some listed corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.

AREA: Exterior

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

INSPECTOR COMMENTS: *Damaged - missing screens at windows and storm doors.*

Sec 304.10 Loose - unsecured concrete step at front porch of unit #3408, 3410, 3412, 3414, 3416 and loose concrete step at rear of unit #3416..

Sec 604.3 Outlet is missing at rear of unit #3408, 3410, 3412 and 3416..

UNIT: 3408

AREA: Basement

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet has been installed without a permit. Bring dryer outlet up to code.

Sec 504.1 Plumbing permit required for new waste piping at basement.

INSPECTOR COMMENTS: Bring all plumbing up to code.

AREA: First Floor

Sec 704.1 Smoke detector is inoperable.

INSPECTOR COMMENTS: Hardwired smoke detector lacks interconnection in hallway.

Sec 304.15 Door is deteriorated at basement.

INSPECTOR COMMENTS: Basement door will not close and latch with door hardware.

Sec 504.1 Deteriorated counter top at bathroom sink.

SEC 305.1 Mold accumulation at walls and ceiling in bathroom. All affected areas are to be cleaned and sanitized with bleach.

AREA: Second Floor

SEC 305.3 Plaster / Gypsum board wall is damaged at stairs.

INSPECTOR COMMENTS: Hole in wall.

Sec 305.3 Water damaged drywall at bedroom ceiling.

SEC 305.3 Uncleanliness - Decay of surfaces within a dwelling that is likely to cause sickness or disease and render air, food or drink unwholesome or detrimental to the health of humans. All floors, walls, ceilings windows, doors, cabinets, countertops, plumbing fixtures and appliances must be cleaned and maintained in a sanitary condition.

SEC 305.1 Mold accumulation at walls and ceiling in bathroom and bedroom. All affected areas are to be cleaned and sanitized with bleach.

Sec 305.6 Hardware damaged or missing from door to bedroom.

INSPECTOR COMMENTS: Loose strike plate at bedroom.

UNIT: 3410

AREA: Basement

Sec 404.4.5 Sleeping room in basement does not meet code. Immediately discontinue sleeping in this area as it lacks required room dimensions and/or exits. This area was not designed or intended to be used for such occupancies.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 704.1 Smoke detector is inoperable.

Sec 504.1 Condition of water heater: Due to condition, of the water heater have a qualified licensed contractor, that is registered with the City of Lansing test and check the condition and safety of the water heater and all its components for proper safe operation, Repair, or replace as needed and bring to code obtaining proper permits when required. Submit a copy of the contractors work order detailing the results to our office.

AREA: First Floor

Sec 305.3 Water damaged drywall on the walls and ceiling in living room.

Sec 305 Kitchen cabinet has deteriorated, damaged and/or missing drawers or doors.

Sec 704.1 Smoke detector is inoperable at hallway.

INSPECTOR COMMENTS: Hardwired smoke detector is not interconnected.

AREA: Second Floor

Sec 305.3 Water damaged drywall at bedroom ceiling.

UNIT: 3412

AREA: Basement

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

AREA: First Floor

Sec 304.15 Door jamb is damaged at rear entrance door.

Sec 304.15 Front and rear storm doors will not close and latch with door hardware.

Sec 704.1 Smoke detector is inoperable in hallway.

INSPECTOR COMMENTS: Hardwired smoke detector is not interconnected in hallway.

UNIT: 3414

AREA: Basement

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and

corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 504.1 Plumbing permit required for new waste piping at stand pipe.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet installed without permit. Bring dryer outlet up to code.

AREA: First Floor

Sec 403.2 Bathroom vent fan is defective and or inoperable.

SEC 305.3 Plaster / Gypsum board wall is damaged at hallway.

INSPECTOR COMMENTS: Hole in wall.

AREA: Second Floor

Sec 304.10 Steps are deteriorated - unstable.

INSPECTOR COMMENTS: Deteriorated tread at stairs.

UNIT: 3416

AREA: Basement

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 504.1 Plumbing permit required for new waste piping at stand pipe.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet installed without permit. Bring dryer outlet up to code.

Sec 603.4 Gas supply pipe for clothes dryer is loose at connection to wall.

SEC 603.1 Clothes dryer flexible vent material exceeds eight feet (No flexible plastic or flexible thin wall aluminum). Approved flexible metallic vent can only be used in the shortest length necessary and not to exceed eight feet long.

Section 304.13.2 Window sash is deteriorated - damaged at basement.

AREA: First Floor

Section 304.15 Gaps around - at bottom of front entrance door.

Sec 605.1 Globe is missing at light fixture in hallway.

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with **Fines: \$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature:_____

Printed Name:_____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 3408 N WAVERLY RD 3408-3416

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

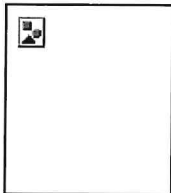
If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of **8-9 - AM** or **12-1 - PM**.

Officer: Walter Allen walter.allen@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: August 17, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 07/23/2018
Compliance Due Date: 09/17/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location:	3418 N WAVERLY RD 3418-3426
Parcel No:	33-01-01-06-103-021

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 3418 N. Waverly Rd.

A complete inspection of this multi-unit building was done and the following violations were found:

NOTE: Some listed corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.

AREA: Exterior

Sec 304.10 Loose - unsecured concrete step at front porch of unit #3420, 3422, 3424 and loose concrete step at rear of unit #3418, 3420, 3422, 3424.

Sec 604.3 Outlet is missing at rear of unit #3420, 3422 and 3424.

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

INSPECTOR COMMENTS: Damaged - missing screens at windows and storm doors.

Sec 304.10 Deteriorated bricks and mortar at front porch of unit #3418.

UNIT: 3418

AREA: Basement

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

SEC 603.1 Clothes dryer flexible vent material exceeds eight feet (No flexible plastic or flexible thin wall aluminum). Approved flexible metallic vent can only be used in the shortest length necessary and not to exceed eight feet long.

Sec 704.1 Smoke detector is inoperable at basement.

Sec 702.3 All egress doors shall be easily opened from the side which egress is to be made without the need for keys, special knowledge or effort.

INSPECTOR COMMENTS: Remove chain lock at basement door.

AREA: First Floor

Sec 704.1 Smoke detector is inoperable at first floor.

AREA: Second Floor

Sec 704.1 Smoke detector is inoperable outside of bedrooms.

SEC 305.3 Peeling, chipping, flaking, or abraded paint on interior surfaces of a structure must be properly removed or covered.

INSPECTOR COMMENTS: Peeling paint at stairs.

UNIT: 3420

AREA: Basement

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet installed without permit. Bring dryer outlet up to code.

Sec 506.1 Waste pipe is deteriorated at bathroom.

AREA: First Floor

SEC 305.3 Uncleanliness - Decay of surfaces within a dwelling that is likely to cause sickness or disease and render air, food or drink unwholesome or detrimental to the health of humans. All floors, walls, ceilings windows, doors, cabinets, countertops, plumbing fixtures and appliances must be cleaned and maintained in a sanitary condition.

Sec 504.1 Faucet is lacking aerator at kitchen sink.

AREA: Second Floor

Sec 307.1 Handrail is loose at stairs.

UNIT: 3422

AREA: Basement

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: *Dryer outlet installed without permit. Bring dryer outlet up to code.*

AREA: First Floor

SEC 305.3 Nonabsorbent floor covering is deteriorated - missing at kitchen.

Sec 304.15 Rear storm door will not close and latch with door hardware.

Sec 605.1 Globe is missing at kitchen light fixture.

AREA: Second Floor

Sec 504.1 Faucet is leaking at bathroom sink.

Sec 605.1 Globe is missing at bedroom light fixture.

UNIT: 3424

AREA: Basement

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: *Dryer outlet installed without permit. Bring dryer outlet up to code.*

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

SEC 305.3 Plaster / Gypsum board is damaged at ceiling on stairs.

INSPECTOR COMMENTS: *Hole in ceiling.*

AREA: First Floor

Section 304.15 Gaps around - at bottom of rear entrance door.

Sec 305. Kitchen cabinet has deteriorated, damaged and/or missing drawers or doors.

Sec 504.1 Faucet is leaking at kitchen sink.

Sec 504.1 Plumbing permit required for new waste piping at kitchen sink.

AREA: Second Floor

SEC 305.3 Plaster / Gypsum board wall is damaged at stairs.

INSPECTOR COMMENTS: *Hole in wall.*

Sec 307.1 Handrail is loose.

Sec 604.3 Light fixture is inoperable at stairs.

Sec 504.1 Lavatory sink is not secured at wall.

Sec 403.2 Bathroom vent fan is clogged.

SEC 305.1 Mold accumulation at ceiling in bathroom. All affected areas are to be cleaned and sanitized with bleach.

UNIT: 3426

AREA: Basement

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: *Dryer outlet installed without permit. Bring dryer outlet up to code.*

Sec 506.1 Waste pipe is deteriorated at kitchen.

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with **Fines: \$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 3418 N WAVERLY RD 3418-3426

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

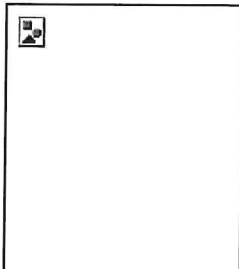
If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of **8-9** - AM or **12-1** - PM.

Officer: Walter Allen walter.allen@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Section

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: 08/10/2018

Safety Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Safety
Inspection Date: 07/23/2018
Compliance Due Date: 09/10/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location:	3428 N WAVERLY RD 3428-3436
Parcel No:	33-01-01-06-103-021

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 3428-3436

A complete inspection of this multi-unit building was done and the following violations were found:

NOTE: Some listed corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.

AREA: Exterior

Sec 604.3 Outlet is missing at rear of unit #3428, 3432, 3434. and 3436.

Sec 304.15 Front - rear storm door panels are damaged at unit #3436.

UNIT: 3428

Sec 605.2 GFCI protection is lacking at outlet at kitchen counter. GFCI protection required within 6' of a water source.

Sec 504.1 Faucet is leaking at kitchen sink.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check

chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 505.4 Temperature relief valve at water heater is leaking.

UNIT: 3430

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 605.2 GFCI protection is lacking at outlet at kitchen counter. GFCI protection required within 6' of a water source.

Sec 504.1 Water heater installed. Permit for water heater installation has not been issued and lacks inspection and approval by the City of Lansing Plumbing Inspector. You must have a licensed plumbing contractor pull a plumbing permit, check the installation, make any corrections and then; contact David Burton at 483-4367 for final approval.

UNIT: 3432

Sec 504.1 Water heater installed. Permit for water heater installation has not been issued and lacks inspection and approval by the City of Lansing Plumbing Inspector. You must have a licensed plumbing contractor pull a plumbing permit, check the installation, make any corrections and then; contact David Burton at 483-4367 for final approval.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 605.1 Globe is missing at light fixture in bathroom.

UNIT: 3434

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 304.15 Door jamb is damaged at front entrance.

Sec 505.2 Water supply lacks contamination protection by an approved atmospheric-type vacuum breaker or an approved hose connection vacuum breaker at bathtub faucet where hose may be attached and left in place.

INSPECTOR COMMENTS: Shower sprayer hose is too long at bathtub.

UNIT: 3436

Sec 504.1 Garbage disposer is inoperable.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Owner's Copy for property located at - 3428 N WAVERLY RD 3428-3436

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of 8-9 - AM or 12-1 - PM.

Officer: Walter Allen walter.allen@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107 – Notices and Orders - a copy of this violation was sent to: **Registered Rental Owner:**
LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: August 06, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 07/19/2018
Compliance Due Date: 09/06/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location: 3300 N WAVERLY RD 3300-3306
Parcel No: 33-01-01-06-103-021

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 3300 N. Waverly Rd.

A complete inspection of this multi-unit building was done and the following violations were found:

NOTE: Some listed corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.

AREA: Exterior

Sec 304.10 Loose - unsecured concrete steps at front porch of unit #3300, 3302, 3304, 3306 and at rear porch of unit #3306, and 3304.

Sec 604.3 Outlets are missing at rear of unit #3306, 3304, 3302 and 3300.

Sec 304.7 Eave troughs are clogged at rear.

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

INSPECTOR COMMENTS: Damaged - missing screens at windows and storm doors.

UNIT: 3300

AREA: Basement

Sec 308.1 Accumulation of trash - soiled clothing in basement.

SEC 305.3 Plaster / Gypsum board is damaged at basement stairs.

INSPECTOR COMMENTS: Hole in wall.

Sec 604.3 Light fixture is inoperable at basement stairs.

Sec 604.3 Ceramic collar missing on light fixture.

Sec 308.1 Accumulation of combustibles stored too close to furnace and or water heater.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet has been installed without a permit. Bring all electrical up to code.

Sec 302.2 Mold on walls and floor in basement. (All affected areas are to be cleaned and sanitized with bleach).

AREA: First Floor

Sec 305.6 Hardware is deteriorated at rear entrance door.

INSPECTOR COMMENTS: Inoperable lock at rear door.

AREA: Second Floor

Sec 604.3 GFCI protected outlet will not trip the test button and is not operating properly in the bathroom.

INSPECTOR COMMENTS: Damaged GFCI outlet.

Sec 605.1 Globe is missing at bedroom light fixture.

SEC 305.3 Plaster / Gypsum board is damaged at ceiling on stairs.

UNIT: 3302

AREA: Basement

Sec 504.1 Condition of water heater: Due to condition, of the water heater have a qualified licensed contractor, that is registered with the City of Lansing test and check the condition and safety of the water heater and all its components for proper safe operation, Repair, or replace as needed and bring to code obtaining proper permits when required. Submit a copy of the contractors work order detailing the results to our office.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 504.1 Plumbing permit required for new waste piping at laundry and stand pipe.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet has been installed without a permit. Bring all electrical up to code.

AREA: First Floor

Sec 506.1 Waste pipe is clogged at bathroom sink.

SEC 305.1 Mold accumulation at walls and ceiling in bathroom. All affected areas are to be cleaned and sanitized with bleach.

Sec 304.15 Rear storm door is inoperable.

Sec 305 Kitchen and bathroom cabinets has deteriorated, damaged and/or missing drawers or doors.

Sec 605.1 Globe is missing at bedroom light fixture.

AREA: Second Floor

SEC 305.1 Mold accumulation at ceiling in north west bedroom. All affected areas are to be cleaned and sanitized with bleach.

UNIT: 3304

AREA: Basement

SEC 305.3 Uncleanliness - Decay of surfaces within a dwelling that is likely to cause sickness or disease and render air, food or drink unwholesome or detrimental to the health of humans. All floors, walls, ceilings windows, doors, cabinets, countertops, plumbing fixtures and appliances must be cleaned and maintained in a sanitary condition.

Sec 308.1 Accumulation of trash - soiled clothing in basement .

Sec 404.4.5 Sleeping room in basement does not meet code. Immediately discontinue sleeping in this area as it lacks required room dimensions and/or exits. This area was not designed or intended to be used for such occupancies.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check

chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

SEC 603.1 Clothes dryer is not vented to exterior of structure. (No flexible plastic or flexible thin wall aluminum). Approved flexible metallic vent can only be used in the shortest length necessary and not to exceed eight feet long.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet has been installed without a permit. Bring all electrical up to code.

AREA: First Floor

Sec 704.1 Smoke detector is missing in hallway.

Sec 305. Kitchen cabinet has deteriorated, damaged and/or missing drawers or doors.

Sec 304.15 Front and rear storm doors are damaged.

SEC 305.3 Plaster / Gypsum board wall is damaged at stairs.

Sec 605.1 Light fixtures are missing globe at hallway and stairs.

AREA: Second Floor

Sec 604.3 Light fixture is inoperable at stairs.

SEC 305.3 Plaster / Gypsum board wall is damaged at bedroom.

Sec 305.6 Doors are damaged - loose at bedroom and at bedroom closet.

Sec 604.3 GFCI protected outlet will not trip the test button and is not operating properly in the bathroom.

Sec 403.2 Bathroom vent fan is clogged.

Sec 307.1 Handrail is damaged at stairs.

UNIT: 3306

AREA: Basement

Section 304.5 Waterproofing of foundation is deteriorated - ineffective.

INSPECTOR COMMENTS: Water leak at basement wall.

Sec 308.1 Accumulation of trash - soiled clothing - wet mattress in basement

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: *Dryer outlet has been installed without a permit. Bring all electrical up to code.*

AREA: First Floor

Sec 305.6 Hardware damaged or missing at rear entrance door.

INSPECTOR COMMENTS: *Handle is loose at door.*

Sec 304.15 Front storm door is damaged.

AREA: Second Floor

SEC 305.3 Plaster / Gypsum board wall is damaged at bedroom at bathroom.

INSPECTOR COMMENTS: *Holes in walls.*

Sec 403.2 Bathroom vent fan is clogged.

Sec 604.3 GFCI protected outlet will not trip the test button and is not operating properly in the bathroom.

Sec 504.1 Shower head is missing at bathtub

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with **Fines: \$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 3300 N WAVERLY RD 3300-3306

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

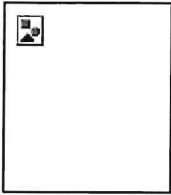
If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of **8-9 - AM** or **12-1 - PM**.

Officer: Walter Allen walter.allen@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: August 07, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 07/19/2018
Compliance Due Date: 09/07/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location: 3308 N WAVERLY RD 3308-3318
Parcel No: 33-01-01-06-103-021

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 3308 N. Waverly Rd.

A complete inspection of this multi-unit building was done and the following violations were found:

NOTE: Some listed corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.

AREA: Exterior

Sec 304.10 Loose - unsecured concrete step at front porch of unit #3318, 3316, 3314, 3312, 3310, 3308 and at rear of unit #3318, 3316, 3314, 3312, 3310, and 3308.

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

INSPECTOR COMMENTS: *Damaged - missing screens at windows and storm doors.*

Sec 604.3 Outlets are missing at rear of unit #3318, 3316, 3314, 3310, and 3308.

UNIT: 3308

AREA: Basement

SEC 506.1 Trap to the drain at laundry tub is an S-type trap and does not meet code.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

AREA: Second Floor

Sec 605.1 Globe is missing at bedroom light fixture.

Sec 505.2 Water supply lacks contamination protection by an approved atmospheric-type vacuum breaker or an approved hose connection vacuum breaker at bathtub faucet where hose may be attached and left in place.

INSPECTOR COMMENTS: Shower sprayer hose is too long at bathtub.

UNIT: 3310

AREA: Basement

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

SEC 305.3 Plaster / Gypsum board wall is damaged at basement stairs.

AREA: First Floor

Sec 304.15 Rear storm door is missing self-closing device.

Sec 504.1 Garbage disposer is inoperable.

SEC 305.3 Plaster / Gypsum board wall is damaged at front entry door.

AREA: Second Floor

SEC 305.3 Plaster / Gypsum board wall is damaged at stairs.

Sec 403.2 Bathroom vent fan is clogged.

UNIT: 3312

AREA: Basement

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 108.1.2 Extension cords used excessively - fastened to structure.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet has been installed without a permit. Bring all electrical up to code.

AREA: Second Floor

Sec 704.1 Smoke detector is inoperable at hallway.

INSPECTOR COMMENTS: Hardwired smoke detector lacks interconnection.

UNIT: 3314

Dwelling unit(s) #3314 is being remodeled and or updated. All repairs and improvements must be completed before this unit can be reoccupied. NOTE: Some corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.

AREA: Basement

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 504.1 Plumbing permit required for new waste piping at laundry waste line and laundry tub.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet has been installed without a permit. Bring all electrical up to code.

UNIT: 3316

AREA: Basement

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet has been installed without a permit. Bring all electrical up to code.

AREA: First Floor

Section 304.15 Gaps around - at bottom of front entrance door.

Sec 304.15 Front storm door is missing self-closing device.

Sec 305 Kitchen cabinet has deteriorated, damaged and/or missing drawers or doors.

Sec 604.3 Cover plate missing at outlet in kitchen.

UNIT: 3318

AREA: Basement

SEC 305.3 Uncleanliness - Decay of surfaces within a dwelling that is likely to cause sickness or disease and render air, food or drink unwholesome or detrimental to the health of humans. All floors, walls, ceilings windows, doors, cabinets, countertops, plumbing fixtures and appliances must be cleaned and maintained in a sanitary condition.

Sec 308.1 Accumulation of trash - debris - soiled clothing in basement .

Sec 704.1 Smoke detector is inoperable at basement.

INSPECTOR COMMENTS: hardwired smoke detector lacks interconnection.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 506.1 Waste pipe is clogged at floor drain.

INSPECTOR COMMENTS: Sewer back up.

Sec 504.1 Sewage on floor. All affected areas are to be cleaned and sanitized with bleach.

Sec 504.1 Plumbing permit required for new waste piping at kitchen.

Sec 302.2 Mold on walls and floor in basement. (All affected areas are to be cleaned and sanitized with bleach).

AREA: First Floor

Sec 304.15 Rear storm door is inoperable.

SEC 305.3 Plaster / Gypsum board wall is damaged at kitchen and stairs.

INSPECTOR COMMENTS: Hole in walls.

Sec 504.1 Plumbing permit required for new waste piping at kitchen sink.

Sec 504.1 Garbage disposer is inoperable.

Sec 506.1 Waste pipe is clogged at kitchen sink.

AREA: Second Floor

Sec 305.6 Door jamb is damaged at bedroom.

Sec 605.1 Globe is missing at bedroom light fixture.

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with **Fines: \$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 3308 N WAVERLY RD 3308-3318

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

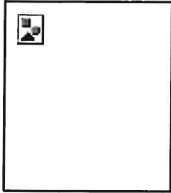
If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of 8-9 - AM or 12-1 - PM.

Officer: Walter Allen walter.allen@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: August 01, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 07/18/2018
Compliance Due Date: 09/01/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location:	3320 N WAVERLY RD 3320-3328
Parcel No:	33-01-01-06-103-021

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 3320 N. Waverly Rd.

A complete inspection of this multi-unit building was done and the following violations were found:

NOTE: Some listed corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.

AREA: Exterior

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

INSPECTOR COMMENTS: Damaged - missing screens at windows and storm doors.

Sec 304.10 Loose - unsecured concrete step at front porch of unit #3320, 3322, 3324, 3326, 3328 and at rear of unit #3328, 3326, 3324, 3322, and 3320.

Sec 604.3 Outlets are missing at rear of unit #3328, 3324, 3322, and 3320..

UNIT: 3320

AREA: Basement

Sec 504.1 Plumbing permit required for new waste piping at laundry and stand pipe.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

AREA: First Floor

Sec 704.1 Smoke detector is inoperable at first floor.

INSPECTOR COMMENTS: Hardwired smoke detector in not interconnected.

UNIT: 3322

AREA: Basement

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 504.1 Plumbing permit required for new waste piping at laundry and stand pipe.

Sec 308.1 Accumulation of combustibles stored too close to furnace and or water heater.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet has been installed without a permit. Bring all electrical up to code.

AREA: First Floor

Sec 504.1 Garbage disposer is inoperable.

AREA: Second Floor

Sec 604.3 Light fixture is missing globe at bedroom.

Sec 403.2 Bathroom vent fan is clogged.

UNIT: 3324

AREA: Basement

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 504.1 Plumbing permit required for new waste piping at laundry.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet has been installed without a permit. Bring all electrical up to code.

SEC 305.3 Plaster / Gypsum board is damaged at basement stairs.

AREA: First Floor

Sec 504.1 Faucet is loose at kitchen sink.

Section 304.15 Gaps around - at bottom of front entrance door.

AREA: Second Floor

SEC 305.3 Plaster / Gypsum board is damaged at bathroom.

INSPECTOR COMMENTS: Hole in wall.

UNIT: 3326

AREA: Basement

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 506.1 Waste pipe is deteriorated at stand pipe.

INSPECTOR COMMENTS: Bring all plumbing up to code.

Sec 704.1 Smoke detector is inoperable.

Sec 308.1 Accumulation of trash - debris - soiled clothing in basement.

AREA: First Floor

Section 304.15 Gaps around - at bottom of front entrance door.

UNIT: 3328

AREA: Basement

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: *Dryer outlet has been installed without a permit.
Bring all electrical up to code.*

AREA: First Floor

Sec 504.1 Garbage disposer is inoperable.

Sec 305.3 Water damaged drywall at ceiling in pantry.

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with **Fines: \$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 3320 N WAVERLY RD 3320-3328

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of **8-9 - AM** or **12-1 - PM**.

Officer: Walter Allen walter.allen@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: August 07, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 07/19/2018
Compliance Due Date: 09/07/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location: 3330 N WAVERLY RD 3330-3336
Parcel No: 33-01-01-06-103-021

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 3330 N. Waverly Rd.

A complete inspection of this multi-unit building was done and the following violations were found:

NOTE: Some listed corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.

AREA: Exterior

Sec 304.10 Loose - unsecured concrete step at front porch of unit #3332, 3334, 33336 and at rear of unit #3336, 3334, 3332, and 3330.

Sec 604.3 Outlet is missing at rear of unit #3336, 3334, 3332, and 3330.

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

INSPECTOR COMMENTS: *Damaged - missing screens at windows and storm doors.*

UNIT: 3330

AREA: Basement

Sec 307.1 Handrail is missing.

Sec 404.4.5 Sleeping room in basement does not meet code. Immediately discontinue sleeping in this area as it lacks required room dimensions and/or exits. This area was not designed or intended to be used for such occupancies.

Sec 308.1 Accumulation of combustibles stored too close to furnace and or water heater.

Sec 308.1 Accumulation of soiled clothing in basement.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet has been installed without a permit. Bring all electrical up to code.

AREA: First Floor

Sec 506.1 Waste pipe is damaged at bathroom sink.

Sec 305.6 Hardware damaged or missing from front entrance door.

INSPECTOR COMMENTS: Missing strike place at door.

Sec 704.1 Smoke detector is inoperable at hallway.

AREA: Second Floor

Sec 403.2 Bathroom vent fan has a loose cover.

SEC 305.3 Peeling, chipping, flaking, or abraded paint on interior surfaces of a structure must be properly removed or covered.

INSPECTOR COMMENTS: Peeling paint at bathroom wall.

Sec 605.1 Globe is missing at bedroom light fixture.

UNIT: 3332

AREA: Basement

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 504.1 Plumbing permit required for new waste piping at stand pipe.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet has been installed without a permit. Bring all electrical up to code.

SEC 305.3 Plaster / Gypsum board wall is damaged at basement stairs.

Section 304.13.2 Window sash is damaged - loose at basement

AREA: First Floor

SEC 305.3 Peeling, chipping, flaking, or abraded paint on interior surfaces of a structure must be properly removed or covered.

INSPECTOR COMMENTS: Peeling paint at bedroom.

Sec 304.15 Front storm door is damaged.

SEC 305.3 Plaster / Gypsum board wall is damaged at hallway.

SEC 305.3 Nonabsorbent floor covering is deteriorated at kitchen.

AREA: Second Floor

Sec 505.2 Water supply lacks contamination protection by an approved atmospheric-type vacuum breaker or an approved hose connection vacuum breaker at bathtub faucet where hose may be attached and left in place.

INSPECTOR COMMENTS: Shower sprayer hose is too long at bathtub.

UNIT: 3334

AREA: Basement

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet has been installed without a permit. Bring all electrical up to code.

Sec 108.1.2 Extension cords used excessively - fastened to structure.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

AREA: First Floor

Sec 504.1 Faucets are deteriorated at bathroom and kitchen sinks.

AREA: Second Floor

SEC 305.1 Mold accumulation at walls and ceiling in bathroom. All affected areas are to be cleaned and sanitized with bleach.

UNIT: 3336

AREA: Basement

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: *Dryer outlet has been installed without a permit. Bring all electrical up to code.*

Sec 304.10 Steps are deteriorated - unstable - tipped and are not level.

INSPECTOR COMMENTS: *Deteriorated landing at basement stairs.*

AREA: First Floor

Sec 604.3 Cover plate is missing at outlet in bedroom.

Sec 305.6 Hardware damaged or missing from bathroom door.

INSPECTOR COMMENTS: *Damaged door knob at bathroom.*

Sec 403.2 Bathroom vent fan is defective and or inoperable.

Sec 604.3 Outlets are painted - damaged at kitchen counter.

INSPECTOR COMMENTS: *Replace painted GFCI outlets.*

AREA: Second Floor

Sec 605.1 Globe is missing at bathroom light fixture.

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with **Fines: \$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 3330 N WAVERLY RD 3330-3336

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

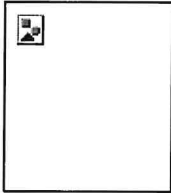
If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of **8-9** - AM or **12-1** - PM.

Officer: Walter Allen walter.allen@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: August 07, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 07/19/2018
Compliance Due Date: 09/07/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location:	3340 N WAVERLY RD 3340-3348
Parcel No:	33-01-01-06-103-021

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 3340 N. Waverly Rd.

A complete inspection of this multi-unit building was done and the following violations were found:

NOTE: Some listed corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.

AREA: Exterior

Sec 304.10 Loose - unsecured concrete step at front porch of unit #3344, 3346 and at rear of unit #3342, 3344, 3346 and 3348.

Sec 304.10 Deteriorated brick - mortar at front porch wall.

Sec 603.1 Missing exterior combustion air cover.

Sec 604.3 Outlet is missing at rear of unit #3340, 3344, 3346 and 3348.

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

INSPECTOR COMMENTS: Damaged - missing screens at windows and storm doors.

UNIT: 3340

Sec 506.1 Waste pipe is damaged at laundry waste line.

Sec 504.1 Plumbing permit required for new waste piping at stand pipe for kitchen.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet has been installed without a permit. Bring all electrical up to code.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

UNIT: 3342

Dwelling unit(s) #3342 is being remodeled and or updated. All repairs and improvements must be completed before this unit can be reoccupied. NOTE: Some corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.

AREA: Basement

Sec 506.1 Waste pipe is leaking - deteriorated at stand pipe.

Sec 504.1 Plumbing permit required for new waste piping at stand pipe.

INSPECTOR COMMENTS: Stand pipe installed for bathroom without permit.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet has been installed without a permit. Bring all electrical up to code.

Sec 505.3 Water supply hose is leaking at washer.

UNIT: 3344

AREA: Basement

Sec 305.6 Door is sticking - inoperable at basement.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 308.1 Accumulation of trash - debris - soiled clothing in basement.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet has been installed without a permit. Bring all electrical up to code.

Sec 504.1 Water heater installed. Permit for water heater installation has not been issued and lacks inspection and approval by the City of Lansing Plumbing Inspector. You must have a licensed plumbing contractor pull a plumbing permit, check the installation, make any corrections and then; contact David Burton at 483-4367 for final approval.

Sec 604.3 Cover plate is damaged at switch.

SEC 305.3 Plaster / Gypsum board at wall is damaged at basement stairs.

AREA: First Floor

Sec 304.15 Door is damaged - loose at bathroom and hallway closet.

Sec 704.1 Smoke detector is missing inside bedroom.

Sec 504.1 Lavatory sink is not secured at wall.

SEC 305.3 Peeling, chipping, flaking, or abraded paint on interior surfaces of a structure must be properly removed or covered.

INSPECTOR COMMENTS: Peeling paint at ceiling and wall in kitchen pantry.

Sec 304.15 Front and rear storm doors are missing self-closing devices.

Sec 304.15 Door jamb is damaged at rear entrance door.

SEC 305.3 Uncleanliness - Decay of surfaces within a dwelling that is likely to cause sickness or disease and render air, food or drink unwholesome or detrimental to the health of humans. All floors, walls, ceilings windows, doors, cabinets, countertops, plumbing fixtures and appliances must be cleaned and maintained in a sanitary condition.

Sec 305 Kitchen cabinet has deteriorated, damaged and/or missing drawers or doors.

Sec 504.1 Faucet handle is loose at kitchen sink.

Sec 605.1 Globe is missing at hallway light fixture.

AREA: Second Floor

Sec 704.1 Smoke detector is inoperable at hallway.

INSPECTOR COMMENTS: Hardwired smoke detector lacks interconnection.

Sec 504.1 Faucet handle is loose at bathroom.

UNIT: 3346

AREA: Basement

Sec 504.1 Plumbing permit required for new waste piping at stand pipe for kitchen.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet has been installed without a permit. Bring all electrical up to code.

AREA: First Floor

Sec 304.15 Door jamb is deteriorated at rear entrance door.

Sec 604.3 GFCI protected outlet will not trip the test button and is not operating properly in the kitchen, at left side of sink.

UNIT: 3348

AREA: Basement

Sec 506.1 Waste pipe is leaking - deteriorated at stand pipe for kitchen.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet has been installed without a permit. Bring all electrical up to code.

Sec 704.1 Smoke detector is inoperable at basement.

SEC 305.3 Plaster / Gypsum board at wall is damaged at basement stairs.

Sec 604.3 Light fixture is inoperable at basement.

AREA: First Floor

Sec 305.6 Hardware damaged or missing from rear entrance door.

INSPECTOR COMMENTS: *Missing strike plate at door.*

Sec 304.15 Front and rear storm doors will not close and latch.

SEC 305.3 Plaster / Gypsum board at wall is damaged at stairs.

INSPECTOR COMMENTS: *Hole in wall.*

AREA: Second Floor

Sec 305.6 Doors are damaged at bedroom and bathroom.

Sec 403.2 Bathroom vent fan is clogged - inoperable.

SEC 305.3 Plaster / Gypsum board at wall is damaged at bedroom and bathroom.

INSPECTOR COMMENTS: *Hole in walls.*

Sec 504.1 Faucet is leaking at bathroom sink.

Sec 504.1 Lavatory sink has chipped and missing enamel.

INSPECTOR COMMENTS: *Bathroom sink has been painted. Paint is not an approve method of repair for bathroom fixtures.*

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with Fines: **\$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 3340 N WAVERLY RD 3340-3348

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

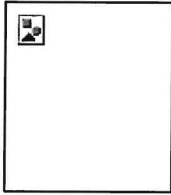
If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of **8-9** - AM or **12-1** - PM.

Officer: Walter Allen walter.allen@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: August 07, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 07/19/2018
Compliance Due Date: 09/07/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location:	3350 N WAVERLY RD 3350-3358
Parcel No:	33-01-01-06-103-021

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 3350 N. Waverly Rd.

A complete inspection of this multi-unit building was done and the following violations were found:

NOTE: Some listed corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.

AREA: Exterior

Sec 604.3 Outlet is missing at rear of unit #3358, 3356, 3352, 3350.

Sec 304.10 Loose - unsecured concrete step at front porch of unit #3350, 3352, 3356, 3358 and at rear of unit #3358, 3356, 3354, 3352 and 3350.

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

INSPECTOR COMMENTS: *Damaged - missing screens at windows and storm doors.*

UNIT: 3350

AREA: Basement

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet has been installed without a permit. Bring all electrical up to code.

UNIT: 3352

AREA: Basement

Sec 504.1 Plumbing permit required for new waste piping at stand pipe and kitchen.

INSPECTOR COMMENTS: Plumbing permit has been issued, but has not been approved by the building safety department.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet has been installed without a permit. Bring all electrical up to code.

Sec 101.2 Propane tank stored in basement.

Sec 108.1.2 Extension cords used excessively - fastened to structure.

Section 304.13.1 Window glass is broken at basement.

AREA: First Floor

Sec 702.1 Lack of a safe, continuous and unobstructed path of travel from any point in a structure to the public way.

INSPECTOR COMMENTS: Remove furniture blocking rear entrance door.

Sec 305.6 Door is damaged at basement.

UNIT: 3354

AREA: Basement

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and

perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

UNIT: 3356

AREA: Basement

Sec 504.1 Plumbing permit required for new waste piping at stand pipe and laundry waste line.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: *Dryer outlet has been installed without a permit. Bring all electrical up to code.*

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

AREA: First Floor

Sec 304.15 Door is damaged.

INSPECTOR COMMENTS: *Hole in door.*

Sec 504.1 Plumbing permit required for new waste piping at kitchen sink.

Sec 304.15 Rear storm door is inoperable.

AREA: Second Floor

Sec 305.6 Door is damaged at bedroom.

Sec 504.1 Toilet flush mechanism is defective.

Sec 305.6 Door jamb is damaged at bedroom.

Sec 305.3 Water damaged drywall at bathroom ceiling.

UNIT: 3358

AREA: Basement

Sec 704.1 Smoke detector is inoperable.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

AREA: Second Floor

Sec 305 Bathroom cabinet has damaged and/or missing drawers or doors.

Sec 403.2 Bathroom vent fan is clogged - inoperable.

Sec 308.1 Accumulation of soiled clothing on floor.

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with **Fines: \$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 3350 N WAVERLY RD 3350-3358

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of **8-9 - AM** or **12-1 - PM**.

Officer: Walter Allen walter.allen@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: July 21, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 07/17/2018
Compliance Due Date: 08/16/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location: 3200 N WAVERLY RD
Parcel No: 33-01-01-06-103-021

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 1

A complete inspection of this multi-unit building was done and the following violations were found:

AREA: Exterior

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

INSPECTOR COMMENTS: *Damaged - missing screens at windows and storm doors.*

Sec 604.3 Outlet is missing at rear of unit #3206, 3208, 3204, 3200.

UNIT: 3200

Sec 504.1 Condition of water heater: Due to condition, of the water heater have a qualified licensed contractor, that is registered with the City of Lansing test and check the condition and safety of the water heater and all its components for proper safe operation, Repair, or replace as needed and bring to code obtaining proper permits when required. Submit a copy of the contractors work order detailing the results to our office.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 603.1 Furnace lacks a clean filter.

Sec 504.1 Faucet is damaged at kitchen.

SEC 305.3 Plaster / Gypsum board is damaged at living room wall and bathroom ceiling.

INSPECTOR COMMENTS: Hole in wall.

Sec 704.1 Smoke detector is inoperable in hallway.

Sec 504.1 Toilet is loose at connection to floor / tank lid is broken or missing / flush mechanism is defective.

Sec 505.2 Water supply lacks contamination protection by an approved atmospheric-type vacuum breaker or an approved hose connection vacuum breaker at bathtub faucet where hose may be attached and left in place.

INSPECTOR COMMENTS: Shower sprayer hose is too long at bathtub.

UNIT: 3204

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 308.1 Large accumulation of combustibles are stored throughout dwelling.

Sec 702.1 Lack of a safe, continuous and unobstructed path of travel from any point in a structure to the public way.

Sec 603.1 Furnace lacks a clean filter.

SEC 305.3 Plaster / Gypsum board is damaged at bedroom.

INSPECTOR COMMENTS: Hole in wall.

Sec 604.3 Cover plate is missing at bedroom outlet.

SEC 305.3 Peeling, chipping, flaking, or abraded paint on interior surfaces of a structure must be properly removed or covered.

INSPECTOR COMMENTS: Peeling paint at ceiling in living room.

SEC 305.1 Mold accumulation at walls and ceiling in bathroom. All affected areas are to be cleaned and sanitized with bleach.

UNIT: 3206

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 504.1 Faucet is leaking bathtub.

Section 304.15 Gaps around - at bottom of back entrance door.

UNIT: 3208

No full inspection was conducted.

INSPECTOR COMMENTS: *Electricity was shut off.*

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

UNIT: 3210

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 504.1 Plumbing permit required for new water supply piping and waste piping at bathroom and kitchen.

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

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The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 3200 N WAVERLY RD

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

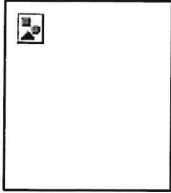
If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of **8-9** - AM or **12-1** - PM.

Officer: Walter Allen walter.allen@lansingmi.gov

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As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: July 31, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 07/17/2018
Compliance Due Date: 08/31/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location:	3212 N WAVERLY RD 3212-3218
Parcel No:	33-01-01-06-103-021

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 3212 N. Waverly Rd.

A complete inspection of this multi-unit building was done and the following violations were found:

NOTE: Some listed corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.

AREA: Exterior

Sec 304.10 Loose - unsecured - deteriorated concrete step at rear porch of unit #3216, and 3212. Unsecured concrete step at front porch of unit #3216 and 3218.

Sec 604.3 Outlet is missing at rear of unit #3216, 3214, and 3212.

Sec 304.7 Roof covering is deteriorated - missing.

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

INSPECTOR COMMENTS: *Damaged - missing screens at windows and storm doors.*

Sec 304.11 Chimney has missing - deteriorated cap.

UNIT: 3212

AREA: Basement

Sec 504.1 Plumbing permit required for new waste piping for kitchen.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

AREA: First Floor

Sec 604.3 GFCI protected outlet will not trip the test button and is not operating properly in the kitchen.

Sec 504.1 Faucet is loose at kitchen sink.

UNIT: 3214

AREA: Basement

Sec 506.1 Waste pipe is leaking at laundry tub.

Sec 308.1 Accumulation of combustibles stored too close to furnace and or water heater.

Sec 108.1.2 Extension cords used excessively - fastened to structure.

Section 304.13.1 Window glass is broken at basement.

Sec 504.1 Plumbing permit required for new waste piping at kitchen.

Sec 304.10 Steps are deteriorated - unstable - tipped and are not level.

INSPECTOR COMMENTS: *Deteriorated landing at bottom of basement stairs.*

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

AREA: Exterior

Sec 604.3 Light fixture is deteriorated at front porch.

AREA: Second Floor

Sec 604.3 GFCI protected outlet will not trip the test button and is not operating properly in the bathroom.

SEC 305.3 Plaster / Gypsum board is damaged at bathroom wall.

INSPECTOR COMMENTS: *Hole in wall.*

Sec 505.2 Water supply lacks contamination protection by an approved atmospheric-type vacuum breaker or an approved hose connection vacuum breaker at bathtub faucet where hose may be attached and left in place.

INSPECTOR COMMENTS: Shower sprayer hose is too long at bathtub.

Sec 403.2 Bathroom vent fan is missing cover.

Sec 305.3 Water damaged drywall on the ceiling in bedroom.

Sec 305.6 Door jamb is damaged at bedroom.

Sec 304.10 Steps are deteriorated - damaged - unstable at stairs.

INSPECTOR COMMENTS: Loose tread at stairs.

UNIT: 3216

AREA: Basement

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 308.1 Accumulation of combustibles stored too close to furnace and or water heater.

Sec 506.1 Waste pipe is deteriorated at stand pipe.

INSPECTOR COMMENTS: Bring all plumbing up to code.

Sec 308.1 Accumulation of soiled clothing in basement .

SEC 305.3 Uncleanliness - Decay of surfaces within a dwelling that is likely to cause sickness or disease and render air, food or drink unwholesome or detrimental to the health of humans. All floors, walls, ceilings windows, doors, cabinets, countertops, plumbing fixtures and appliances must be cleaned and maintained in a sanitary condition.

AREA: First Floor

Sec 309.1 Infestation of cock roaches inside the dwelling. Certified Pest Controller required for extermination and to provide written verification to the Code Compliance Officer

Sec 305.3 Water damaged drywall on the ceiling in kitchen.

SEC 305.3 Plaster / Gypsum board is damaged at wall in hallway.

UNIT: 3218

AREA: Basement

Sec 605.1 3-pole switches inoperable at basement stairway.

Sec 506.1 Waste pipe is leaking - deteriorated at stand pipe.

INSPECTOR COMMENTS: *Bring all plumbing up to code.*

Sec 108.1.2 Extension cords used excessively - fastened to structure.

AREA: First Floor

Sec 304.15 Rear storm door is missing self-closing device.

SEC 305.1 Mold accumulation at bathroom ceiling. All affected areas are to be cleaned and sanitized with bleach.

Sec 305.6 Door is damaged at bathroom.

Sec 504.1 Garbage disposer is inoperable.

Sec 504.1 Faucet is leaking and handle is loose at kitchen sink.

Section 304.15 Gaps around - at bottom of front entrance door.

AREA: Second Floor

Sec 307.1 Handrail is loose at stairs.

Sec 506.1 Waste pipe is clogged at bathroom sink.

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with **Fines: \$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 3212 N WAVERLY RD 3212-3218

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of **8-9 - AM** or **12-1 - PM**.

Officer: Walter Allen walter.allen@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: July 21, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 07/17/2018
Compliance Due Date: 08/16/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location: 3220 N WAVERLY RD 3220-3230
Parcel No: 33-01-01-06-103-021

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 3220 N. Waverly Rd.

A complete inspection of this multi-unit building was done and the following violations were found:

AREA: Exterior

Sec 304.7 Missing downspout and extension to gutter.

Sec 304.10 Front concrete steps are loose - unsecured at unit #3220, 3224, 3230.

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

INSPECTOR COMMENTS: *Damaged screens at windows and storm doors.*

Sec 604.3 Outlet is missing at rear of unit #3228, 3226, 3224, 3222, 3220.

UNIT: 3220

AREA: Basement

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and

perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: *Dryer outlet has been installed without a permit.*

AREA: *First Floor*

Sec 305.6 Doors are damaged at entrance to bedroom and at closets in bedroom and hallway.

SEC 305.3 Plaster / Gypsum board is damaged at hallway.

INSPECTOR COMMENTS: *Hole in wall.*

Sec 506.1 Waste pipe is clogged at bathroom sink.

Sec 605.1 Light fixture is missing globe at bathroom and dinning room.

Sec 304.15 Front and rear storm doors are damaged.

AREA: *Second Floor*

Sec 305.6 Doors are damaged at bedroom, bathroom and at closet doors in bedroom and hallway.

SEC 305.3 Plaster / Gypsum board is damaged at bedroom, hallway and stairs.

INSPECTOR COMMENTS: *Holes in wall.*

Sec 605.1 Light fixtures are missing globes at bedroom, bathroom and hallway.

Sec 704.1 Smoke detector is missing inside bedroom.

Sec 305.6 Strike plates are missing at all doors.

UNIT: *3222*

AREA: *Basement*

Sec 506.1 Waste pipe is leaking - deteriorated.

INSPECTOR COMMENTS: *Deteriorated stand pipe. Bring up to code with a permit.*

Sec 506.1 Waste pipe is leaking at laundry tub waste line.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: *Dryer outlet has been installed without a permit.*

Sec 404.4.5 Sleeping room in basement does not meet code. Immediately discontinue sleeping in this area as it lacks required room dimensions and/or exits. This area was not designed or intended to be used for such occupancies.

AREA: First Floor

Sec 504.1 Faucet has hot and cold water pipes reversed at kitchen sink.

Sec 504.1 Lavatory sink is not secured at wall.

AREA: Second Floor

Sec 307.1 Handrail is loose.

Sec 305.3 Water damaged drywall at bathroom ceiling.

UNIT: 3224

AREA: Basement

Sec 308.1 Accumulation of trash - debris - soiled clothing in basement.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet has been installed without a permit.

AREA: First Floor

SEC 305.3 Plaster / Gypsum board is damaged at wall in hallway and bedroom.

INSPECTOR COMMENTS: Hole in walls.

Section 304.15 Gaps around - at bottom of front entrance door.

Sec 304.15 Rear storm door is damaged.

AREA: Second Floor

Sec 304.10 Steps are deteriorated - damaged - unstable.

INSPECTOR COMMENTS: Loose tread at stairs.

SEC 305.3 Plaster / Gypsum board is damaged at wall in hallway.

INSPECTOR COMMENTS: Hole in wall.

UNIT: 3226

AREA: Basement

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet has been installed without a permit.

SEC 603.1 Clothes dryer is not vented to exterior of structure (No flexible plastic or flexible thin wall aluminum). Approved flexible metallic vent can only be used in the shortest length necessary and not to exceed eight feet long.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

AREA: First Floor

Sec 703.1 The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained.

INSPECTOR COMMENTS: Hole at wall under kitchen sink.

Sec 704.1 Smoke detector is inoperable.

INSPECTOR COMMENTS: Hardwired smoke detector in not interconnected.

Sec 304.15 Door is damaged at bathroom.

UNIT: 3228

AREA: Basement

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet has been installed without a permit.

Sec 504.1 Plumbing permit required for new waste piping at basement.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

AREA: First Floor

Sec 304.15 Rear storm door is missing self-closing device.

Sec 504.1 Garbage disposer is inoperable.

AREA: Second Floor

Sec 305.3 Water damaged drywall at bedroom ceiling.

Sec 308.1 Accumulation of soiled clothing on the floor throughout the dwelling.

Sec 604.3 Light fixture is missing globe at stairs.

UNIT: 3230

AREA: Basement

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: *Dryer outlet has been installed without a permit.*

Sec 3056. Door is deteriorated at basement.

AREA: First Floor

SEC 305.3 Plaster / Gypsum board is damaged at living room wall.

INSPECTOR COMMENTS: *Hole in wall.*

Sec 304.13.2 Every window, other than fixed windows, shall be easily openable and capable of being held in position by window hardware.

INSPECTOR COMMENTS: *Kitchen window will not stay open with window hardware.*

AREA: Second Floor

SEC 305.1 Mold accumulation at walls and ceiling in bathroom. All affected areas are to be cleaned and sanitized with bleach.

Sec 403.2 Bathroom vent fan is defective and or inoperable.

Sec 304.15 Door jamb is damaged at bedroom.

Sec 604.3 Light fixture is missing globe at bedroom.

SEC 305.3 Plaster / Gypsum board is damaged at hallway.

INSPECTOR COMMENTS: *Hole in ceiling at hallway.*

Sec 305.6 Door is damaged at bedroom.

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with **Fines: \$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 3220 N WAVERLY RD 3220-3230

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of **8-9** - AM or **12-1** - PM.

Officer: Walter Allen walter.allen@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: July 21, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 07/17/2018
Compliance Due Date: 08/16/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location:	3232 N WAVERLY RD 3232-3238
Parcel No:	33-01-01-06-103-021

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 3232 N. Waverly Rd.

A complete inspection of this multi-unit building was done and the following violations were found:

AREA: Exterior

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

INSPECTOR COMMENTS: *Damaged - missing screens at windows and storm doors.*

Sec 304.10 Front concrete steps are loose - unsecured at unit #3236. Rear concrete steps are loose - unsecured at unit #3232 and #3234.

Sec 604.3 Outlet is missing at rear of unit 3236, 3234, 3232.

UNIT: 3232

No access to unit at the time of inspection.

INSPECTOR COMMENTS: *Loose dog.*

UNIT: 3234

AREA: Basement

Sec 506.1 Waste pipe is leaking - deteriorated.

INSPECTOR COMMENTS: Deteriorated stand pipe. Bring up to code with permit.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet has been installed without a electrical permit.

AREA: First Floor

Sec 605.1 Light fixture is missing globe at kitchen.

Sec 304.15 Front storm door is deteriorated.

AREA: Second Floor

Sec 605.1 Light fixture is missing globe at bedroom.

SEC 305.3 Plaster / Gypsum board is damaged at bedroom wall and at wall under bathroom sink.

UNIT: 3236

Dwelling unit(s) #3236 is being remodeled and or updated. All repairs and improvements must be completed before this unit can be reoccupied. NOTE: Some corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.

AREA: Basement

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet has been installed without a electrical permit.

Sec 504.1 Plumbing permit required for new waste piping at kitchen sink.

UNIT: 3238

AREA: Basement

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: *Dryer outlet has been installed without a electrical permit.*

AREA: First Floor

Sec 304.15 Door jambs are damaged at front and rear entrance doors.

AREA: Second Floor

Sec 305.3 Water damaged drywall at bathroom ceiling.

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with **Fines: \$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 3232 N WAVERLY RD 3232-3238

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

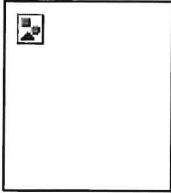
If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of **8-9 - AM** or **12-1 - PM**.

Officer: Walter Allen walter.allen@lansingmi.gov

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As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: July 31, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 07/17/2018
Compliance Due Date: 08/31/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location: 3240 N WAVERLY RD 3240-3246
Parcel No: 33-01-01-06-103-021

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 3240 N. Waverly Rd.

A complete inspection of this multi-unit building was done and the following violations were found:

NOTE: Some listed corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.

AREA: Exterior

Sec 304.10 Loose - unsecured concrete step at front porch of unit #3242, and at rear porch of unit #3240, and 3242.

Sec 604.3 Outlet is missing at rear of unit #3246, 3244 and 3242.

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

INSPECTOR COMMENTS: Damaged - missing screens at windows and storm doors.

UNIT: 3240

AREA: Basement

Sec 307.1 Lack of guardrail at the open side of basement stairs.

Sec 308.1 Accumulation of debris - combustibles - soiled clothing in basement.

Sec 308.1 Large accumulation of combustibles are stored in basement.

Sec 704.1 Smoke detector is inoperable at basement.

INSPECTOR COMMENTS: Hardwired smoke detector in not interconnected at basement.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 308.1 Accumulation of combustibles stored too close to furnace and or water heater.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet has been installed without permit.

Sec 506.1 Waste pipe is leaking - deteriorated at stand pipe.

INSPECTOR COMMENTS: Bring all plumbing up to code.

AREA: First Floor

Sec 305.3 Water damaged drywall at living room ceiling.

SEC 305.3 Peeling, chipping, flaking, or abraded paint on interior surfaces of a structure must be properly removed or covered.

INSPECTOR COMMENTS: Peeling paint at front entrance door.

AREA: Second Floor

Sec 307.1 Handrail is loose at stairs.

Sec 403.2 Bathroom vent fan is missing cover.

SEC 305.1 Mold accumulation at walls and ceiling in bathroom. All affected areas are to be cleaned and sanitized with bleach.

UNIT: 3242

AREA: Basement

SEC 603.1 Clothes dryer is not vented to exterior of structure. Approved flexible metallic vent can only be used in the shortest length necessary and not to exceed eight feet long.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: *Dryer outlet has been installed without permit.*

AREA: First Floor

SEC 305.3 Uncleanliness - Decay of surfaces within a dwelling that is likely to cause sickness or disease and render air, food or drink unwholesome or detrimental to the health of humans. All floors, walls, ceilings windows, doors, cabinets, countertops, plumbing fixtures and appliances must be cleaned and maintained in a sanitary condition.

Sec 305.3 Water damaged - missing drywall at wall and ceiling in kitchen pantry.

SEC 506.1 Trap to the drain in the kitchen is an S-type trap and does not meet code.

AREA: Second Floor

Sec 305.6 Doors are loose at hallway closet.

UNIT: 3244

AREA: Basement

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: *Dryer outlet has been installed without permit.*

AREA: First Floor

Sec 304.15 Rear storm door is missing self-closing device.

UNIT: 3246

AREA: Basement

Sec 308.1 Accumulation of soiled clothing in basement.

SEC 603.1 Clothes dryer is not vented to exterior of structure. Approved flexible metallic vent can only be used in the shortest length necessary and not to exceed eight feet long.

Sec 504.1 Plumbing permit required for new waste piping at kitchen sink.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check

chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet has been installed without permit.

SEC 305.3 Uncleanliness - Decay of surfaces within a dwelling that is likely to cause sickness or disease and render air, food or drink unwholesome or detrimental to the health of humans. All floors, walls, ceilings windows, doors, cabinets, countertops, plumbing fixtures and appliances must be cleaned and maintained in a sanitary condition.

AREA: First Floor

Sec 504.1 Plumbing permit required for new waste piping at kitchen sink.

AREA: Second Floor

SEC 305.3 Plaster / Gypsum board is damaged at wall at stairs and bathroom.

Sec 305.3 Water damaged drywall on the ceiling in hallway.

Sec 305.6 Door jamb is damaged at bedroom.

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with Fines: \$500 per day for each violation and may result in the property being vacated by this office.

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 3240 N WAVERLY RD 3240-3246

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

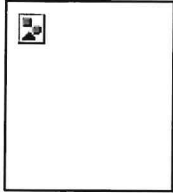
If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of 8-9 - AM or 12-1 - PM.

Officer: Walter Allen walter.allen@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: August 01, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 07/18/2018
Compliance Due Date: 09/01/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location:	3248 N WAVERLY RD 3248-3254
Parcel No:	33-01-01-06-103-021

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 3248 N. Waverly Rd.

A complete inspection of this multi-unit building was done and the following violations were found:

NOTE: Some listed corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.

AREA: Exterior

Sec 304.10 Loose - unsecured concrete step at front porch of unit #3248 and at rear porch of unit #3252.

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

INSPECTOR COMMENTS: Damaged - missing screens at windows and storm doors.

Sec 604.3 Outlet is missing at rear of unit #3254, 3252 and 3248.

UNIT: 3250

AREA: Basement

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 604.3 Ceramic collar missing on light fixture.

Section 304.5 Waterproofing of foundation is deteriorated - ineffective.
INSPECTOR COMMENTS: Wall is leaking.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.
INSPECTOR COMMENTS: Dryer outlet has been installed without permit.

Sec 506.1 Waste pipe is deteriorated at stand pipe.
INSPECTOR COMMENTS: Bring all plumbing up to code.

AREA: First Floor

SEC 305.3 Plaster / Gypsum board is damaged at living room and hallway.
INSPECTOR COMMENTS: Hole in walls.

Sec 304.15 Door threshold is deteriorated at front entrance door.

Sec 305.6 Door jamb is damaged at bedroom.

Sec 305.6 Hardware damaged at bathroom door.
INSPECTOR COMMENTS: Damaged door knob.

Sec 304.15 Rear storm door is missing self-closing device.

SEC 305.3 Peeling, chipping, flaking, or abraded paint on interior surfaces of a structure must be properly removed or covered.
INSPECTOR COMMENTS: Peeling paint at rear entrance door.

Sec 605.1 Light fixture is missing globe at hallway.

AREA: Second Floor

SEC 305.3 Plaster / Gypsum board is damaged at stairs.
INSPECTOR COMMENTS: Hole in wall.

Sec 305.6 Door is damaged at bathroom.

Sec 305.2 Floor is deteriorated at bathroom.
INSPECTOR COMMENTS: Bring bathroom floor up to code.

SEC 305.3 Nonabsorbent floor covering is loose at bathroom.

Sec 505.2 Water supply lacks contamination protection by an approved atmospheric-type vacuum breaker or an approved hose connection vacuum breaker at bathtub faucet where hose may be attached and left in place.
INSPECTOR COMMENTS: Shower sprayer hose is too long at bathtub.

Sec 504.1 Plumbing permit required for new waste piping at bathroom sink.

Sec 305.3 Water damaged drywall at bedroom ceiling.

Sec 304.15 Door jamb is damaged at bedroom.

Sec 604.3 Light fixture is inoperable at stairs.

UNIT: 3252

AREA: Basement

Sec 504.1 Plumbing permit required for new waste piping at bathroom.

Sec 604.3 Light fixture is damaged - inoperable at basement.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet has been installed without permit.

Sec 308.1 Accumulation of soiled clothing in basement.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

AREA: First Floor

Sec 309.1 Infestation of cock roaches inside the dwelling. Certified Pest Controller required for extermination and to provide written verification to the Code Compliance Officer

Sec 604.3 GFCI protected outlet will not trip the test button and is not operating properly in the kitchen.

SEC 305.3 Peeling, chipping, flaking, or abraded paint on interior surfaces of a structure must be properly removed or covered.

INSPECTOR COMMENTS: Peeling paint at bathroom and hallway.

SEC 305.1 Mold accumulation at bathroom ceiling. All affected areas are to be cleaned and sanitized with bleach.

UNIT: 3254

AREA: Basement

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet has been installed without permit.

Sec 308.1 Accumulation of trash - soiled clothing in basement.

Section 304.13.1 Window glass is broken at basement.

Sec 504.1 Plumbing permit required for new waste piping at stand pipe and laundry waste line.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 604.3 Wires are loose - hanging at smoke detector.

AREA: First Floor

Sec 304.15 Rear storm door is missing self-closing device.

Sec 604.3 Outlet is loose at living room.

AREA: Second Floor

Sec 604.3 Light fixture is inoperable at stairs.

Sec 403.2 Bathroom vent fan is clogged.

Sec 505.2 Water supply lacks contamination protection by an approved atmospheric-type vacuum breaker or an approved hose connection vacuum breaker at bathtub faucet where hose may be attached and left in place.

INSPECTOR COMMENTS: *Shower sprayer hose is too long at bathtub.*

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with **Fines: \$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 3248 N WAVERLY RD 3248-3254

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

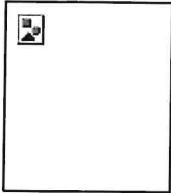
If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of **8-9 - AM** or **12-1 - PM**.

Officer: Walter Allen walter.allen@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: August 01, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 07/18/2018
Compliance Due Date: 09/01/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location:	3256 N WAVERLY RD 3256-3262
Parcel No:	33-01-01-06-103-021

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 3256 N. Waverly Rd.

A complete inspection of this multi-unit building was done and the following violations were found:

NOTE: Some listed corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.

AREA: Exterior

Section 304.6 Siding - trim is deteriorated - missing at rear.

Sec 304.7 Eave troughs are missing - deteriorated at rear.

Sec 604.3 Outlet is missing at rear of unit #3262, 3260 and 3258.

Sec 304.10 Loose - unsecured concrete step at front porch of unit #3256, 3258, 3260, 3262 and at rear of 3262, 3260, 3258, 3256.

Sec 603.5 Damaged combustible air exterior cover at unit #3256.

Sec 604.3 Weatherproof exterior outlet cover plate is damaged at rear of unit #3256.

UNIT: 3256

AREA: Basement

Sec 308.1 Accumulation of trash - debris - soiled clothing in basement.

SEC 603.1 Clothes dryer is not vented to exterior of structure. Approved flexible metallic vent can only be used in the shortest length necessary and not to exceed eight feet long.

Sec 604.3 Cover plate damaged at switch.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet has been installed without a permit. Bring all electrical up to code.

SEC 305.3 Plaster / Gypsum board is damaged at basement stairs.

AREA: First Floor

SEC 305.3 Plaster / Gypsum board is damaged at stairs.

Sec 304.15 Front and rear storm doors are missing self-closing device.

SEC 305.3 Nonabsorbent floor coverings is deteriorated - missing in kitchen.

Sec 305.6 Door jamb is damaged at rear entrance.

Section 304.15 Gaps around - at bottom of rear entrance door.

AREA: Second Floor

Sec 307.1 Handrail is loose.

Sec 305.6 Attic access door is missing trim.

Sec 304.15 Door jamb is damaged at bedroom.

SEC 305.3 Plaster / Gypsum board is damaged at bathroom and bedroom.

INSPECTOR COMMENTS: Holes in walls.

Sec 604.3 Light fixture is missing globe at bedroom, bathroom and hallway.

UNIT: 3258

AREA: Basement

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet has been installed without a permit. Bring all electrical up to code.

SEC 603.1 Clothes dryer is not vented to exterior of structure. Approved flexible metallic vent can only be used in the shortest length necessary and not to exceed eight feet long.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 404.4.5 Sleeping room in basement does not meet code. Immediately discontinue sleeping in this area as it lacks required room dimensions and/or exits. This area was not designed or intended to be used for such occupancies.

UNIT: 3260

AREA: Basement

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet has been installed without a permit. Bring all electrical up to code.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 504.1 Plumbing permit required for new waste piping at bathroom.

AREA: First Floor

Sec 304.15 Rear storm door is damaged.

AREA: Second Floor

SEC 305.3 Plaster / Gypsum board is damaged at stairs.

INSPECTOR COMMENTS: Hole in wall.

UNIT: 3262

AREA: Basement

Sec 506.1 Waste pipe is deteriorated at stand pipe.

INSPECTOR COMMENTS: Bring all plumbing up to code.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check

chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

AREA: Second Floor
Sec 307.1 Handrail is loose.

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with **Fines: \$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 3256 N WAVERLY RD 3256-3262

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of **8-9 - AM** or **12-1 - PM**.

Officer: Walter Allen walter.allen@lansingmi.gov

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As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: August 01, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 07/18/2018
Compliance Due Date: 09/01/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location: 3264 N WAVERLY RD 3264-3270
Parcel No: 33-01-01-06-103-021

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 3264 N. Waverly Rd.

A complete inspection of this multi-unit building was done and the following violations were found:

NOTE: Some listed corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.

AREA: Exterior

Sec 304.10 Loose - unsecured concrete step at front porch of unit #3264, 3266, 3268, 3270 and at rear of unit #3268 and 3270.

Sec 604.3 Outlets are missing at rear of unit #3270, 3268 and 3264.

Sec 304.10 Deteriorated concrete step at rear of unit #3266.

UNIT: 3264

AREA: Basement

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: *Dryer outlet has been installed without a permit. Bring all electrical up to code.*

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

AREA: First Floor

Sec 304.15 Rear storm door will not close and latch.

Sec 305.3 Water damaged drywall at ceiling on stairs.

UNIT: 3266

AREA: Basement

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet has been installed without a permit. Bring all electrical up to code.

Sec 504.1 Plumbing permit required for new waste piping at stand pipe.

SEC 603.1 Clothes dryer lacks approved metallic vent material / flexible vent material exceeds eight feet (No flexible plastic or flexible thin wall aluminum). Approved flexible metallic vent can only be used in the shortest length necessary and not to exceed eight feet long.

AREA: Second Floor

SEC 305.3 Plaster / Gypsum board is damaged at hallway and bedroom wall.

INSPECTOR COMMENTS: Hole in wall.

Sec 403.2 Bathroom vent fan is clogged.

UNIT: 3268

AREA: Basement

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

SEC 603.1 Clothes dryer lacks approved metallic vent material / flexible vent material exceeds eight feet (No flexible plastic or flexible thin wall

aluminum). Approved flexible metallic vent can only be used in the shortest length necessary and not to exceed eight feet long.

AREA: First Floor

Sec 304.15 Door jamb is damaged at rear entrance door.

AREA: Second Floor

Sec 604.3 Outlet is loose at bathroom.

Sec 505.2 Water supply lacks contamination protection by an approved atmospheric-type vacuum breaker or an approved hose connection vacuum breaker at bathtub faucet where hose may be attached and left in place.

INSPECTOR COMMENTS: Shower sprayer hose is too long at bathtub.

Sec 305.6 Door jamb is damaged at bathroom.

SEC 305.3 Plaster / Gypsum board is damaged at bathroom wall.

UNIT: 3270

AREA: Basement

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Outlet installed at kitchen without permit.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

AREA: Second Floor

Sec 704.1 Smoke detector is inoperable outside of bedrooms.

SEC 305.3 Peeling, chipping, flaking, or abraded paint on interior surfaces of a structure must be properly removed or covered.

INSPECTOR COMMENTS: Peeling paint at bathroom ceiling.

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with **Fines: \$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 3264 N WAVERLY RD 3264-3270

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

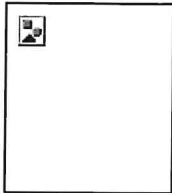
If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of **8-9** - AM or **12-1** - PM.

Officer: Walter Allen walter.allen@lansingmi.gov

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As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: August 28, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 08/10/2018
Compliance Due Date: 09/28/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location:	3200 TURNER ST
Parcel No:	33-01-01-04-176-041

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 3200

A complete inspection of this multi-unit building was done and the following violations were found:

NOTE: Some listed corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.

Sec 605.1 Three way light switches have been removed from the bottom of basement stairs, at multiple units, throughout complex.

INSPECTOR COMMENTS: *Re install all three way switches at the bottom of basement stairs. Check all basement stairs for compliance and bring all light switches up to code with the benefit of an electrical permit.*

AREA: Exterior

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

INSPECTOR COMMENTS: *Damaged - missing screens at windows and storm doors.*

Sec 604.3 Outlet is missing at rear of unit #A, B, C, and D.

Sec 304.10 Loose - unsecured concrete step at rear of unit #A, B and C.

UNIT: A

AREA: Basement

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet installed without permit. Bring dryer outlet up to code.

Sec 603.1 Furnace lacks a clean filter.

Sec 605.1 Service ground connection is missing jumper bond at water meter.

AREA: First Floor

Sec 604.3 GFCI protection is lacking at outlet at kitchen counter, by the stove. GFCI protection required within 6' of a water source.

Sec 304.15 Rear storm door will not close and latch with door hardware.

AREA: Second Floor

Sec 504.1 Toilet is loose at connection to floor.

Sec 604.3 GFCI protected outlet will not trip the test button and is not operating properly in the bathroom.

Sec 704.1 Smoke detector is missing inside bedroom.

Sec 304.15 Door is deteriorated - inoperable at bedroom.

INSPECTOR COMMENTS: Bedroom door is sticking to the floor.

UNIT: B

AREA: Basement

Sec 605.1 Three way light switches have been removed from the bottom of basement stairs, at multiple units, throughout complex.

INSPECTOR COMMENTS: Re install all three way switches at the bottom of basement stairs. Check all basement stairs for compliance and bring all light switches up to code with the benefit of an electrical permit.

Sec 308.1 Accumulation of trash - soiled clothing in basement.

Sec 603.1 Furnace lacks a clean filter.

Sec 504.1 Plumbing permit required for new waste piping at stand pipe and washer waste line.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet installed without permit. Bring dryer outlet up to code.

AREA: First Floor

Sec 305 Kitchen cabinet has deteriorated, damaged and/or missing drawers or doors.

Sec 504.1 Plumbing permit required for new waste piping at kitchen sink.

Sec 304.15 Front storm door has a damaged or missing self-closing device.

Section 304.15 Gaps around - at bottom of rear entrance door.

AREA: Second Floor

Sec 304.10 Steps are deteriorated - unstable.

INSPECTOR COMMENTS: Loose tread at stairs.

UNIT: C

AREA: Basement

Sec 605.1 Three way light switches have been removed from the bottom of basement stairs, at multiple units, throughout complex.

INSPECTOR COMMENTS: Re install all three way switches at the bottom of basement stairs. Check all basement stairs for compliance and bring all light switches up to code with the benefit of an electrical permit.

Sec 308.1 Accumulation of trash - soiled clothing in basement.

Sec 604.3 Wires are loose - hanging.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet installed without permit. Bring dryer outlet up to code.

SEC 603.1 Clothes dryer is not vented to exterior of structure (No flexible plastic or flexible thin wall aluminum). Approved flexible metallic vent can only be used in the shortest length necessary and not to exceed eight feet long.

AREA: First Floor

Sec 304.15 Front and rear storm doors has a damaged or missing self-closing device.

Sec 305 Kitchen cabinet has deteriorated, damaged and/or missing drawers or doors.

SEC 305.3 Peeling, chipping, flaking, or abraded paint on interior surfaces of a structure must be properly removed or covered.

INSPECTOR COMMENTS: Peeling paint at living room wall.

AREA: Second Floor

Sec 704.1 Smoke detector is loose at ceiling inside bedroom.

UNIT: D

AREA: Basement

Sec 307.1 Lack of guardrail at the open side of basement stairs.

Sec 506.1 Waste pipe is leaking at laundry tub waste line.

Sec 308.1 Accumulation of trash - soiled clothing in basement.

SEC 305.3 Plaster / Gypsum board wall is damaged at stairs.

AREA: First Floor

Sec 604.3 GFCI protection is lacking at outlet at kitchen counter, by the stove. GFCI protection required within 6' of a water source.

Section 304.15 Gaps around - at bottom of rear entrance door.

Sec 304.15 Front and rear storm doors has a damaged or missing self-closing device.

SEC 305.3 Plaster / Gypsum board wall is damaged at stairs.

INSPECTOR COMMENTS: *Hole in wall.*

AREA: Second Floor

Sec 304.10 Steps are deteriorated - unstable.

INSPECTOR COMMENTS: *Loose tread at stairs.*

SEC 305.3 Plaster / Gypsum board wall is damaged at bedroom.

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with **Fines: \$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 3200 TURNER ST

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of **8-9** - AM or **12-1** - PM.

Officer: Walter Allen walter.allen@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: August 27, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 08/10/2018
Compliance Due Date: 09/27/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location:	3202 TURNER ST
Parcel No:	33-01-01-04-176-041

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 3202

A complete inspection of this multi-unit building was done and the following violations were found:

NOTE: Some listed corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.

sec 605.1 Three way light switches have been removed from the bottom of basement stairs, at multiple units, throughout complex.

INSPECTOR COMMENTS: *Re install all three way switches at the bottom of basement stairs. Check all basement stairs for compliance and bring all light switches up to code with the benefit of an electrical permit.*

AREA: Exterior

Sec 504.1 Sump-pump discharge pipe extension is missing at rear of unit#B, C, and D.

Sec 304.10 Loose - unsecured concrete step at rear of unit #A and C.

Sec 604.3 Outlet is missing at rear of unit #A, C and D.

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May

through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

INSPECTOR COMMENTS: Damaged - missing screens at windows and storm doors.

UNIT: A

AREA: Basement

Sec 307.1 Lack of guardrail at the open side of basement stairs.

SEC 305.3 Plaster / Gypsum board wall is damaged at stairs.

INSPECTOR COMMENTS: Hole in wall.

AREA: First Floor

SEC 305.3 Plaster / Gypsum board wall is damaged at kitchen and hallway.

INSPECTOR COMMENTS: Holes in walls.

Sec 604.3 GFCI protection is lacking at outlet at kitchen counter, by the stove. GFCI protection required within 6' of a water source.

AREA: Second Floor

Sec 304.10 Steps are deteriorated - unstable.

INSPECTOR COMMENTS: Loose tread at stairs.

SEC 305.1 Mold accumulation at walls and ceiling in bathroom. All affected areas are to be cleaned and sanitized with bleach.

SEC 305.3 Peeling, chipping, flaking, or abraded paint on interior surfaces of a structure must be properly removed or covered.

INSPECTOR COMMENTS: Peeling paint at hallway.

UNIT: B

AREA: Basement

Sec 308.1 Accumulation of trash - soiled clothing in basement.

Sec 604.3 GFCI protected outlet will not trip the test button and is not operating properly in the basement.

AREA: First Floor

Sec 304.15 Door jamb is damaged at front entrance door.

AREA: Second Floor

Sec 704.1 Smoke detector is inoperable inside bedroom.

INSPECTOR COMMENTS: Missing battery at smoke detector.

UNIT: C

AREA: Basement

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: *Dryer outlet installed without permit. Bring dryer outlet up to code.*

AREA: First Floor

Section 304.15 Gaps around - at bottom of entrance door.

SEC 305.3 Plaster / Gypsum board wall is damaged at stairs.

INSPECTOR COMMENTS: *Hole in wall.*

AREA: Second Floor

Sec 304.10 Steps are deteriorated - unstable.

INSPECTOR COMMENTS: *Loose tread at stairs.*

UNIT: D

AREA: Basement

Sec 605.1 Three way light switches have been removed from the bottom of basement stairs, at multiple units, throughout complex.

INSPECTOR COMMENTS: *Re install all three way switches at the bottom of basement stairs. Check all basement stairs for compliance and bring all light switches up to code with the benefit of an electrical permit.*

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with **Fines: \$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 3202 TURNER ST

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of **8-9 - AM** or **12-1 - PM**.

Officer: Walter Allen walter.allen@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: August 27, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 08/10/2018
Compliance Due Date: 09/27/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location:	3204 TURNER ST
Parcel No:	33-01-01-04-176-041

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 3204

A complete inspection of this multi-unit building was done and the following violations were found:

NOTE: Some listed corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.

Sec 605.1 Three way light switches have been removed from the bottom of basement stairs, at multiple units, throughout complex.

INSPECTOR COMMENTS: *Re install all three way switches at the bottom of basement stairs. Check all basement stairs for compliance and bring all light switches up to code with the benefit of an electrical permit.*

AREA: Exterior

Sec 308.1 Accumulation of trash - debris - feces - car parts at rear yard.

Sec 604.3 Outlet is missing at rear of unit #A, B, C, D and F.

Sec 304.10 Loose - unsecured concrete step at rear of unit #A, B, C, D, E and F.

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May

through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

INSPECTOR COMMENTS: *Deteriorated - missing screens at windows and storm doors.*

UNIT: A

AREA: Basement

Sec 307.1 Lack of guardrail at the open side of basement stairs.

AREA: First Floor

SEC 305.3 Plaster / Gypsum board at wall is damaged at stairs.

INSPECTOR COMMENTS: *Hole in wall.*

UNIT: B

AREA: Basement

Sec 604.3 Cover plate missing at outlet.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: *Dryer outlet installed without permit. Bring dryer outlet up to code.*

Sec 504.1 Plumbing permit required for new waste piping at stand pipe.

Sec 607.1 Duct work is loose - deteriorated at furnace.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

AREA: Second Floor

Sec 605.1 Globe is missing at light fixture in bedroom.

Sec 704.1 Smoke detector is inoperable at hallway.

INSPECTOR COMMENTS: *Smoke detector is missing back up battery.*

UNIT: C

AREA: Basement

Sec 504.1 Faucet is leaking at laundry tub.

Sec 504.1 Plumbing permit required for new washer waste piping.

Sec 504.1 Temperature control dial is missing at water heater.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: *Dryer outlet installed without permit. Bring dryer outlet up to code.*

AREA: *First Floor*

Sec 504.1 Plumbing permit required for new waste piping at kitchen sink.

AREA: *Second Floor*

Sec 604.3 Cover plate missing at outlet in bedroom.

SEC 305.3 Plaster / Gypsum board at wall is damaged at bedroom.

INSPECTOR COMMENTS: *Hole in wall.*

Sec 603.1 Return or supply air register is missing at bedroom.

SEC 305.3 Peeling, chipping, flaking, or abraded paint on interior surfaces of a structure must be properly removed or covered.

INSPECTOR COMMENTS: *Peeling paint at wall in bedroom.*

Sec 403.2 Bathroom vent fan is defective and or inoperable.

Sec 505.2 Water supply lacks contamination protection by an approved atmospheric-type vacuum breaker or an approved hose connection vacuum breaker at bathtub faucet where hose may be attached and left in place.

INSPECTOR COMMENTS: *Shower sprayer hose is too long at bathtub.*

Sec 304.10 Steps are loose - unstable - tipped and are not level.

INSPECTOR COMMENTS: *Loose tread at stairs.*

UNIT: *D*

AREA: *Basement*

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: *Dryer outlet installed without permit. Bring dryer outlet up to code.*

AREA: *First Floor*

Sec 704.1 Smoke detector is inoperable.

Section 304.15 Gaps around - at bottom of front entrance door.

Sec 605.2 GFCI protection is lacking at outlet at kitchen counter, by the stove. GFCI protection required within 6' of a water source.

AREA: *Second Floor*

Sec 304.10 Steps are deteriorated - unstable.

INSPECTOR COMMENTS: *Loose tread at stairs.*

UNIT: E

AREA: Basement

Sec 307.1 Handrail is loose at stairs.

AREA: First Floor

SEC 305.3 Plaster / Gypsum board wall is damaged at kitchen.

INSPECTOR COMMENTS: *Hole in wall.*

AREA: Second Floor

SEC 305.3 Uncleanliness - Decay of surfaces within a dwelling that is likely to cause sickness or disease and render air, food or drink unwholesome or detrimental to the health of humans. All floors, walls, ceilings windows, doors, cabinets, countertops, plumbing fixtures and appliances must be cleaned and maintained in a sanitary condition.

SEC 305.3 Plaster / Gypsum board wall is damaged at bedroom.

INSPECTOR COMMENTS: *Hole in wall.*

Sec 304.10 Steps are deteriorated - unstable.

INSPECTOR COMMENTS: *Loose tread at stairs.*

UNIT: F

AREA: Basement

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: *Dryer outlet installed without permit. Bring dryer outlet up to code.*

AREA: First Floor

Sec 604.3. GFCI protection is lacking at outlet at kitchen counter, by the stove. GFCI protection required within 6' of a water source.

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with **Fines: \$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 3204 TURNER ST

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

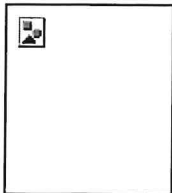
If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of **8-9** - AM or **12-1** - PM.

Officer: Walter Allen walter.allen@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: August 27, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 08/09/2018
Compliance Due Date: 09/27/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location:	3206 TURNER ST
Parcel No:	33-01-01-04-176-041

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 3206

A complete inspection of this multi-unit building was done and the following violations were found:

NOTE: Some listed corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.

Sec 605.1 Three way light switches have been removed from the bottom of basement stairs, at multiple units, throughout complex.

INSPECTOR COMMENTS: *Re install all three way switches at the bottom of basement stairs. Check all basement stairs for compliance and bring all light switches up to code with the benefit of an electrical permit.*

AREA: Exterior

Sec 304.10 Loose - unsecured concrete step at rear porch of unit # D, E, H, I, J and loose step at front porch of unit#C.

Sec 604.3 Outlet is missing at rear of unit #A, B, C, D, F, G, H, I and J.

Sec 604.3 Light fixtures are damaged at front of unit #D and F.

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May

through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

INSPECTOR COMMENTS: Damaged - missing screens at windows and storm doors.

UNIT: A

AREA: Basement

Sec 307.1 Lack of guardrail at the open side of basement stairs.

Sec 504.1 Sewage on floor. All affected areas are to be cleaned and sanitized with bleach.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet installed without permit. Bring dryer outlet up to code.

Sec 504.1 Plumbing permit required for new waste piping at stand pipe.

AREA: First Floor

Sec 604.3 GFCI protection is lacking at outlet at kitchen counter, by the stove. GFCI protection required within 6' of a water source.

UNIT: B

AREA: Basement

SEC 305.3 Plaster / Gypsum board wall is damaged at stairs.

INSPECTOR COMMENTS: Hole in wall.

SEC 603.1 Clothes dryer is not vented to exterior of structure. (No flexible plastic or flexible thin wall aluminum). Approved flexible metallic vent can only be used in the shortest length necessary and not to exceed eight feet long.

AREA: First Floor

Sec 603.4 Thermostat is damaged.

AREA: Second Floor

SEC 305.3 Plaster / Gypsum board wall is damaged at bedroom.

INSPECTOR COMMENTS: Hole in wall.

UNIT: C

AREA: Basement

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet installed without permit. Bring dryer outlet up to code.

UNIT: D

AREA: Basement

Sec 307.1 Lack of guardrail at the open side of basement stairs.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet installed without permit. Bring dryer outlet up to code.

SEC 603.1 Clothes dryer is not vented to exterior of structure. (No flexible plastic or flexible thin wall aluminum). Approved flexible metallic vent can only be used in the shortest length necessary and not to exceed eight feet long.

AREA: First Floor

Sec 702.1 Lack of a safe, continuous and unobstructed path of travel from any point in a structure to the public way.

SEC 305.3 Plaster / Gypsum board wall is damaged at living room and stairs.

INSPECTOR COMMENTS: Holes in walls.

AREA: Second Floor

SEC 305.3 Plaster / Gypsum board wall is damaged at bedroom.

INSPECTOR COMMENTS: Hole in wall.

UNIT: E

AREA: Basement

Sec 307.1 Lack of guardrail at the open side of basement stairs.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet installed without permit. Bring dryer outlet up to code.

Sec 108.1.2 Extension cords used excessively - fastened to structure.

Sec 308.1 Large accumulation of combustibles are stored in basement.

AREA: First Floor

Sec 605.2 GFCI protection is lacking at outlet at kitchen counter, by the stove. GFCI protection required within 6' of a water source.

AREA: Second Floor

Sec 605.1 Globe is missing at light fixture in bedroom.

Sec 304.15 Door trim is missing at bedroom.

SEC 305.3 Caulking is loose at bathroom shower area walls.

UNIT: F

AREA: Basement

Sec 307.1 Handrail is missing.

SEC 305.3 Plaster / Gypsum board wall is damaged at basement stairs.

INSPECTOR COMMENTS: Hole in wall.

Sec 504.1 Plumbing permit required for new waste piping at stand pipe.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet installed without permit. Bring dryer outlet up to code.

SEC 603.1 Clothes dryer is not vented to exterior of structure (No flexible plastic or flexible thin wall aluminum). Approved flexible metallic vent can only be used in the shortest length necessary and not to exceed eight feet long.

AREA: First Floor

SEC 305.3 Plaster / Gypsum board wall is damaged at hallway and living room.

INSPECTOR COMMENTS: Holes in walls.

Sec 305.6 Doors are loose - missing at hallway and bedroom closet.

SEC 305.3 Uncleanliness - Decay of surfaces within a dwelling that is likely to cause sickness or disease and render air, food or drink unwholesome or detrimental to the health of humans. All floors, walls, ceilings windows, doors, cabinets, countertops, plumbing fixtures and appliances must be cleaned and maintained in a sanitary condition.

Sec 304.15 Door jamb is damaged at front entrance door.

AREA: Second Floor

Sec 604.3 Light fixture is inoperable at hallway.

Sec 605.1 Globe is missing at light fixture in hallway.

UNIT: G

AREA: Basement

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet installed without permit. Bring dryer outlet up to code.

Sec 307.1 Lack of guardrail at the open side of basement stairs.

Sec 504.1 Plumbing permit required for new waste piping at stand pipe.

AREA: First Floor

Sec 604.3 GFCI protection is lacking at outlet at kitchen counter, by the stove. GFCI protection required within 6' of a water source.

AREA: Second Floor

Sec 304.10 Steps are deteriorated - unstable.

INSPECTOR COMMENTS: Loose treads at stairs.

UNIT: H

AREA: Basement

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: *Dryer outlet installed without permit. Bring dryer outlet up to code.*

AREA: First Floor

Sec 605.2 GFCI protection is lacking at outlet at kitchen counter, by the stove. GFCI protection required within 6' of a water source.

UNIT: I

AREA: Basement

Sec 307.1 Lack of guardrail at the open side of basement stairs.

Sec 506.1 Waste pipe is deteriorated at stack.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: *Dryer outlet installed without permit. Bring dryer outlet up to code.*

AREA: First Floor

Sec 604.3 GFCI protection is lacking at outlet at kitchen counter, by the stove. GFCI protection required within 6' of a water source.

AREA: Second Floor

Sec 304.10 Steps are deteriorated - unstable.

INSPECTOR COMMENTS: *Deteriorated - loose tread at stairs.*

UNIT: J

AREA: Basement

Sec 307.1 Lack of guardrail at the open side of basement stairs.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: *Dryer outlet installed without permit. Bring dryer outlet up to code.*

Sec 504.1 Plumbing permit required for new washer waste piping.

AREA: First Floor

Sec 605.2 GFCI protection is lacking at outlet at kitchen counter, by the stove. GFCI protection required within 6' of a water source.

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with Fines: **\$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 3206 TURNER ST

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of **8-9 - AM** or **12-1 - PM**.

Officer: Walter Allen walter.allen@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: August 25, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 08/09/2018
Compliance Due Date: 09/27/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location:	3208 TURNER ST
Parcel No:	33-01-01-04-176-041

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 3208

A complete inspection of this multi-unit building was done and the following violations were found:

NOTE: Some listed corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.

Sec 605.1 Three way light switches have been removed from the bottom of basement stairs, at multiple units, throughout complex.

INSPECTOR COMMENTS: Re install all three way switches at the bottom of basement stairs. Check all basement stairs for compliance and bring all light switches up to code with the benefit of an electrical permit.

AREA: Exterior

Sec 604.3 Outlet is missing at rear of unit #A, B, C, and E.

Sec 304.10 Loose - unsecured concrete step at rear of unit # A, C, D, E, F and G.

Sec 603.1 Clothes dryer vent exterior weather hood is damaged at unit #E.

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May

through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

INSPECTOR COMMENTS: Damaged - missing screens at windows and storm doors.

UNIT: A

AREA: Basement

Sec 504.1 Plumbing permit required for new waste piping at stand pipe and washer waste line.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet installed without permit. Bring dryer outlet up to code.

AREA: First Floor

Sec 604.3 GFCI protection is lacking at outlet at kitchen counter, by the stove. GFCI protection required within 6' of a water source.

Sec 304.15 Damaged rear storm door.

Sec 304.15 Front storm door has a damaged or missing self-closing device.

UNIT: B

AREA: Basement

Sec 307.1 Lack of guardrail at the open side of basement stairs.

Sec 307.1 Handrail is loose at basement stair.

Sec 603.1 Furnace lacks a clean filter.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet installed without permit. Bring dryer outlet up to code.

Sec 506.1 Waste pipe is deteriorated at stack.

AREA: First Floor

Sec 605.2 GFCI protection is lacking at outlet at kitchen counter, by the stove. GFCI protection required within 6' of a water source.

UNIT: C

AREA: Basement

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet installed without permit. Bring dryer outlet up to code.

Sec 307.1 Lack of guardrail at the open side of basement stairs.

AREA: First Floor

Sec 305 Kitchen cabinet has deteriorated, damaged and/or missing drawers or doors.

UNIT: D

AREA: Basement

Sec 704.1 Smoke detector is inoperable at basement.

INSPECTOR COMMENTS: Hardwired smoke detector in not interconnected.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet installed without permit. Bring dryer outlet up to code.

Sec 504.1 Plumbing permit required for new waste piping at stack.

AREA: First Floor

Sec 504.1 Plumbing permit required for new waste piping at kitchen sink.

Sec 605.2 GFCI protection is lacking at outlet at kitchen counter, by the stove. GFCI protection required within 6' of a water source.

Sec 704.1 Smoke detector is inoperable at living room.

AREA: Second Floor

Sec 704.1 Smoke detector is inoperable outside bedrooms.

INSPECTOR COMMENTS: Hardwired smoke detector lacks interconnection outside of bedrooms.

Sec 605.1 3-pole switches inoperable at stairway.

UNIT: E

AREA: First Floor

SEC 305.3 Peeling, chipping, flaking, or abraded paint on interior surfaces of a structure must be properly removed or covered.

INSPECTOR COMMENTS: Peeling paint at front entrance door.

SEC 305.3 Plaster / Gypsum board wall is damaged at hallway and stairs.

INSPECTOR COMMENTS: Holes in walls.

Sec 305.6 Door is loose at shower.

Sec 604.3 Light fixture is inoperable bathroom.

Sec 304.15 Damaged rear storm door.

Sec 506.1 Waste pipe is leaking at kitchen sink.

Sec 305 Kitchen cabinet has deteriorated, damaged and/or missing drawers or doors.

SEC 305.3 Nonabsorbent floor covering is loose at kitchen.

AREA: Second Floor

SEC 305.3 Plaster / Gypsum board wall is damaged at bedroom.

INSPECTOR COMMENTS: Hole in wall.

Sec 504.1 Toilet seat is loose - deteriorated.

UNIT: F

AREA: Basement

Sec 307.1 Lack of guardrail at the open side of basement stairs.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet installed without permit. Bring dryer outlet up to code.

AREA: First Floor

Sec 702.1 Lack of a safe, continuous and unobstructed path of travel from any point in a structure to the public way.

SEC 305.3 Peeling, chipping, flaking, or abraded paint on interior surfaces of a structure must be properly removed or covered.

INSPECTOR COMMENTS: Peeling paint at kitchen - living room area.

UNIT: G

AREA: Basement

Sec 307.1 Lack of guardrail at the open side of basement stairs.

Sec 304.10 Steps are deteriorated - unstable.

INSPECTOR COMMENTS: Loose tread at basement stairs.

Sec 603.1 Furnace lacks a clean filter.

Sec 504.1 Plumbing permit required for new waste piping at stack.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet installed without permit. Bring dryer outlet up to code.

AREA: First Floor

Sec 604.3 GFCI protection is lacking at outlet at kitchen counter, by the stove. GFCI protection required within 6' of a water source.

Sec 304.15 Deteriorated - damaged hardware at rear storm door.

INSPECTOR COMMENTS: Inoperable lock.

AREA: Second Floor

Sec 605.1 Globe is missing at light fixture in bedroom.

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with **Fines: \$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 3208 TURNER ST

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of **8-9 - AM** or **12-1 - PM**.

Officer: Walter Allen walter.allen@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: August 25, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 08/09/2018
Compliance Due Date: 09/28/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location:	3210 TURNER ST
Parcel No:	33-01-01-04-176-041

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 3210

A complete inspection of this multi-unit building was done and the following violations were found:

NOTE: Some listed corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.

Sec 605.1 Three way light switches have been removed from the bottom of basement stairs, at multiple units, throughout complex.

INSPECTOR COMMENTS: Re install all three way switches at the bottom of basement stairs. Check all basement stairs for compliance and bring all light switches up to code with the benefit of an electrical permit.

AREA: Exterior

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

INSPECTOR COMMENTS: Damaged screens at windows and storm doors.

Sec 604.3 Outlet is missing at rear of unit #A, C and D.

Sec 304.10 Steps are deteriorated - damaged - unstable - tipped and are not level.

INSPECTOR COMMENTS: Loose - unsecured concrete step at rear of unit #A, B, C and D.

UNIT: A

AREA: Basement

Sec 504.1 Plumbing permit required for new stand pipe.

AREA: First Floor

Sec 604.3. GFCI protection is lacking at outlet at kitchen counter, by the stove. GFCI protection required within 6' of a water source.

Sec 702.1 Lack of a safe, continuous and unobstructed path of travel from any point in a structure to the public way.

UNIT: B

AREA: Basement

Sec 307.1 Lack of guardrail at the open side of basement stairs.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet installed without permit. Bring dryer outlet up to code.

Sec 603.4 Gas supply pipe for clothes dryer is loose at connection to wall.

Sec 308.1 Accumulation of trash - debris - soiled clothing in basement .

AREA: First Floor

SEC 305.3 Peeling, chipping, flaking, or abraded paint on interior surfaces of a structure must be properly removed or covered.

INSPECTOR COMMENTS: Peeling paint at front entrance area.

AREA: Second Floor

SEC 305.3 Peeling, chipping, flaking, or abraded paint on interior surfaces of a structure must be properly removed or covered.

INSPECTOR COMMENTS: Peeling paint at trim on bedroom door.

UNIT: C

AREA: Basement

Sec 307.1 Lack of guardrail at the open side of basement stairs.

Sec 603.1 Furnace lacks a clean filter.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: *Dryer outlet installed without permit. Bring dryer outlet up to code.*

AREA: *First Floor*

Sec 604.3 GFCI protection is lacking at outlet at kitchen counter, by the stove. GFCI protection required within 6' of a water source.

Sec 702.1 Lack of a safe, continuous and unobstructed path of travel from any point in a structure to the public way.

SEC 305.3 Plaster / Gypsum board wall is damaged at hallway.

INSPECTOR COMMENTS: *Hole in wall.*

UNIT: *D*

AREA: *Basement*

Sec 307.1 Lack of guardrail at the open side of basement stairs.

Sec 308.1 Accumulation of trash - debris - soiled clothing in basement.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: *Dryer outlet installed without permit. Bring dryer outlet up to code.*

AREA: *First Floor*

Sec 603.1 Return air register is clogged at living room.

Sec 604.3 GFCI protection is lacking at outlet at kitchen counter, by the stove. GFCI protection required within 6' of a water source.

Sec 304.15 Door jamb is damaged at front entrance door.

AREA: *Second Floor*

Sec 305.3 Water damaged drywall at bathroom ceiling.

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with **Fines: \$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 3210 TURNER ST

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

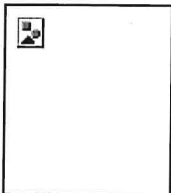
If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of **8-9 - AM** or **12-1 - PM**.

Officer: Walter Allen walter.allen@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: August 24, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 08/08/2018
Compliance Due Date: 09/24/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location:	3212 TURNER ST
Parcel No:	33-01-01-04-176-041

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 3212

A complete inspection of this multi-unit building was done and the following violations were found:

NOTE: Some listed corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.

Sec 605.1 Three way light switches have been removed from the bottom of basement stairs, at multiple units, throughout complex.

INSPECTOR COMMENTS: Re install all three way switches at the bottom of basement stairs. Check all basement stairs for compliance and bring all light switches up to code with the benefit of an electrical permit.

AREA: Exterior

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

INSPECTOR COMMENTS: Damaged - missing screens at windows and storm doors.

Sec 304.10 Loose concrete seal plate, under the bay window, at rear.

Sec 304.10 Loose concrete step at rear of unit #A, B, C and E.

Sec 604.3 Outlet is missing at rear of unit#A, B, D and E..

Sec 304.7 Missing downspout and extension to gutter at unit#E.

Sec 604.3 Light fixture is loose - missing - damaged - inoperabe E-18.

UNIT: A

AREA: Basement

Sec 307.1 Lack of guardrail at the open side of basement stairs.

Sec 603.1 Furnace lacks a clean filter.

Sec 308.1 Accumulation of trash - soiled clothing throughout the dwelling - in basement.

Sec 704.1 Smoke detector is inoperable at basement.

AREA: First Floor

Sec 704.1 Smoke detector is inoperable at basement.

SEC 305.3 Plaster / Gypsum board walls are damaged at hallway and stairs.

INSPECTOR COMMENTS: *Hole in walls.*

Section 304.15 Gaps around - at bottom of rear entrance door.

AREA: Second Floor

Sec 704.1 Smoke detector is inoperable inside - outside bedrooms.

Sec 304.15 Door is loose at bathroom.

INSPECTOR COMMENTS: *Loose hinges at bathroom door.*

SEC 305.3 Plaster / Gypsum board wall is damaged at bedrooms.

INSPECTOR COMMENTS: *Hole in walls.*

UNIT: B

AREA: Basement

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: *Dryer outlet installed without permit. Bring dryer outlet up to code.*

Sec 504.1 Plumbing permit required for new waste piping at stand pipe.

Sec 308.1 Accumulation of trash - soiled clothing in basement .

Sec 307.1 Lack of guardrail at the open side of basement stairs.

AREA: Second Floor

Sec 504.1 Faucet is leaking bathroom sink.

SEC 305.3 Plaster / Gypsum board wall is damaged at bedroom.

INSPECTOR COMMENTS: *Hole in wall.*

UNIT: C

AREA: Basement

Section 304.5 Waterproofing of foundation is deteriorated - ineffective.

INSPECTOR COMMENTS: *Leak at basement wall.*

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: *Dryer outlet installed without permit. Bring dryer outlet up to code.*

AREA: First Floor

Sec 604.3 Outlet is loose at bedroom.

Sec 504.1 Cock hole cover is missing at kitchen sink.

SEC 305.3 Peeling, chipping, flaking, or abraded paint on interior surfaces of a structure must be properly removed or covered.

INSPECTOR COMMENTS: *Peeling paint at front entrance door.*

UNIT: D

AREA: Basement

Sec 604.3 Light fixture is inoperable at basement.

Sec 308.1 Accumulation of soiled clothing in basement .

Sec 307.1 Lack of guardrail at the open side of basement stairs.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: *Dryer outlet installed without permit. Bring dryer outlet up to code.*

Sec 504.1 Plumbing permit required for waste piping at stand pipe.

AREA: Second Floor

SEC 305.3 Plaster / Gypsum board wall is damaged at bedroom.

INSPECTOR COMMENTS: *Hole in wall.*

Sec 604.3 Light fixture is inoperable at bedroom.

Sec 504.1 Faucet is leaking at bathtub.

UNIT: E

AREA: Basement

Sec 307.1 Lack of guardrail at the open side of basement stairs.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: *Dryer outlet installed without permit. Bring dryer outlet up to code.*

Sec 504.1 Faucet is leaking at laundry tub.

Sec 506.1 Waste pipe is leaking at laundry tub.

AREA: First Floor

SEC 305.3 Plaster / Gypsum board wall is damaged at hallway.

INSPECTOR COMMENTS: *Hole in wall.*

Sec 305 Kitchen cabinet has deteriorated, damaged and/or missing drawers or doors.

Sec 304.15 Front storm door has a damaged or missing self-closing device.

AREA: Second Floor

Sec 504.1 Faucet is leaking bathroom sink.

SEC 305.3 Plaster / Gypsum board wall is damaged at bathroom and stairs.

INSPECTOR COMMENTS: *Hole in wall.*

Sec 605.1 Globe is missing at bedroom light fixture.

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with Fines: **\$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature:_____

Printed Name:_____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 3212 TURNER ST

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of **8-9** - AM or **12-1** - PM.

Officer: Walter Allen walter.allen@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: August 18, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 08/08/2018
Compliance Due Date: 09/18/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location:	3214 TURNER ST
Parcel No:	33-01-01-04-176-041

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 3214

A complete inspection of this multi-unit building was done and the following violations were found:

NOTE: Some listed corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.

Sec 605.1 Three way light switches have been remove from the bottom of basement stairs, at multiple units, throughout complex.

INSPECTOR COMMENTS: Re install all three way switches at the bottom of basement stairs. Check all basement stairs for compliance and bring all light switches up to code with the benefit of a electrical permit.

AREA: Exterior

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

INSPECTOR COMMENTS: Damaged - missing screens at windows and storm doors.

Sec 604.3 Outlet is missing at rear of unit #A, B, C, D, and E.

Sec 304.7 Eave troughs are clogged.

UNIT: A

Sec 604.3 GFCI protected outlet will not trip the test button and is not operating properly in the bathroom.

Sec 308.1 Accumulation of combustibles stored too close to furnace and or water heater.

UNIT: B

Sec 504.1 Water heater is leaking at hose bib.

UNIT: C

Sec 304.15 Front storm door is missing self-closing device.

Sec 505.4 Temperature relief valve at water heater is leaking.

Sec 703.1 The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained.

INSPECTOR COMMENTS: *Hole at ceiling around the vent in the mechanical room.*

Sec 604.3 GFCI protected outlet will not trip the test button and is not operating properly in the bathroom.

Sec 605.1 Globe is missing at light fixture in hallway.

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with **Fines: \$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 3214 TURNER ST

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of **8-9** - AM or **12-1** - PM.

Officer: Walter Allen walter.allen@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: August 21, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 08/08/2018
Compliance Due Date: 09/21/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location:	3216 TURNER ST
Parcel No:	33-01-01-04-176-041

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 3216

A complete inspection of this multi-unit building was done and the following violations were found:

NOTE: Some listed corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.

Sec 605.1 Three way light switches have been removed from the bottom of basement stairs, at multiple units, throughout complex.

INSPECTOR COMMENTS: Re install all three way switches at the bottom of basement stairs. Check all basement stairs for compliance and bring all light switches up to code with the benefit of an electrical permit.

AREA: Exterior

Sec 304.10 Loose - unsecured concrete step at rear of unit #A, B, C and D.

Sec 604.3 Outlet is missing at rear of unit #A, B and D.

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall

likewise be supplied with screens. All screen doors and screens shall be in good repair.

INSPECTOR COMMENTS: Damaged - missing screens at windows and storm doors.

UNIT: A

AREA: Basement

Sec 307.1 Lack of guardrail at the open side of basement stairs.

Sec 603.1 Furnace lacks a clean filter.

SEC 603.1 Clothes dryer flexible vent material exceeds eight feet (No flexible plastic or flexible thin wall aluminum). Approved flexible metallic vent can only be used in the shortest length necessary and not to exceed eight feet long.

AREA: First Floor

Sec 305.6 Hardware damaged - loose at rear exterior door.

INSPECTOR COMMENTS: Inoperable dead bolt lock at rear exterior door.

UNIT: B

AREA: Basement

Sec 307.1 Lack of guardrail at the open side of basement stairs.

Sec 504.1 Plumbing permit required for new waste piping at stand pipe.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet installed without permit. Bring dryer outlet up to code.

SEC 603.1 Clothes dryer flexible vent material exceeds eight feet (No flexible plastic or flexible thin wall aluminum). Approved flexible metallic vent can only be used in the shortest length necessary and not to exceed eight feet long.

Sec 308.1 Accumulation of trash - soiled clothing in basement.

SEC 506.1 Floor drain cover missing.

AREA: First Floor

Sec 305 Kitchen cabinet is deteriorated - damaged.

Sec 604.3 GFCI protected outlet will not trip the test button and is not operating properly in the kitchen.

SEC 305.3 Plaster / Gypsum board wall is damaged in kitchen.

INSPECTOR COMMENTS: Hole in wall.

Sec 304.15 Front storm door has a damaged or missing self-closing device.

AREA: Second Floor

Sec 604.3 Outlet is loose at bedroom.

Sec 704.1 Smoke detector is missing inside bedroom.

Sec 403.2 Bathroom vent fan is defective and or inoperable.

UNIT: C

AREA: Basement

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: *Dryer outlet installed without permit. Bring dryer outlet up to code.*

Sec 307.1 Lack of guardrail at the open side of basement stairs.

Sec 603.1 Furnace lacks a clean filter.

AREA: First Floor

Sec 504.1 Faucet is leaking at kitchen sink.

Sec 605.2 GFCI protection is lacking at outlet by the stove. GFCI protection required within 6' of a water source.

Sec 304.15 Door jamb is damaged at rear entrance door.

Sec 304.15 Rear storm door has a damaged handle.

Sec 605.1 Closet light fixture is less than 12 inches from cumbustibles.

Sec 604.3 Light fixture is inoperable at stairs.

AREA: Second Floor

SEC 305.3 Plaster / Gypsum board wall is damaged at hallway and bedroom.

INSPECTOR COMMENTS: *Holes in walls.*

Sec 506.1 Waste pipe is clogged at bathroom sink.

SEC 305.3 Nonabsorbent floor covering - cove base is loose at bathroom.

UNIT: D

AREA: Basement

Sec 504.1 Plumbing permit required for new waste piping at washer waste and stack.

INSPECTOR COMMENTS: *Expired plumbing permit for stack.*

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: *Dryer outlet installed without permit. Bring dryer outlet up to code.*

Sec 604.3 Outlet is missing at wall.

AREA: First Floor

Section 304.15 Gaps around - at bottom of front and rear entrance doors.

Sec 605.2 GFCI protection is lacking at outlet at kitchen counter, by the stove. GFCI protection required within 6' of a water source.

SEC 506.1 Trap to the drain in the kitchen is an S-type trap and does not meet code.

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with **Fines: \$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 3216 TURNER ST

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

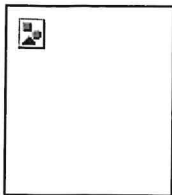
If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of 8-9 - AM or 12-1 - PM.

Officer: Walter Allen walter.allen@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: August 22, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 08/08/2018
Compliance Due Date: 09/22/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location:	3218 TURNER ST
Parcel No:	33-01-01-04-176-041

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 3218

A complete inspection of this multi-unit building was done and the following violations were found:

NOTE: Some listed corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.

Sec 605.1 Three way light switches have been removed from the bottom of basement stairs, at multiple units, throughout complex.

INSPECTOR COMMENTS: Re install all three way switches at the bottom of basement stairs. Check all basement stairs for compliance and bring all light switches up to code with the benefit of an electrical permit.

AREA: Exterior

Sec 604.3 Outlet is missing at rear of unit #A, C and D.

Sec 304.10 Loose - unsecured concrete step at rear of unit #A, B and C.

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall

likewise be supplied with screens. All screen doors and screens shall be in good repair.

INSPECTOR COMMENTS: Damaged - missing screens at windows and storm doors.

UNIT: A

AREA: Basement

Sec 404.4.5 Sleeping room in basement does not meet code. Immediately discontinue sleeping in this area as it lacks required room dimensions and/or exits. This area was not designed or intended to be used for such occupancies.

Sec 307.1 Lack of guardrail at the open side of basement stairs.

Sec 704.1 Smoke detector is missing at basement.

AREA: First Floor

Sec 605.2 GFCI protection lacking at outlet at wall by stove. GFCI protection required within 6' of a water source.

AREA: Second Floor

Sec 604.3 Light fixture is inoperable at stairs.

SEC 305.3 Plaster / Gypsum board wall is damaged at bathroom.

INSPECTOR COMMENTS: Hole in wall.

Sec 304.10 Steps are deteriorated - damaged - unstable.

INSPECTOR COMMENTS: Loose tread at stairs.

UNIT: B

AREA: Basement

Sec 307.1 Lack of guardrail at the open side of basement stairs.

AREA: First Floor

Sec 603.4 Thermostat is damaged.

Sec 304.15 Rear storm door has a damaged or missing self-closing device.

Section 304.15 Gaps around - at bottom of rear entrance door.

Sec 605.2 GFCI protection is lacking at outlet at kitchen, by the stove. GFCI protection required within 6' of a water source.

UNIT: C

AREA: Basement

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet installed without permit. Bring dryer outlet up to code.

Sec 307.1 Lack of guardrail at the open side of basement stairs.

Sec 504.1 Plumbing permit required for new waste piping at stand pipe.

Sec 603.1 Furnace lacks a clean filter.

AREA: First Floor

SEC 305.3 Plaster / Gypsum board wall is damaged at hallway.

Sec 702.1 Lack of a safe, continuous and unobstructed path of travel from any point in a structure to the public way.

Sec 605.2 GFCI protection is lacking at outlet in kitchen. GFCI protection required within 6' of a water source.

AREA: Second Floor

Sec 304.10 Steps are deteriorated - damaged - unstable at stairs.

INSPECTOR COMMENTS: Loose tread.

UNIT: D

AREA: Basement

Sec 307.1 Lack of guardrail at the open side of basement stairs.

Sec 603.1 Furnace lacks a clean filter.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet installed without permit. Bring dryer outlet up to code.

AREA: First Floor

Sec 304.15 Front storm door has a damaged or missing self-closing device.

Sec 605.2 GFCI protected outlet is lacking at kitchen, by the stove. GFCI protection required within 6' of a water source.

Section 304.15 Gaps around - at bottom of rear entrance door.

Sec 305.6 Hardware damaged or missing from rear storm door.

INSPECTOR COMMENTS: Damaged handle at rear storm door.

AREA: Second Floor

Sec 304.10 Steps are deteriorated - damaged - unstable at stairs.

INSPECTOR COMMENTS: Loose tread.

SEC 305.3 Plaster / Gypsum board wall is damaged at bedroom.

INSPECTOR COMMENTS: Hole in wall.

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with **Fines: \$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 3218 TURNER ST

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

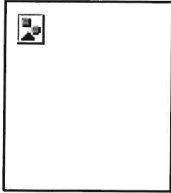
If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of **8-9 - AM** or **12-1 - PM**.

Officer: Walter Allen walter.allen@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: August 18, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 08/08/2018
Compliance Due Date: 09/18/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location:	3220 TURNER ST
Parcel No:	33-01-01-04-176-041

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 3220

Sec 605.1 Three way light switches have been remove from the bottom of basement stairs, at multiple units, throughout complex.

INSPECTOR COMMENTS: Re install all three way switches at the bottom of basement stairs. Check all basement stairs for compliance and bring all light switches up to code with the benefit of a electrical permit.

A complete inspection of this multi-unit building was done and the following violations were found:

NOTE: Some listed corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.

AREA: Exterior

Sec 304.10 Loose - unsecured concrete step at front porch of unit #D.

Sec 304.7 Eave troughs are clogged.

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall

likewise be supplied with screens. All screen doors and screens shall be in good repair.

INSPECTOR COMMENTS: *Damaged - missing screens at windows and storm doors.*

Sec 604.3 Outlet is missing at rear of unit #A, B and D.

UNIT: A

AREA: Basement

Sec 702.1 Lack of a safe, continuous and unobstructed path of travel from any point in a structure to the public way.

Sec 307.1 Lack of guardrail at the open side of basement stairs.

Sec 307.1 Handrail is loose.

AREA: First Floor

Sec 304.15 Front storm door is missing self-closing device.

Sec 604.3 GFCI protected outlet will not trip the test button and is not operating properly in the kitchen, at stove area.

AREA: Second Floor

Sec 305.3 Water damaged drywall at bathroom ceiling.

Sec 304.7 Roof covering is deteriorated - leaking at bathroom .

UNIT: B

AREA: Basement

Sec 603.1 Furnace lacks a clean filter.

AREA: First Floor

Sec 304.15 Front storm door is missing self-closing device.

Sec 605.1 Globe is missing at light fixture in hallway.

UNIT: C

AREA: First Floor

Sec 605.2 GFCI protection is lacking at outlet at kitchen counter. GFCI protection required within 6' of a water source.

UNIT: D

AREA: Basement

Sec 704.1 Smoke detector is inoperable at basement.

INSPECTOR COMMENTS: *Hardwired smoke detector lacks interconnection at basement.*

Sec 506.1 Waste pipe is deteriorated at stand pipe.

Sec 304.10 Steps are deteriorated - unstable.

INSPECTOR COMMENTS: *Deteriorated tread at basement stairs.*

AREA: First Floor

Sec 704.1 Smoke detector is inoperable.

INSPECTOR COMMENTS: *Hardwired smoke detector lacks interconnection.*

SEC 305.3 Plaster / Gypsum board wall is damaged at living room.

INSPECTOR COMMENTS: *Hole in wall.*

Sec 304.15 Rear storm door will not close and latch.

AREA: Second Floor

Sec 604.3 GFCI protected outlet will not trip the test button and is not operating properly in the bathroom.

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with Fines: **\$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 3220 TURNER ST

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

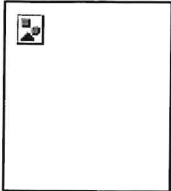
If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of **8-9 - AM** or **12-1 - PM**.

Officer: Walter Allen walter.allen@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: September 17, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 08/14/2018
Compliance Due Date: 10/17/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location: 3112 TURNER ST
Parcel No: 33-01-01-04-176-041

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 3112

A complete inspection of this multi-unit building was done and the following violations were found:

NOTE: Some listed corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.

Sec 605.1 Three way light switches have been removed from the bottom of basement stairs, at multiple units, throughout complex.

INSPECTOR COMMENTS: Re install all three way switches at the bottom of basement stairs. Check all basement stairs for compliance and bring all light switches up to code with the benefit of an electrical permit.

AREA: Exterior

Sec 304.10 Loose - unsecured concrete step at front porch of units #A, B and loose concrete step at rear of unit # A, B, C and D.

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall

likewise be supplied with screens. All screen doors and screens shall be in good repair.

INSPECTOR COMMENTS: Damaged - missing screens at windows and storm doors.

Sec 304.7 Missing downspout and extension to gutter.

Sec 604.3 Outlet is missing at rear of units #A, B, C and D.

UNIT: A

AREA: Basement

Sec 603.1 Furnace lacks a clean filter.

Sec 307.1 Lack of guardrail at the open side of basement stairs.

AREA: First Floor

Sec 305.6 Hardware damaged or missing from front entrance door.

INSPECTOR COMMENTS: Deteriorated door knob.

Sec 304.15 Front storm door will not latch.

Sec 304.15 Door jamb is damaged at front entrance door.

AREA: Second Floor

SEC 305.3 Plaster / Gypsum board walls are damaged at bathroom, hallway and bedrooms.

INSPECTOR COMMENTS: Holes in walls.

UNIT: B

AREA: Basement

Sec 603.1 Furnace lacks a clean filter.

Sec 506.1 Waste pipe is deteriorated at stand pipe to bathroom.

INSPECTOR COMMENTS: Deteriorated at floor joist.

Sec 305.2 Floor is deteriorated at bathroom.

INSPECTOR COMMENTS: Bring bathroom floor up to code.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet installed without permit. Bring dryer outlet up to code.

AREA: First Floor

Sec 305.3 Water damaged drywall on the walls and ceiling in bathroom.

Sec 504.1 Faucet is leaking at bathroom sink.

Sec 304.15 Door jamb is damaged at rear entrance door.

Sec 304.15 Rear storm door has a damaged or missing self-closing device.

SEC 305.3 Plaster / Gypsum board wall is damaged at hallway.

Sec 305 Kitchen cabinet has deteriorated, damaged and/or missing drawers or doors.

Sec 603.1 Return or supply air register is damaged at living room.

AREA: Second Floor

SEC 305.3 Plaster / Gypsum board wall is damaged at stairs and bedrooms.

INSPECTOR COMMENTS: Hole in walls.

Sec 704.1 Smoke detector is inoperable inside bedroom.

Sec 504.1 Loose - deteriorated surround at bathtub.

Sec 305.3 Water damaged drywall at bathroom wall.

Sec 603.1 Return or supply air register is damaged at hallway.

UNIT: C

AREA: Basement

Sec 506.1 Waste pipe is leaking - deteriorated at top of stand pipe.

Sec 504.1 Plumbing permit required for new waste piping at stand pipe.

AREA: First Floor

SEC 305.3 Plaster / Gypsum board wall is damaged at hallway, behind front entrance door.

Sec 604.3 Outlet is inoperable at living room .

INSPECTOR COMMENTS: Bottom prong is inoperable.

AREA: Second Floor

Sec 504.1 Bathtub has chipped and missing enamel.

INSPECTOR COMMENTS: Rust at bathtub.

UNIT: D

AREA: Basement

Sec 307.1 Lack of guardrail at the open side of basement stairs.

Sec 603.1 Furnace lacks a clean filter.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet installed without permit. Bring dryer outlet up to code.

Sec 504.1 Plumbing permit required for new waste piping at stand pipe.

SEC 305.3 Plaster / Gypsum board wall is damaged at stairs.

INSPECTOR COMMENTS: Hole in wall.

AREA: First Floor

SEC 305.3 Nonabsorbent floor covering is damaged - missing at hallway.

Sec 504.1 Sprinkler plug is missing at kitchen sink.

SEC 305.3 Plaster / Gypsum board wall is damaged at living room.

INSPECTOR COMMENTS: Hole in wall.

AREA: Second Floor

SEC 305.3 Plaster / Gypsum board wall is damaged at hallway.

INSPECTOR COMMENTS: Hole in wall.

Sec 304.10 Steps are deteriorated - unstable at stairs.

INSPECTOR COMMENTS: Loose tread at stairs.

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with Fines: **\$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 3112 TURNER ST

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

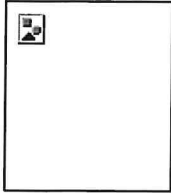
If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of **8-9 - AM** or **12-1 - PM**.

Officer: Walter Allen walter.allen@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: September 17, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 08/14/2018
Compliance Due Date: 10/17/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location:	3114 TURNER ST
Parcel No:	33-01-01-04-176-041

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 3114

A complete inspection of this multi-unit building was done and the following violations were found:

NOTE: Some listed corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.

Sec 605.1 Three way light switches have been removed from the bottom of basement stairs, at multiple units, throughout complex.

INSPECTOR COMMENTS: Re install all three way switches at the bottom of basement stairs. Check all basement stairs for compliance and bring all light switches up to code with the benefit of an electrical permit.

AREA: Exterior

Sec 302.7 Damaged privacy fence at rear.

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

INSPECTOR COMMENTS: *Damaged screens at windows and storm doors.*

Sec 304.10 Loose - unsecured concrete step at rear of units #A, B and C.

Sec 604.3 Outlet is missing at rear of units #A, B and D..

UNIT: A

AREA: Basement

Sec 603.1 Furnace lacks a clean filter.

Sec 307.1 Lack of guardrail at the open side of basement stairs.

Sec 504.1 Plumbing permit required for new waste piping at stack, washer waste and laundry tub.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: *Dryer outlet installed without permit. Bring dryer outlet up to code.*

AREA: First Floor

Sec 304.15 Door jambs are damaged at front and rear entrance doors.

Sec 504.1 Garbage disposer is inoperable.

AREA: Second Floor

SEC 305.3 Peeling, chipping, flaking, or abraded paint on interior surfaces of a structure must be properly removed or covered.

INSPECTOR COMMENTS: *Peeling paint at wall in bathroom.*

UNIT: B

AREA: Basement

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: *Dryer outlet installed without permit. Bring dryer outlet up to code.*

Sec 605.1 Three way light switch have been removed from the bottom of basement stairs.

INSPECTOR COMMENTS: *Re install three way switch at the bottom of basement stairs. Check all basement stairs for compliance and bring all light switches up to code with the benefit of an electrical permit.*

Sec 307.1 Lack of guardrail at the open side of basement stairs.

AREA: First Floor

SEC 305.3 Peeling, chipping, flaking, or abraded paint on interior surfaces of a structure must be properly removed or covered.

INSPECTOR COMMENTS: *Peeling paint at ceiling and wall in kitchen.*

Sec 305 Kitchen cabinet has deteriorated, damaged and/or missing drawers or doors.

Sec 304.15 Front and rear storm doors will not close and latch with door hardware.

AREA: Second Floor

SEC 305.3 Plaster / Gypsum board is damaged at bathroom ceiling.

UNIT: C

AREA: First Floor

Sec 704.1 Smoke detector is loose inside bedroom.

Sec 605.1 Globe is missing at light fixture in hallway.

Sec 305.6 Hardware damaged or missing from door to bedroom.

INSPECTOR COMMENTS: *Damaged door knob at bedroom.*

Sec 304.15 Door is deteriorated at rear entrance door.

INSPECTOR COMMENTS: *Door is sticking.*

Sec 304.15 Front and rear storm doors has a damaged or missing self-closing device.

SEC 305.3 Plaster / Gypsum board wall is damaged at dinning room , hallway and kitchen.

Sec 305.4 Damaged - uneven hardwood floor at dinning room.

Sec 305 Kitchen cabinet has deteriorated, damaged and/or missing drawers or doors.

AREA: Second Floor

SEC 305.3 Plaster / Gypsum board wall is damaged at stairs, bathroom and bedrooms.

INSPECTOR COMMENTS: *Holes in walls.*

Sec 305.3 Water damaged drywall on the walls and ceiling in bathroom.

SEC 305.1 Mold accumulation at ceiling in bathroom. All affected areas are to be cleaned and sanitized with bleach.

UNIT: D

AREA: Basement

SEC 305.3 Plaster / Gypsum board wall is damaged at stairs.

INSPECTOR COMMENTS: *Hole in wall.*

Sec 308.1 Accumulation of soiled clothing in basement.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: *Dryer outlet installed without permit. Bring dryer outlet up to code.*

Sec 307.1 Lack of guardrail at the open side of basement stairs.

AREA: First Floor

Sec 604.3 Outlets are inoperable throughout first floor.

INSPECTOR COMMENTS: *Loose prongs at outlets. Have all outlets checked for proper operation.*

Sec 304.15 Front storm door is damaged.

Sec 304.15 Door jamb is damaged at front entrance door.

SEC 305.3 Plaster / Gypsum board wall is damaged at hallway.

Sec 305 Kitchen cabinet has deteriorated, damaged and/or missing drawers or doors.

Sec 603.1 Return or supply air register is damaged at kitchen.

Section 304.15 Gaps around - at bottom of rear entrance door.

AREA: Second Floor

Sec 307.1 Handrail is loose at stairs.

SEC 305.3 Plaster / Gypsum board wall is damaged at hallway.

Sec 506.1 Waste pipe is clogged at bathroom sink.

Sec 604.3 Outlet is loose at bedroom.

Sec 605.1 Globe is missing at light fixture in bedroom.

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with **Fines: \$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 3114 TURNER ST

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of **8-9 - AM** or **12-1 - PM**.

Officer: Walter Allen walter.allen@lansingmi.gov

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As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: September 17, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 08/14/2018
Compliance Due Date: 10/17/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location:	3116 TURNER ST
Parcel No:	33-01-01-04-176-041

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 3116

A complete inspection of this multi-unit building was done and the following violations were found:

NOTE: Some listed corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.

Sec 605.1 Three way light switches have been removed from the bottom of basement stairs, at multiple units, throughout complex.

INSPECTOR COMMENTS: Re install all three way switches at the bottom of basement stairs. Check all basement stairs for compliance and bring all light switches up to code with the benefit of an electrical permit.

AREA: Exterior

Sec 304.7 Missing downspout and extension to gutter.

Sec 304.6 Deteriorated bricks and mortar at front porch wall.

Sec 304.10 Loose - unsecured concrete step at front porch of unit #C and at rear of unit #B and D.

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May

through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

INSPECTOR COMMENTS: Damaged - missing screens at window and storm doors.

Sec 604.3 Outlet is missing at rear of units #A, B and D.

UNIT: A

AREA: Basement

Sec 504.1 Plumbing permit required for new waste piping at stand pipes.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet installed without permit. Bring dryer outlet up to code.

Sec 605.1 Three way light switch have been removed from the bottom of basement.

INSPECTOR COMMENTS: Re install three way switch at the bottom of basement stairs. Check all basement stairs for compliance and bring all light switches up to code with the benefit of an electrical permit.

AREA: First Floor

Sec 304.15 Rear storm door has a damaged latch.

AREA: Second Floor

Sec 704.1 Smoke detector is inoperable inside bedroom.

UNIT: B

Dwelling unit(s) #B is being remodeled and or updated. All repairs and improvements must be completed before this unit can be reoccupied. NOTE: Some corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.

AREA: Basement

Sec 605.1 Service ground connection is missing jumper bond at water meter.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet installed without permit. Bring dryer outlet up to code.

UNIT: C

AREA: Basement

Sec 603.1 Furnace lacks a clean filter.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: *Dryer outlet installed without permit. Bring dryer outlet up to code.*

Sec 504.1 Plumbing permit required for new waste piping at stand pipe.

AREA: First Floor

Sec 304.15 Door jambs are damaged at front and rear entrance doors.

SEC 305.3 Plaster / Gypsum board wall is damaged at kitchen.

INSPECTOR COMMENTS: *Hole in wall.*

Sec 605.1 Globe is damaged - missing at light fixture in bedroom.

UNIT: D

AREA: Basement

Sec 307.1 Lack of guardrail at the open side of basement stairs.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: *Dryer outlet installed without permit. Bring dryer outlet up to code.*

Sec 603.1 Furnace lacks a clean filter.

AREA: First Floor

Sec 604.3 GFCI protected outlet will not trip the test button and is not operating properly in the kitchen.

INSPECTOR COMMENTS: *GFCI has been damaged - painted at kitchen counter. Replace all painted outlets.*

Sec 504.1 Faucet is leaking at kitchen faucet.

Sec 304.15 Rear storm door has a damaged latch.

Sec 304.15 Door jamb is damaged at the front entrance door.

AREA: Second Floor

Sec 504.1 Toilet is loose at connection to floor.

SEC 305.3 Plaster / Gypsum board wall is damaged at stairs.

INSPECTOR COMMENTS: *Hole in wall.*

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with **Fines: \$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 3116 TURNER ST

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of **8-9 - AM** or **12-1 - PM**.

Officer: Walter Allen walter.allen@lansingmi.gov

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As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: August 31, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 08/14/2018
Compliance Due Date: 10/01/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location:	3118 TURNER ST
Parcel No:	33-01-01-04-176-041

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 3118

A complete inspection of this multi-unit building was done and the following violations were found:

NOTE: Some listed corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.

AREA: Exterior

Sec 604.3 Outlet is missing at rear of unit #A, C, D and E.

Sec 302.7 Damaged privacy fence at rear of unit.

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

INSPECTOR COMMENTS: *Damaged - missing screens at windows and storm doors.*

UNIT: A

Sec 505.2 Water supply lacks contamination protection by an approved atmospheric-type vacuum breaker or an approved hose connection vacuum breaker at bathtub faucet where hose may be attached and left in place.

INSPECTOR COMMENTS: *Shower sprayer hose is too long at bathtub.*

Sec 603.1 Furnace lacks a clean filter.

Sec 308.1 Accumulation of combustibles stored too close to furnace and or water heater.

Sec 605.2 GFCI protection is lacking at outlet at kitchen counter. GFCI protection required within 6' of a water source.

UNIT: B

Sec 604.3 Cover plate missing at outlet at kitchen.

UNIT: C

Sec 603.1 Furnace lacks a clean filter.

Sec 605.2 GFCI protection is lacking at outlet at kitchen counter. GFCI protection required within 6' of a water source.

UNIT: D

Sec 304.15 Door jamb is damaged at front entrance door.

SEC 305.3 Peeling, chipping, flaking, or abraded paint on interior surfaces of a structure must be properly removed or covered.

INSPECTOR COMMENTS: *Peeling paint at wall in hallway.*

Sec 603.1 Furnace lacks a clean filter.

UNIT: E

Sec 603.1 Furnace lacks a clean filter.

Sec 505.4 Temperature relief valve at water heater is leaking.

SEC 305.3 Cove base is missing at hallway.

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with **Fines: \$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 3118 TURNER ST

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of **8-9 - AM** or **12-1 - PM**.

Officer: Walter Allen walter.allen@lansingmi.gov

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As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: September 15, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 08/13/2018
Compliance Due Date: 10/15/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location:	3120 TURNER ST
Parcel No:	33-01-01-04-176-041

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 3120

A complete inspection of this multi-unit building was done and the following violations were found:

NOTE: Some listed corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.

Sec 605.1 Three way light switches have been removed from the bottom of basement stairs, at multiple units, throughout complex.

INSPECTOR COMMENTS: Re install all three way switches at the bottom of basement stairs. Check all basement stairs for compliance and bring all light switches up to code with the benefit of an electrical permit.

AREA: Exterior

Sec 304.10 Loose - unsecured concrete steps at front and rear of unit #A, B, C, D, and G.

Sec 604.3 Outlet is missing at rear of unit #B, C, D, E and G.

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall

likewise be supplied with screens. All screen doors and screens shall be in good repair.

INSPECTOR COMMENTS: Damaged screens at windows and storm doors.

Sec 304.7 Missing downspout and extension to gutter.

Sec 302.7 Damaged privacy fence at rear.

Section 304.6 Siding - trim is deteriorated - loose at front of unit #D.

Sec 304.6 Deteriorated brick and mortar at front porch wall of unit #D.

UNIT: A

AREA: Basement

Sec 307.1 Lack of guardrail at the open side of basement stairs.

Sec 506.1 Waste pipe is leaking at washer waste line.

Sec 603.1 Furnace lacks a clean filter.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet installed without permit. Bring dryer outlet up to code.

AREA: First Floor

Sec 605.2 GFCI protection is lacking at outlet at kitchen counter. GFCI protection required within 6' of a water source.

SEC 305.3 Nonabsorbent floor covering is deteriorated - lacking in kitchen.

Sec 304.15 Rear storm door has a damaged or missing self-closing device.

AREA: Second Floor

Sec 605.1 Globe is missing at light fixtures in hallway and bedroom.

Sec 304.10 Steps are deteriorated - unstable at stairs.

UNIT: B

AREA: Basement

Sec 307.1 Lack of guardrail at the open side of basement stairs.

Sec 604.3 Light fixture is inoperable at basement.

Sec 504.1 Plumbing permit required for new waste piping at stand pipe.

SEC 603.1 Clothes dryer is not vented to exterior of structure (No flexible plastic or flexible thin wall aluminum). Approved flexible metallic vent can only be used in the shortest length necessary and not to exceed eight feet long.

AREA: Second Floor

SEC 305.3 Plaster / Gypsum board wall is damaged at stairs.

INSPECTOR COMMENTS: Hole in wall at stairs.

Sec 504.1 Faucet is leaking at bathroom sink.

UNIT: C

AREA: Basement

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: *Dryer outlet installed without permit. Bring dryer outlet up to code.*

Sec 307.1 Lack of guardrail at the open side of basement stairs.

Sec 504.1 Plumbing permit required for new waste piping at stand pipe.

AREA: First Floor

SEC 305.1 Mold accumulation at walls - ceiling. All affected areas are to be cleaned and sanitized with bleach.

SEC 305.3 Peeling, chipping, flaking, or abraded paint on interior surfaces of a structure must be properly removed or covered.

INSPECTOR COMMENTS: *Peeling paint at bathroom wall and at rear entrance door.*

Sec 504.1 Missing Sprayer hole cover at kitchen sink.

AREA: Second Floor

Sec 304.10 Steps are deteriorated - unstable at stairs.

UNIT: D

AREA: Basement

Sec 404.4.5 Sleeping room in basement does not meet code. Immediately discontinue sleeping in this area as it lacks required room dimensions and/or exits. This area was not designed or intended to be used for such occupancies.

Sec 307.1 Lack of guardrail at the open side of basement stairs.

SEC 305.3 Plaster / Gypsum board wall is damaged at stairs.

INSPECTOR COMMENTS: *Hole in wall.*

Sec 603.1 Furnace lacks a clean filter.

Sec 604.3 Light fixtures are inoperable at basement.

AREA: First Floor

SEC 305.3 Nonabsorbent floor coverings is deteriorated - lacking in kitchen and hallway.

UNIT: E

AREA: Basement

Sec 307.1 Lack of guardrail at the open side of basement stairs.

Sec 605.1 Three way light switch have been removed from the bottom of basement stairs.

INSPECTOR COMMENTS: Re install three way switch at the bottom of basement stairs. Check all basement stairs for compliance and bring all light switches up to code with the benefit of an electrical permit.

Sec 504.1 Plumbing permit required for new sump pump.

AREA: First Floor

Sec 304.15 Door jamb is damaged at front entrance door.

AREA: Second Floor

Sec 604.3 Light fixture is inoperable at bathroom.

Sec 304.10 Steps are deteriorated - unstable at stairs.

INSPECTOR COMMENTS: Loose tread at stairs.

UNIT: F

AREA: Basement

Sec 603.1 Furnace lacks a clean filter.

Sec 504.1 Plumbing permit required for new waste piping at stand pipe.

Sec 307.1 Lack of guardrail at the open side of basement stairs.

AREA: First Floor

Sec 504.1 Plumbing permit required for new waste piping at kitchen sink.

AREA: Second Floor

SEC 305.3 Plaster / Gypsum board wall is damaged at bathroom and bedroom.

INSPECTOR COMMENTS: Hole in walls.

Sec 403.2 Loose bathroom fan vent cover.

Sec 304.15 Door jamb - door trim is loose at bedroom.

UNIT: G

AREA: Basement

Sec 307.1 Lack of guardrail at the open side of basement stairs.

Sec 605.1 Three way light switch have been removed from the bottom of basement stairs.

INSPECTOR COMMENTS: Re install three way switch at the bottom of basement stairs. Check all basement stairs for compliance and bring all light switches up to code with the benefit of an electrical permit.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet installed without permit. Bring dryer outlet up to code.

Sec 603.4 Gas supply pipe for clothes dryer is not in use and lacks a cap or plug.

Sec 603.5 Loose combustion air vent.

Sec 504.1 Plumbing permit required for new waste piping at stand pipe.

AREA: Second Floor

Sec 304.10 Steps are deteriorated - unstable at stairs.

INSPECTOR COMMENTS: Loose tread.

Sec 605.1 Globe is missing at light fixture in bedroom.

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

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The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 3120 TURNER ST

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of 8-9 - AM or 12-1 - PM.

Officer: Walter Allen walter.allen@lansingmi.gov

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As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: September 15, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 08/13/2018
Compliance Due Date: 10/15/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location:	3124 TURNER ST
Parcel No:	33-01-01-04-176-041

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 3124

A complete inspection of this multi-unit building was done and the following violations were found:

NOTE: Some listed corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.

Sec 605.1 Three way light switches have been removed from the bottom of basement stairs, at multiple units, throughout complex.

INSPECTOR COMMENTS: Re install all three way switches at the bottom of basement stairs. Check all basement stairs for compliance and bring all light switches up to code with the benefit of an electrical permit.

AREA: Exterior

Sec 308.1 Accumulation of trash - debris - deteriorated furniture in rear yard.

Sec 304.7 Missing downspout and extension to gutter.

Sec 604.3 Outlet is missing at rear of units #A, B, D and E.

Sec 304.10 Loose - unsecured concrete step at front porch of unit #C, B and loose step at rear of unit # A, C and D.

UNIT: A

AREA: Basement

Sec 605.1 Service ground connection is missing jumper bond at water meter.

Sec 603.1 Furnace lacks a clean filter.

Sec 604.3 GFCI protected outlet will not trip the test button and is not operating properly in the basement.

Sec 307.1 Lack of guardrail at the open side of basement stairs.

AREA: First Floor

Sec 604.3 GFCI protected outlet will not trip the test button and is not operating properly in the kitchen, at right side of sink.

Sec 604.3 Damaged - inoperable kitchen exhaust fan.

AREA: Second Floor

SEC 305.3 Peeling, chipping, flaking, or abraded paint on interior surfaces of a structure must be properly removed or covered.

INSPECTOR COMMENTS: Peeling paint at bathroom ceiling.

UNIT: B

AREA: Basement

Sec 307.1 Lack of guardrail at the open side of basement stairs.

Sec 506.1 Waste pipe is leaking - deteriorated at stack.

Sec 603.1 Furnace lacks a clean filter.

AREA: First Floor

Sec 304.15 Door is deteriorated at rear entrance.

INSPECTOR COMMENTS: Door is sticking.

Sec 304.15 Front storm door has a damaged or missing self-closing device.

AREA: Second Floor

Sec 304.10 Steps are deteriorated - unstable

INSPECTOR COMMENTS: Deteriorated tread at stairs.

UNIT: C

AREA: Basement

Sec 307.1 Lack of guardrail at the open side of basement stairs.

SEC 603.1 Clothes dryer is not vented to exterior of structure (No flexible plastic or flexible thin wall aluminum). Approved flexible metallic vent can only be used in the shortest length necessary and not to exceed eight feet long.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet installed without permit. Bring dryer outlet up to code.

Sec 603.1 Furnace lacks a clean filter.

AREA: First Floor

Sec 604.3 GFCI protection is lacking at outlet at kitchen counter, by the stove. GFCI protection required within 6' of a water source.

AREA: Second Floor

Sec 304.10 Steps are deteriorated - unstable.

INSPECTOR COMMENTS: Loose tread at stairs.

Sec 605.1 Globe is missing at light fixture in bedroom.

UNIT: D

AREA: Basement

Sec 504.1 Water heater installed. Permit for water heater installation has not been issued and lacks inspection and approval by the City of Lansing Plumbing Inspector. You must have a licensed plumbing contractor pull a plumbing permit, check the installation, make any corrections and then; contact David Burton at 483-4367 for final approval.

Sec 307.1 Lack of guardrail at the open side of basement stairs.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet installed without permit. Bring dryer outlet up to code.

Sec 603.1 Furnace lacks a clean filter.

SEC 603.1 Clothes dryer is not vented to exterior of structure. Approved flexible metallic vent can only be used in the shortest length necessary and not to exceed eight feet long.

Sec 506.1 Waste pipe is leaking - loose at laundry tub.

AREA: First Floor

Sec 604.3 GFCI protection is lacking at outlet at kitchen counter, by the stove. GFCI protection required within 6' of a water source.

Sec 702.1 Lack of a safe, continuous and unobstructed path of travel from any point in a structure to the public way.

SEC 305.3 Plaster / Gypsum board wall is damaged at living room.

Sec 304.15 Front storm door has a damaged or missing self-closing device.

Sec 605.1 Globe is missing at light fixture in kitchen.

AREA: Second Floor

SEC 305.3 Plaster / Gypsum board wall is damaged at bedroom and hallway.

INSPECTOR COMMENTS: Holes in walls.

Sec 305.6 Door is damaged at bedroom.

Sec 604.3 Outlet is loose at bedroom.

Sec 304.10 Steps are damaged - unstable.

INSPECTOR COMMENTS: Loose tread at stairs.

UNIT: E

AREA: Basement

SEC 305.3 Plaster / Gypsum board ceiling / wall is damaged at stairs.

Sec 307.1 Handrail is missing.

Sec 307.1 Lack of guardrail at the open side of basement stairs.

Sec 308.1 Accumulation of trash - soiled clothing in basement.

Sec 702.1 Lack of a safe, continuous and unobstructed path of travel from any point in a structure to the public way.

Sec 603.1 Furnace lacks a clean filter.

AREA: First Floor

SEC 305.3 Uncleanliness - Decay of surfaces within a dwelling that is likely to cause sickness or disease and render air, food or drink unwholesome or detrimental to the health of humans. All floors, walls, ceilings windows, doors, cabinets, countertops, plumbing fixtures and appliances must be cleaned and maintained in a sanitary condition.

Sec 305 Kitchen cabinet has deteriorated, damaged and/or missing drawers or doors.

Sec 504.1 Garbage disposer is inoperable.

Sec 506.1 Waste pipe is clogged at kitchen sink.

SEC 305.3 Plaster / Gypsum board wall is damaged at bathroom.

SEC 305.1 Mold accumulation at bathroom ceiling. All affected areas are to be cleaned and sanitized with bleach.

Sec 304.15 Front storm door has a missing handle.

Sec 605.1 Globe is missing at light fixture in hallway.

Sec 305.6 Doors are loose at hallway closet.

AREA: Second Floor

SEC 305.3 Plaster / Gypsum board wall and ceiling is damaged at stairs, hallway, bathroom and bedrooms.

INSPECTOR COMMENTS: Holes in walls / ceiling.

Sec 307.1 Handrail is missing.

Sec 304.10 Steps are damaged - unstable.

INSPECTOR COMMENTS: Loose tread at stairs.

Sec 304.15 Door jamb - trim is damaged at bedroom and bathroom.

SEC 305.3 Peeling, chipping, flaking, or abraded paint on interior surfaces of a structure must be properly removed or covered.

INSPECTOR COMMENTS: Peeling paint at bedrooms.

Sec 504.1 Shower head is missing at bathtub.

Sec 604.3 Light switch is loose at bedroom.

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with **Fines: \$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 3124 TURNER ST

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

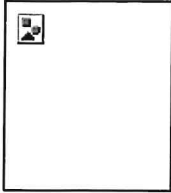
If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of **8-9 - AM** or **12-1 - PM**.

Officer: Walter Allen walter.allen@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: August 30, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 08/13/2018
Compliance Due Date: 09/30/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location:	3126 TURNER ST
Parcel No:	33-01-01-04-176-041

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 3126

A complete inspection of this multi-unit building was done and the following violations were found:

NOTE: Some listed corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.

Sec 605.1 Three way light switches have been removed from the bottom of basement stairs, at multiple units, throughout complex.

INSPECTOR COMMENTS: *Re install all three way switches at the bottom of basement stairs. Check all basement stairs for compliance and bring all light switches up to code with the benefit of an electrical permit.*

AREA: Exterior

Sec 304.7 Roof covering is deteriorated - missing.

Sec 603.1 Damaged combustion air return exterior cover.

Sec 302.7 Damaged privacy fence at rear.

Sec 304.10 Loose - unsecured concrete step at rear of unit #A, B, C, D, E and F.

Sec 604.3 Outlet is missing at rear of unit #A, B, D, E and F.

Sec 304.7 Missing downspout and extension to gutter.

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

INSPECTOR COMMENTS: Damaged - missing screens at windows and storm doors.

UNIT: A

AREA: Basement

Sec 404.4.5 Sleeping room in basement does not meet code. Immediately discontinue sleeping in this area as it lacks required room dimensions and/or exits. This area was not designed or intended to be used for such occupancies.

Sec 307.1 Lack of guardrail at the open side of basement stairs.

Sec 307.1 Handrail is loose.

SEC 305.3 Uncleanliness - Decay of surfaces within a dwelling that is likely to cause sickness or disease and render air, food or drink unwholesome or detrimental to the health of humans. All floors, walls, ceilings windows, doors, cabinets, countertops, plumbing fixtures and appliances must be cleaned and maintained in a sanitary condition.

Sec 308.1 Accumulation of trash - soiled clothing in basement.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet installed without permit. Bring dryer outlet up to code.

AREA: First Floor

SEC 305.3 Nonabsorbent floor covering is loose in kitchen.

Sec 305 Kitchen cabinet has deteriorated, damaged and/or missing drawers or doors.

SEC 305.3 Uncleanliness - Decay of surfaces within a dwelling that is likely to cause sickness or disease and render air, food or drink unwholesome or detrimental to the health of humans. All floors, walls, ceilings windows, doors, cabinets, countertops, plumbing fixtures and appliances must be cleaned and maintained in a sanitary condition.

Sec 604.3 GFCI protection is lacking at outlet at kitchen counter. GFCI protection required within 6' of a water source.

SEC 305.3 Peeling, chipping, flaking, or abraded paint on interior surfaces of a structure must be properly removed or covered.

INSPECTOR COMMENTS: Peeling paint at hallway.

SEC 305.3 Plaster / Gypsum board wall is damaged at stairs.

AREA: Second Floor

Sec 307.1 Handrail is loose.

Sec 304.10 Steps are deteriorated - unstable.

INSPECTOR COMMENTS: Loose tread at stairs.

Sec 505.2 Water supply lacks contamination protection by an approved atmospheric-type vacuum breaker or an approved hose connection vacuum breaker at bathtub faucet where hose may be attached and left in place.

INSPECTOR COMMENTS: Shower sprayer hose is too long at bathtub.

Sec 605.1 Globe is missing at light fixture in hallway.

Sec 506.1 Waste pipe is leaking at bathroom sink.

UNIT: B

Dwelling unit(s) #B is being remodeled and or updated. All repairs and improvements must be completed before this unit can be reoccupied. NOTE: Some corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.

AREA: Basement

Sec 307.1 Lack of guardrail at the open side of basement stairs.

Sec 506.1 Waste pipe is deteriorated at stand pipe at wall.

UNIT: C

Dwelling unit(s) #C is being remodeled and or updated. All repairs and improvements must be completed before this unit can be reoccupied. NOTE: Some corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.

Sec 309.1 Infestation of cock roaches inside the dwelling. Certified Pest Controller required for extermination and to provide written verification to the Code Compliance Officer

UNIT: D

AREA: Basement

Sec 506.1 Waste pipe is leaking at laundry tub.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet installed without permit. Bring dryer outlet up to code.

Sec 504.1 Plumbing permit required for new waste piping at stand pipe, bathroom waste line and stack.

AREA: First Floor

Sec 309.1 Infestation of cock roaches inside the dwelling. Certified Pest Controller required for extermination and to provide written verification to the Code Compliance Officer

Sec 504.1 Garbage disposer is inoperable.

Sec 305.6 Hardware damaged or missing at front entrance door.

INSPECTOR COMMENTS: Damaged door knob.

AREA: Second Floor

Sec 704.1 Smoke detector is loose at hallway.

SEC 305.1 Mold accumulation at walls in bathtub area. All affected areas are to be cleaned and sanitized with bleach.

SEC 305.3 Nonabsorbent floor covering is loose at bathroom.

UNIT: E

AREA: Basement

Sec 307.1 Lack of guardrail at the open side of basement stairs.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet installed without permit. Bring dryer outlet up to code.

Sec 603.1 Furnace lacks a clean filter.

Sec 506.1 Floor drain cover is missing.

AREA: First Floor

Sec 604.3 GFCI protection is lacking at outlet at kitchen counter. GFCI protection required within 6' of a water source.

SEC 305.3 Peeling, chipping, flaking, or abraded paint on interior surfaces of a structure must be properly removed or covered.

INSPECTOR COMMENTS: Peeling paint at hallway ceiling.

SEC 305.3 Plaster / Gypsum board wall is damaged at stairs.

AREA: Second Floor

Sec 605.1 Globe is missing at light fixture in bedroom.

SEC 305.3 Nonabsorbent floor covering is loose at bathroom.

Sec 304.10 Steps are deteriorated - unstable.

INSPECTOR COMMENTS: *Loose tread at stairs.*

UNIT: F

AREA: Basement

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: *Dryer outlet installed without permit. Bring dryer outlet up to code.*

Sec 506.1 Waste pipe is deteriorated at stand pipe.

Sec 307.1 Lack of guardrail at the open side of basement stairs.

Sec 605.1 Three way light switch have been removed from the bottom of basement stairs, at multiple units, throughout complex.

INSPECTOR COMMENTS: *Re install all three way switches at the bottom of basement stairs. Check all basement stairs for compliance and bring all light switches up to code with the benefit of an electrical permit.*

AREA: First Floor

Sec 604.3 GFCI protection is lacking at outlet at kitchen counter. GFCI protection required within 6' of a water source.

AREA: Second Floor

Sec 505.2 Water supply lacks contamination protection by an approved atmospheric-type vacuum breaker or an approved hose connection vacuum breaker at bathtub faucet where hose may be attached and left in place.

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with Fines: **\$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 3126 TURNER ST

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

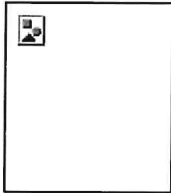
If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of **8-9** - AM or **12-1** - PM.

Officer: Walter Allen walter.allen@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: August 30, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 08/10/2018
Compliance Due Date: 09/30/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location:	3128 TURNER ST
Parcel No:	33-01-01-04-176-041

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 3128

A complete inspection of this multi-unit building was done and the following violations were found:

NOTE: Some listed corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.

Sec 605.1 Three way light switches have been removed from the bottom of basement stairs, at multiple units, throughout complex.

INSPECTOR COMMENTS: Re install all three way switches at the bottom of basement stairs. Check all basement stairs for compliance and bring all light switches up to code with the benefit of an electrical permit.

AREA: Exterior

Sec 604.3 Outlet is missing at rear of unit #A, C and D.

Sec 304.10 Loose - unsecured concrete step at rear of unit #A, B, C, D and at front porch of unit #B.

Sec 304.7 Missing downspout and extension to gutter.

Sec 604.3 Light fixture is damage at front porch of unit #A.

Sec 603.1 Clothes dryer vent exterior weather hood is damaged at unit #A.

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

INSPECTOR COMMENTS: Damaged - missing screens at windows and storm door.

UNIT: A

AREA: Basement

SEC 305.3 Plaster / Gypsum board wall is damaged at stairs.

Sec 305.6 Hardware damaged or missing from door to basement.

INSPECTOR COMMENTS: Missing door knob at basement door.

Sec 307.1 Lack of guardrail at the open side of basement stairs.

Sec 307.1 Handrail is missing.

Sec 504.1 Sewage on floor. All affected areas are to be cleaned and sanitized with bleach.

Sec 506.1 Waste pipe is clogged at main.

Sec 603.1 Furnace lacks a clean filter.

Sec 504.1 Plumbing permit required for new waste piping at stand pipe.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet installed without permit. Bring dryer outlet up to code.

AREA: First Floor

Sec 605.1 Globe is missing at light fixture in kitchen.

Sec 604.3 GFCI protection is lacking at outlet at kitchen counter. GFCI protection required within 6' of a water source.

SEC 305.3 Plaster / Gypsum board wall is damaged at stairs.

Sec 304.15 Front storm door has a damaged or missing self-closing.

AREA: Second Floor

Sec 307.1 Handrail is loose.

SEC 305.3 Plaster / Gypsum board wall is damaged at hallway and bathroom.

INSPECTOR COMMENTS: Holes in walls.

Sec 305.6 Door is damaged at bedroom.

Sec 603.1 Return or supply air register is loose at bedroom.

SEC 305.3 Peeling, chipping, flaking, or abraded paint on interior surfaces of a structure must be properly removed or covered.

INSPECTOR COMMENTS: *Peeling paint at bedroom wall.*

Sec 403.2 Bathroom vent fan is defective and or inoperable.

Sec 605.1 Globe is missing at light fixtures in bedroom and bathroom.

UNIT: B

AREA: Basement

Sec 506.1 Waste pipe is deteriorated at ceiling, above the washer.

Sec 603.1 Furnace lacks a clean filter.

AREA: First Floor

Sec 304.15 Door jamb is damaged at front entrance door.

Sec 304.15 Doors are loose at hallway closet.

Sec 305.6 Hardware damaged or missing from rear entrance door.

INSPECTOR COMMENTS: *Deteriorated door knob at rear entrance door.*

Sec 605.1 Globe is missing at light fixture in bedroom.

UNIT: C

AREA: Basement

Sec 605.1 Three way light switch have been removed from the bottom of basement stairs..

INSPECTOR COMMENTS: *Re install all three way switches at the bottom of basement stairs. Check all basement stairs for compliance and bring all light switches up to code with the benefit of an electrical permit.*

AREA: First Floor

Sec 304.15 Front storm door has a missing handle.

AREA: Second Floor

Sec 304.10 Steps are deteriorated - unstable.

INSPECTOR COMMENTS: *Loose tread at stairs.*

UNIT: D

AREA: Basement

SEC 305.3 Peeling, chipping, flaking, or abraded paint on interior surfaces of a structure must be properly removed or covered.

INSPECTOR COMMENTS: *Peeling paint at stairs.*

Sec 603.1 Furnace lacks a clean filter.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet installed without permit. Bring dryer outlet up to code.

AREA: First Floor

Sec 604.3 GFCI protection is lacking at outlet at kitchen counter. GFCI protection required within 6' of a water source.

Sec 504.1 Garbage disposer is inoperable.

AREA: Second Floor

Sec 304.10 Steps are deteriorated - unstable.

INSPECTOR COMMENTS: *Loose tread at stairs.*

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with **Fines: \$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 3128 TURNER ST

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of **8-9 - AM or 12-1 - PM.**

Officer: Walter Allen walter.allen@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: August 28, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 08/10/2018
Compliance Due Date: 09/28/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location:	3130 TURNER ST
Parcel No:	33-01-01-04-176-041

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 3130

A complete inspection of this multi-unit building was done and the following violations were found:

NOTE: Some listed corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.

Sec 605.1 Three way light switches have been removed from the bottom of basement stairs, at multiple units, throughout complex.

INSPECTOR COMMENTS: Re install all three way switches at the bottom of basement stairs. Check all basement stairs for compliance and bring all light switches up to code with the benefit of an electrical permit.

AREA: Exterior

Sec 603.1 Damaged vent cover at unit #D.

Sec 304.10 Loose - unsecured concrete step at rear of unit #B, C and D.

Sec 604.3 Outlet is missing at rear of unit #A, C and D.

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May through October, every opening directly from a dwelling unit to outdoor space

shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

INSPECTOR COMMENTS: *Damaged - missing screens at windows and storm doors.*

UNIT: A

AREA: Basement

Sec 307.1 Lack of guardrail at the open side of basement stairs.

Sec 404.4.5 Sleeping room in basement does not meet code. Immediately discontinue sleeping in this area as it lacks required room dimensions and/or exits. This area was not designed or intended to be used for such occupancies.

Sec 603.1 Furnace lacks a clean filter.

Sec 504.1 Plumbing permit required for new waste piping at stand pipe and kitchen waste line.

AREA: First Floor

Sec 604.3 GFCI protection is lacking at outlet at kitchen counter. GFCI protection required within 6' of a water source.

Sec 304.15 Rear storm door has a damaged door panel(s)

Sec 304.15 Door jamb is damaged at front entrance door.

UNIT: B

AREA: Basement

Sec 308.1 Accumulation of trash - soiled clothing in basement.

Sec 603.1 Furnace lacks a clean filter.

SEC 305.3 Plaster / Gypsum board wall is damaged at stairs.

INSPECTOR COMMENTS: *Hole in wall.*

AREA: First Floor

Sec 304.15 Front storm door has a damaged or missing self-closing device.

AREA: Second Floor

Sec 704.1 Smoke detector is missing at hallway. Smoke detectors are not interconnected inside and outside of bedrooms.

INSPECTOR COMMENTS: *Bring all smoke detectors up to code.*

SEC 305.3 Plaster / Gypsum board wall is damaged at hallway.

INSPECTOR COMMENTS: *Hole in wall.*

Sec 605.1 Globe is missing at light fixture in hallway and inside bedroom.

UNIT: C

AREA: Basement

Sec 605.1 Three way light switches have been removed from the bottom of basement stairs, at multiple units, throughout complex.

INSPECTOR COMMENTS: *Re install all three way switches at the bottom of basement stairs. Check all basement stairs for compliance and bring all light switches up to code with the benefit of an electrical permit.*

Sec 603.1 Furnace lacks a clean filter.

Sec 308.1 Accumulation of trash - soiled clothing in basement.

AREA: Second Floor

Sec 704.1 Smoke detector is missing inside bedroom.

UNIT: D

AREA: Basement

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: *Dryer outlet installed without permit. Bring dryer outlet up to code.*

Sec 307.1 Lack of guardrail at the open side of basement stairs.

AREA: First Floor

Sec 305 Kitchen cabinet has deteriorated, damaged and/or missing drawers or doors.

Sec 604.3 GFCI protection is lacking at outlet at kitchen counter. GFCI protection required within 6' of a water source.

Sec 304.15 Front storm door has a damaged or missing self-closing device. Rear storm door is missing an handle.

SEC 305.3 Plaster / Gypsum board wall is damaged by the front door.

AREA: Second Floor

Sec 605.1 Globe is missing at light fixture at bedroom.

Sec 304.10 Steps are deteriorated - unstable.

INSPECTOR COMMENTS: *Loose tread at stairs.*

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with **Fines: \$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 3130 TURNER ST

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of **8-9 - AM** or **12-1 - PM**.

Officer: Walter Allen walter.allen@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: July 17, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 07/02/2018
Compliance Due Date: 08/17/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location: 3200 S WASHINGTON AVE

Parcel No: 33-01-01-29-476-121

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 3200

A complete inspection of this multi-unit building was done and the following violations were found:

AREA: Common Area / Hallway

SEC 505.4 Hot water temperature at plumbing fixtures is less than requirements of the Plumbing Code.

INSPECTOR COMMENTS: *Hot water temperature is too low at sink in community room.*

Sec 703.1 The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained.

INSPECTOR COMMENTS: *Hole in wall at first floor utility room.*

SEC 305.3 Plaster / Gypsum board is damaged at walls in hallways.

INSPECTOR COMMENTS: *Damaged at wall by the north entrance door at first floor.*

Damaged to wall at hallway, by unit #510.

Sec 703.2 Opening protectives shall be maintained in an operative condition in accordance with NFPA 80. Fire doors and smoke barrier doors shall not be blocked or obstructed or otherwise made inoperable. Fusible links shall be

replaced promptly whenever fused or damaged. Fire door assemblies shall not be modified.

INSPECTOR COMMENTS: Fire doors will not close and latch with door hardware at the following locations. 2-A, 2-B, 2-C, 3-C, 3-D, 4-A, 4-C, 5-A, 5-C, 5-D, and at the door located at the first floor, south west hallway. Bring all fire doors up to code.

SEC 305.3 Peeling, chipping, flaking, or abraded paint on interior surfaces of a structure must be properly removed or covered.

INSPECTOR COMMENTS: Peeling paint in the hallways near the unit numbers #133 and #213.

Sec 506.1 Waste pipe is lacking a clean-out cover at hallway, next to unit #135.

Sec 604.3 Light fixtures are inoperable in hallway by unit #529 and #537.

Sec 901.6 Fire detection, alarm and extinguishing systems shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective.

INSPECTOR COMMENTS: Expired fire extinguisher at fifth floor hallway.

AREA: Exterior

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

INSPECTOR COMMENTS: Damaged - missing screens at windows in apartment and in hallways.

Sec 304.5 Foundation has deteriorated mortar - bricks at north west side of rear.

Sec 304.7 Roof covering is deteriorated - leaking.

AREA: General

NOTE: Some listed corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.

INSPECTOR COMMENTS: Self closers have been removed from entrance doors at multiple apartments throughout the entire building. Reinstall all self closers at all apartment entrance doors. Bring all doors up to code with the benefit of a building permit.

Sec 901.6 Fire detection, alarm and extinguishing systems shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective.

INSPECTOR COMMENTS: Please submit a copy of the inspection of the complete fire detection, alarm, and extinguishing systems to the officer.

Sec 605.1 Permit for electrical wiring installation has been issued, but lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: *Permit for light fixture installation has expired.*

Sec 604.3 Light fixture is loose at third floor trash room.

Sec 506.1 Waste pipe is clogged at sink in fifth floor trash room.

713.13.3 Inoperable trash chute doors at trash rooms.

INSPECTOR COMMENTS: *Trash chutes doors must close and latch. Doors shall be self - or automatic closing. Bring all trash chute door up to code with the benefit of a building permit. If you have any question, you can contact the building safety department at 517-483-4355.*

AREA: Laundry room

Sec 703.2 Fire doors shall operate as designed by the manufacturer, and shall have fully functional hardware with a self-closing device and latch to hold the door closed.

INSPECTOR COMMENTS: *Lacking self closer at laundry room door.*

AREA: Stairwell

SEC 305.1 Uncleanliness - Decay of surfaces within a building that is likely to cause sickness or disease and render air, food or drink unwholesome or detrimental to the health of humans. All floors, and stairs must be cleaned and maintained in a sanitary condition.

INSPECTOR COMMENTS: *Urine and feces in stairwells. Bring all stairwells up to code.*

UNIT: 100

Sec 505.2 Water supply lacks contamination protection by an approved atmospheric-type vacuum breaker or an approved hose connection vacuum breaker at bathtub where hose may be attached and left in place.

INSPECTOR COMMENTS: *Shower sprayer hose is too long at bathtub.*

SEC 305.3 Peeling, chipping, flaking, or abraded paint on interior surfaces of a structure must be properly removed or covered.

INSPECTOR COMMENTS: *Peeling paint at living room ceiling.*

Sec 504.1 Garbage disposer is inoperable.

Sec 504.1 Faucet has hot and cold water pipes reversed at kitchen sink. Deteriorated kitchen faucet.

Sec 504 Cabinet floor is missing at kitchen sink.

UNIT: 101

Sec 504.1 Garbage disposer is inoperable.

Sec 504.1 Faucet is leaking at bathroom sink.

Sec 703.1 The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained.

INSPECTOR COMMENTS: Hole in wall under kitchen sink.

UNIT: 102

Sec 703.2 Fire door is improperly installed.

INSPECTOR COMMENTS: Gap at fire - entrance door.

UNIT: 103

Sec 703.1 The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained.

INSPECTOR COMMENTS: Hole in wall under kitchen sink.

Sec 704.1 Smoke detector is inoperable inside bedroom.

UNIT: 104

Sec 604.3 GFCI protected outlet will not trip the test button and is not operating properly in the kitchen.

Sec 504.1 Faucet is leaking bathroom sink.

Sec 704.1 Smoke detector is inoperable outside of bedroom.

UNIT: 105

Sec 703.1 The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained.

INSPECTOR COMMENTS: Hole in wall under kitchen sink.

Sec 504.1 Faucet is leaking at bathroom sink.

UNIT: 106

Sec 504.1 Faucet is deteriorated at kitchen sink.

Sec 305 Kitchen cabinet has deteriorated, damaged and/or missing drawers or doors.

UNIT: 107

Sec 703.1 The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained.

INSPECTOR COMMENTS: Hole in wall under kitchen sink.

Sec 604.3 Outlet is loose under kitchen sink.

Sec 604.3 Light fixture is inoperable at bathroom.

UNIT: 108

SEC 305.3 Peeling, chipping, flaking, or abraded paint on interior surfaces of a structure must be properly removed or covered.

INSPECTOR COMMENTS: Peeling paint at bathroom wall.

Sec 309.1 Infestation of rodents inside the dwelling. Certified Pest Controller required for extermination and to provide written verification to the Code Compliance Officer

INSPECTOR COMMENTS: Mice feces under kitchen sink.

UNIT: 109

Sec 703.1 The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained.

INSPECTOR COMMENTS: Hole in wall under kitchen sink.

Sec 604.3 GFCI protected outlet will not trip the test button and is not operating properly in the kitchen.

UNIT: 110

Sec 504.1 Faucet has hot and cold water pipes reversed at kitchen sink.

UNIT: 111

Sec 703.1 The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained.

INSPECTOR COMMENTS: Hole in wall under kitchen sink.

UNIT: 112

Sec 703.1 The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained.

INSPECTOR COMMENTS: Hole in wall under kitchen sink.

SEC 305.1 Mold accumulation at ceiling in bathroom. All affected areas are to be cleaned and sanitized with bleach.

Sec 504.1 Faucet is deteriorated at kitchen sink.

Sec 305.6 Door is loose - deteriorated at bedroom.

UNIT: 114

Sec 308.1 Large accumulation of combustibles are stored throughout dwelling.

Sec 702.1 Lack of a safe, continuous and unobstructed path of travel from any point in a structure to the public way.

SEC 305.3 Uncleanliness - Decay of surfaces within a dwelling that is likely to cause sickness or disease and render air, food or drink unwholesome or detrimental to the health of humans. All floors, walls, ceilings windows, doors, cabinets, countertops, plumbing fixtures and appliances must be cleaned and maintained in a sanitary condition.

Sec 505.2 Water supply lacks contamination protection by an approved atmospheric-type vacuum breaker or an approved hose connection vacuum breaker at bathtub where hose may be attached and left in place.

INSPECTOR COMMENTS: Shower sprayer hose is too long at bathtub.

UNIT: 116

SEC 305.1 Mold accumulation at ceiling in bathroom, bedroom and living room. All affected areas are to be cleaned and sanitized with bleach.

Sec 504.1 Faucet is leaking at bathroom sink.

Sec 504 Cabinet floor is damaged - deteriorated at kitchen sink.

UNIT: 126

Sec 504 Cabinet floor is missing at kitchen sink.

Sec 505.2 Water supply lacks contamination protection by an approved atmospheric-type vacuum breaker or an approved hose connection vacuum breaker at bathtub faucet where hose may be attached and left in place.

INSPECTOR COMMENTS: *Shower sprayer hose is too long at bathtub.*

UNIT: 128

Sec 506.1 Waste pipe is leaking at kitchen sink.

Sec 305 Kitchen cabinet has deteriorated, damaged and/or missing drawers or doors.

SEC 305.1 Mold accumulation at bathroom ceiling. All affected areas are to be cleaned and sanitized with bleach.

SEC 305.3 Peeling, chipping, flaking, or abraded paint on interior surfaces of a structure must be properly removed or covered.

INSPECTOR COMMENTS: *Peeling paint at bedroom wall.*

UNIT: 130

Sec 504.1 Faucet is loose at kitchen sink.

SEC 305.3 Uncleanliness - Decay of surfaces within a dwelling that is likely to cause sickness or disease and render air, food or drink unwholesome or detrimental to the health of humans. All floors, walls, ceilings windows, doors, cabinets, countertops, plumbing fixtures and appliances must be cleaned and maintained in a sanitary condition.

UNIT: 131

Sec 604.3 Outlet is loose at bathroom.

UNIT: 132

Sec 505.2 Water supply lacks contamination protection by an approved atmospheric-type vacuum breaker or an approved hose connection vacuum breaker at bathtub faucet where hose may be attached and left in place.

INSPECTOR COMMENTS: *Shower sprayer hose is too long at bathtub.*

UNIT: 133

Sec 504.1 Faucet is leaking at bathroom sink.

Sec 506.1 Waste pipe is leaking at bathroom sink.

Sec 504.1 Toilet is leaking.

UNIT: 135

Sec 504.1 Faucet is leaking at bathtub.

UNIT: 136

SEC 305.1 Mold accumulation at bathroom ceiling and vanity cabinet. All affected areas are to be cleaned and sanitized with bleach.

SEC 305.3 Nonabsorbent floor covering is deteriorated - loose at bathroom.

UNIT: 138

Sec 504.1 Faucets are leaking at kitchen and bathroom sinks.

Sec 305 Kitchen cabinet has deteriorated, damaged and/or missing drawers or doors.

UNIT: 140

Sec 504.1 Faucet is damaged at kitchen sink.

UNIT: 200

Sec 506.1 Waste pipe is clogged at kitchen sink.

Sec 504 Cabinet floor is missing at kitchen sink.

Sec 505.2 Water supply lacks contamination protection by an approved atmospheric-type vacuum breaker or an approved hose connection vacuum breaker at bathtub faucet where hose may be attached and left in place.

INSPECTOR COMMENTS: Shower sprayer hose is too long at bathtub.

Sec 604.3 Outlet is loose at bedroom.

SEC 305.3 Peeling, chipping, flaking, or abraded paint on interior surfaces of a structure must be properly removed or covered.

INSPECTOR COMMENTS: Peeling paint at living room wall.

Sec 504.1 Faucet has hot and cold water pipes reversed at kitchen sink.

UNIT: 201

Sec 504.1 Faucet is missing at bathtub.

INSPECTOR COMMENTS: Bring bathtub up to code.

Sec 604.3 Light fixture is inoperable at bathroom.

UNIT: 202

Sec 403.2 Bathroom vent fan is clogged - inoperable.

UNIT: 203

Sec 504.1 Faucet is leaking at bathroom sink.

Sec 604.3 GFCI protected outlet will not trip the test button and is not operating properly in the bathroom.

UNIT: 204

Sec 305.6 Door knob is loose at entrance door.

Sec 704.1 Smoke detector is inoperable inside bedroom.

UNIT: 205

Sec 305 Kitchen cabinet has deteriorated, damaged and/or missing drawers or doors.

Sec 505.2 Water supply lacks contamination protection by an approved atmospheric-type vacuum breaker or an approved hose connection vacuum breaker at bathtub faucet where hose may be attached and left in place.

INSPECTOR COMMENTS: Shower sprayer hose is too long at bathtub.

Sec 604.3 Light fixture is inoperable at bathroom.

UNIT: 206

Sec 604.3 Outlet is inoperable at living room.

UNIT: 207

SEC 305.3 Peeling, chipping, flaking, or abraded paint on interior surfaces of a structure must be properly removed or covered.

INSPECTOR COMMENTS: Peeling paint at living room ceiling.

UNIT: 208

Sec 504.1 Faucet is deteriorated at kitchen sink and leak at bathroom sink faucet.

Sec 309.1 Infestation of rodents inside the dwelling. Certified Pest Controller required for extermination and to provide written verification to the Code Compliance Officer

INSPECTOR COMMENTS: Mice feces at kitchen cabinet.

SEC 305.3 Plaster / Gypsum board is damaged at kitchen closet and bathroom.

INSPECTOR COMMENTS: Mice holes in drywall.

Sec 305.6 Doors are loose at kitchen closet.

UNIT: 209

Sec 703.1 The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained.

INSPECTOR COMMENTS: Hole in wall under kitchen sink.

UNIT: 211

Sec 504.1 Garbage disposer is inoperable - deteriorated.

INSPECTOR COMMENTS: Leak at garage disposer.

Sec 604.3 GFCI protected outlet will not trip the test button and is not operating properly in the bathroom.

UNIT: 212

Sec 305 Kitchen cabinet has deteriorated, damaged and/or missing drawers or doors.

UNIT: 214

Sec 504 Cabinet floor is missing at kitchen sink.

Sec 505.2 Water supply lacks contamination protection by an approved atmospheric-type vacuum breaker or an approved hose connection vacuum breaker at bathtub faucet where hose may be attached and left in place.

INSPECTOR COMMENTS: Shower sprayer hose is too long at bathtub.

Sec 604.3 Light fixture is inoperable at bathroom.

Sec 604.3 Outlet is damaged - inoperable at living room.

SEC 305.3 Support bar is damaged / loose at bathroom shower area walls.

UNIT: 215

Sec 604.3 Outlets are damaged - inoperable throughout unit.

INSPECTOR COMMENTS: Bring all outlets up to code.

UNIT: 216

Sec 604.3 GFCI protected outlet will not trip the test button and is not operating properly in the kitchen.

INSPECTOR COMMENTS: Replace painted GFCI outlet in kitchen.

Sec 604.3 Light fixture is inoperable at bathroom.

Sec 505.2 Water supply lacks contamination protection by an approved atmospheric-type vacuum breaker or an approved hose connection vacuum breaker at bathtub faucet where hose may be attached and left in place.

INSPECTOR COMMENTS: Shower sprayer hose is too long at bathtub.

Sec 504.1 Faucet is leaking at bathroom sink and faucet handle is loose at kitchen.

UNIT: 217

Sec 506.1 Waste pipe is clogged at kitchen sink.

Sec 504.1 Garbage disposer is inoperable.

Sec 504.1 Faucet is leaking at bathroom sink.

Sec 305.3 Water damaged drywall on the ceiling in bathroom.

UNIT: 218

Sec 504.1 Toilet is loose at connection to floor.

Sec 504.1 Faucet is leaking at bathroom sink. Loose handle at kitchen faucet.

Sec 506.1 Waste pipe is clogged at bathtub.

UNIT: 219

SEC 305.3 Peeling, chipping, flaking, or abraded paint on interior surfaces of a structure must be properly removed or covered.

INSPECTOR COMMENTS: Peeling paint at bathroom ceiling.

Sec 703.1 The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained.

INSPECTOR COMMENTS: Hole in wall under kitchen sink.

UNIT: 222

Sec 504.1 Toilet is loose at connection to floor.

Sec 604.3 Light fixture is inoperable at bedroom.

Sec 504.1 Garbage disposer is inoperable.

Sec 506.1 Waste pipe is clogged at kitchen sink.

UNIT: 225

Sec 901.6 Fire detection, alarm and extinguishing systems shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective.

INSPECTOR COMMENTS: *Sprinkler head in living room has been painted. Bring sprinklers up to code.*

Sec 305.6 Hardware damaged or missing from bathroom cabinet door.

INSPECTOR COMMENTS: *Missing handle.*

UNIT: 226

Sec 604.3 GFCI protected outlet will not trip the test button and is not operating properly in the bathroom.

UNIT: 227

Sec 605.1. Missing globe at bedroom light fixture.

UNIT: 228

Sec 403.2 Bathroom vent fan is defective and or inoperable.

Sec 304.15 Doors are loose at hallway closet.

SEC 305.3 Peeling, chipping, flaking, or abraded paint on interior surfaces of a structure must be properly removed or covered.

INSPECTOR COMMENTS: *Peeling paint at wall by the entrance door.*

UNIT: 229

Sec 504.1 Faucet is deteriorated at kitchen sink.

SEC 305.3 Uncleanliness - Decay of surfaces within a dwelling that is likely to cause sickness or disease and render air, food or drink unwholesome or detrimental to the health of humans. All floors, walls, ceilings windows, doors, cabinets, countertops, plumbing fixtures and appliances must be cleaned and maintained in a sanitary condition.

UNIT: 230

Sec 504.1 Garbage disposer is inoperable.

UNIT: 231

Sec 309.1 Infestation of rodents inside the dwelling. Certified Pest Controller required for extermination and to provide written verification to the Code Compliance Officer

INSPECTOR COMMENTS: *Mice feces at kitchen cabinet.*

SEC 305.3 Uncleanliness - Decay of surfaces within a dwelling that is likely to cause sickness or disease and render air, food or drink unwholesome or detrimental to the health of humans. All floors, walls, ceilings windows, doors, cabinets, countertops, plumbing fixtures and appliances must be cleaned and maintained in a sanitary condition.

UNIT: 233

Sec 703.1 The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained.

INSPECTOR COMMENTS: *Hole in wall under kitchen sink.*

Sec 504.1 Garbage disposer is inoperable.

Sec 309.1 Infestation of rodents inside the dwelling. Certified Pest Controller required for extermination and to provide written verification to the Code Compliance Officer

INSPECTOR COMMENTS: *Mice feces at kitchen cabinet.*

Sec 604.3 Outlet is loose at wall under kitchen sink.

Sec 604.3 Cover plate is loose at bathroom switch.

Sec 604.3 Light fixture is inoperable at bathroom.

UNIT: 234

Sec 403.2 Bathroom vent fan is defective and or inoperable.

INSPECTOR COMMENTS: *Clogged bath fan.*

UNIT: 235

Sec 505.2 Water supply lacks contamination protection by an approved atmospheric-type vacuum breaker or an approved hose connection vacuum breaker at bathtub faucet where hose may be attached and left in place.

INSPECTOR COMMENTS: *shower sprayer hose is too long at bathtub.*

UNIT: 236

Sec 504.1 Toilet is loose at connection to floor.

UNIT: 237

Sec 308.1 Large accumulation of combustibles are stored throughout dwelling

Sec 605.1 Globe is missing at bedroom light fixture.

Sec 305.6 Entrance door is deteriorated - damaged.

INSPECTOR COMMENTS: *Entrance door is hard to open and close.*

UNIT: 240

SEC 305.3 Peeling, chipping, flaking, or abraded paint on interior surfaces of a structure must be properly removed or covered.

INSPECTOR COMMENTS: *Peeling paint at kitchen wall.*

Sec 504.1 Faucet is missing aerator at kitchen sink.

Sec 504.1 Toilet is loose at connection to floor.

UNIT: 300

Sec 504 Cabinet floor is missing at kitchen sink.

Sec 604.3 Outlet is damaged - inoperable in bedroom.

Sec 505.2 Water supply lacks contamination protection by an approved atmospheric-type vacuum breaker or an approved hose connection vacuum breaker at bathtub faucet where hose may be attached and left in place.

INSPECTOR COMMENTS: Shower sprayer hose is too long at bathtub.

Sec 604.3 Cover plate missing at outlet in bedroom.

Sec 504.1 Faucet has hot and cold water pipes reversed at kitchen sink.

SEC 305.3 Nonabsorbent floor covering is deteriorated - damaged in kitchen and living room.

Sec 305.6 Door jamb is deteriorated and or damaged at entrance door.

UNIT: 302

Sec 309.1 Infestation of bed bugs inside the dwelling. Certified Pest Controller required for extermination and to provide written verification to the Code Compliance Officer

Sec 506.1 Waste pipe is clogged at kitchen - bathtub.

INSPECTOR COMMENTS: Possible clogged main waste line.

UNIT: 303

Sec 505.2 Water supply lacks contamination protection by an approved atmospheric-type vacuum breaker or an approved hose connection vacuum breaker at bathtub faucet where hose may be attached and left in place.

INSPECTOR COMMENTS: Shower sprayer hose is too long at bathtub.

UNIT: 304

Sec 504 Cabinet floor is deteriorated at kitchen sink.

Sec 305 Kitchen cabinet has deteriorated, damaged and/or missing drawers or doors.

UNIT: 305

Sec 403.2 Bathroom vent fan is defective and or inoperable.

INSPECTOR COMMENTS: Clogged bath fan.

UNIT: 306

Sec 704.1 Smoke detector is inoperable outside bedroom.

Sec 604.3 GFCI protected outlet will not trip the test button and is not operating properly in the bathroom.

INSPECTOR COMMENTS: Damaged GFCI outlet at bathroom.

UNIT: 307

Sec 504.1 Garbage disposer is inoperable.

UNIT: 308

Dwelling unit(s) #308 is being remodeled and or updated. All repairs and improvements must be completed before this unit can be reoccupied. NOTE: Some corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.

UNIT: 309

Sec 703.1 The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained.

INSPECTOR COMMENTS: *Hole in wall under kitchen sink.*

Sec 505.2 Water supply lacks contamination protection by an approved atmospheric-type vacuum breaker or an approved hose connection vacuum breaker at bathtub faucet where hose may be attached and left in place.

INSPECTOR COMMENTS: *Shower sprayer hose is too long at bathtub.*

SEC 305.3 Ceramic tile is damaged / loose at bathroom shower area walls.

UNIT: 310

Sec 305 Kitchen cabinet has deteriorated, damaged and/or missing drawers or doors.

SEC 305.3 Uncleanliness - Decay of surfaces within a dwelling that is likely to cause sickness or disease and render air, food or drink unwholesome or detrimental to the health of humans. All floors, walls, ceilings windows, doors, cabinets, countertops, plumbing fixtures and appliances must be cleaned and maintained in a sanitary condition.

Sec 504.1 Faucet is leaking at bathroom sink.

UNIT: 311

Sec 703.1 The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained.

INSPECTOR COMMENTS: *Hole in wall under kitchen sink.*

SEC 305.1 Mold accumulation at ceiling in bathroom. All affected areas are to be cleaned and sanitized with bleach.

UNIT: 312

Sec 309.1 Infestation of rodents and bed bugs inside the dwelling. Certified Pest Controller required for extermination and to provide written verification to the Code Compliance Officer.

INSPECTOR COMMENT:

Sec 704.1 Smoke detector is missing outside bedroom.

UNIT: 314

Sec 504 Cabinet floor is missing at kitchen sink.

Sec 704.1 Smoke detector is inoperable inside bedroom.

Sec 505.2 Water supply lacks contamination protection by an approved atmospheric-type vacuum breaker or an approved hose connection vacuum breaker at bathtub faucet where hose may be attached and left in place.

INSPECTOR COMMENTS: *Shower sprayer hose is too long at bathtub.*

UNIT: 315

Sec 504.1 Faucet is leaking at bathroom sink.

Sec 309.1 Infestation of rodents inside the dwelling. Certified Pest Controller required for extermination and to provide written verification to the Code Compliance Officer

INSPECTOR COMMENTS: *Mice feces kitchen cabinet.*

UNIT: 316

Sec 604.3 Light fixture is inoperable at bathroom.

UNIT: 317

Sec 309.1 Infestation of rodents inside the dwelling. Certified Pest Controller required for extermination and to provide written verification to the Code Compliance Officer

INSPECTOR COMMENTS: *Mice feces kitchen cabinet.*

Sec 604.3 GFCI protected outlet will not trip the test button and is not operating properly in the bathroom.

Sec 305.6 Doors are loose at living room closet.

Sec 901.6 Fire detection, alarm and extinguishing systems shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective.

INSPECTOR COMMENTS: *Painted sprinkler head in living room. Bring sprinklers up to code.*

UNIT: 318

Sec 504.1 Faucet is leaking kitchen sink.

UNIT: 319

Sec 305.6 Door is deteriorated - damaged at entrance door.

INSPECTOR COMMENTS: *Entrance door is sticking.*

UNIT: 320

SEC 305.3 Plaster / Gypsum board is damaged at walls.

UNIT: 321

Sec 504.1 Faucet is leaking at bathroom sink and faucet has hot and cold water pipes reversed at kitchen sink.

SEC 305.3 Peeling, chipping, flaking, or abraded paint on interior surfaces of a structure must be properly removed or covered.

INSPECTOR COMMENTS: *Peeling paint at bathroom wall.*

UNIT: 322

Sec 901.6 Fire detection, alarm and extinguishing systems shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective.

INSPECTOR COMMENTS: *Leak at sprinkler head in living room.*

Sec 605.1 Globe is missing at light fixture in bedroom.

Sec 704.1 Smoke detector is inoperable outside bedroom.

UNIT: 324

Sec 704.1 Smoke detector is inoperable outside bedroom.

UNIT: 325

Sec 309.1 Infestation of rodents inside the dwelling. Certified Pest Controller required for extermination and to provide written verification to the Code Compliance Officer

INSPECTOR COMMENTS: *Mice feces at kitchen cabinet.*

Sec 305.6 Door are damaged at bedroom and bathroom.

Sec 305.6 Door is damaged - deteriorated at entrance door.

INSPECTOR COMMENTS: *Entrance door is sticking.*

Sec 604.3 Cover plate is missing at outlet in bedroom.

Sec 504.1 Faucet handle is loose at kitchen sink.

UNIT: 326

Sec 702.3 Bathroom door has a chain latch on the outside of door. All egress doors shall be easily opened from the side which egress is to be made without the need for keys, special knowledge or effort.

INSPECTOR COMMENTS: *Remove chain latch from the outside of bathroom door.*

SEC 305.3 Support bar is damaged / loose at bathroom shower area walls.

UNIT: 327

Sec 309.1 Infestation of rodents inside the dwelling. Certified Pest Controller required for extermination and to provide written verification to the Code Compliance Officer

INSPECTOR COMMENTS: *Mice feces at kitchen cabinet.*

SEC 305.3 Peeling, chipping, flaking, or abraded paint on interior surfaces of a structure must be properly removed or covered.

INSPECTOR COMMENTS: *Peeling paint at bathroom wall.*

UNIT: 328

Sec 504.1 Faucet is leaking at bathroom sink.

Sec 704.1 Smoke detector is missing outside bedroom.

UNIT: 329

Sec 504.1 Garbage disposer is inoperable.

Sec 504.1 Faucet is deteriorated at kitchen sink.

UNIT: 330

Sec 505.2 Water supply lacks contamination protection by an approved atmospheric-type vacuum breaker or an approved hose connection vacuum breaker at bathtub faucet where hose may be attached and left in place.

INSPECTOR COMMENTS: *Shower sprayer hose is too long at bathtub.*

UNIT: 331

Sec 504 Cabinet floor is damaged at kitchen sink.

Sec 704.1 Smoke detector is inoperable outside of bedroom.

UNIT: 332

Sec 702.1 Lack of a safe, continuous and unobstructed path of travel from any point in a structure to the public way.

Sec 504.1 Faucet is leaking at bathroom sink.

UNIT: 333

Sec 504.1 Faucet is inoperable - deteriorated at kitchen sink and faucet is leaking at bathroom sink.

Sec 504.1 Toilet is loose at connection to floor.

UNIT: 335

Sec 504.1 Faucet is deteriorated at kitchen sink.

Sec 504 Cabinet floor is damaged at kitchen sink.

Sec 704.2 Lack of operational smoke detector at ceiling or walls outside each separate sleeping area, in each room used for sleeping purposes, on each story, including basement and cellars. Note: All required smoke detectors shall have a minimum 5 year battery or be hardwired.

INSPECTOR COMMENTS: *Missing 5 year minimum battery at smoke detector outside of bedroom.*

UNIT: 337

Sec 704.1 Smoke detector is inoperable outside of bedroom.

Sec 504.1 Garbage disposer is inoperable.

Sec 504 Cabinet floor is damaged at kitchen sink.

UNIT: 338

Sec 308.1 Large accumulation of combustibles are stored throughout dwelling.

Sec 702.1 Lack of a safe, continuous and unobstructed path of travel from any point in a structure to the public way.

UNIT: 340

Sec 504 Cabinet floor is damaged at kitchen sink.

SEC 305.3 Peeling, chipping, flaking, or abraded paint on interior surfaces of a structure must be properly removed or covered.

INSPECTOR COMMENTS: *Peeling paint at bathroom wall.*

Sec 504.1 Faucet is deteriorated at kitchen sink.

UNIT: 400

Sec 504.1 Faucet has hot and cold water pipes reversed at kitchen sink.

Sec 504 Cabinet floor is missing at kitchen sink.

Sec 505.2 Water supply lacks contamination protection by an approved atmospheric-type vacuum breaker or an approved hose connection vacuum breaker at bathtub faucet where hose may be attached and left in place.

INSPECTOR COMMENTS: *Shower sprayer hose is too long at bathtub.*

UNIT: 401

Sec 505.2 Water supply lacks contamination protection by an approved atmospheric-type vacuum breaker or an approved hose connection vacuum breaker at bathtub faucet where hose may be attached and left in place.

INSPECTOR COMMENTS: *Shower sprayer hose is too long at bathtub.*

Sec 504.1 Faucet has hot and cold water pipes reversed at kitchen sink.

UNIT: 402

Sec 604.3 Light fixture is inoperable at bathroom.

UNIT: 403

Sec 604.3 Light fixture is inoperable at bathroom.

UNIT: 404

Sec 605.1 Globe is missing at light fixture in living room.

Sec 309.1 Infestation of bed bugs inside the dwelling. Certified Pest Controller required for extermination and to provide written verification to the Code Compliance Officer.

UNIT: 405

Sec 504.1 Toilet flush mechanism is defective.

INSPECTOR COMMENTS: *Running toilet.*

UNIT: 407

Sec 703.1 The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained.

INSPECTOR COMMENTS: *Hole in wall under kitchen sink.*

Sec 504.1 Faucet is leaking at bathroom sink.

UNIT: 409

Sec 703.1 The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained.

INSPECTOR COMMENTS: *Hole in wall under kitchen sink.*

Sec 702.1 Lack of a safe, continuous and unobstructed path of travel from any point in a structure to the public way.

Sec 505.2 Water supply lacks contamination protection by an approved atmospheric-type vacuum breaker or an approved hose connection vacuum breaker at bathtub faucet where hose may be attached and left in place.

INSPECTOR COMMENTS: Shower sprayer hose is too long at bathtub.

UNIT: 410

Dwelling unit(s) #410 is being remodeled and or updated. All repairs and improvements must be completed before this unit can be reoccupied. NOTE: Some corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.

Sec 505.2 Water supply lacks contamination protection by an approved atmospheric-type vacuum breaker or an approved hose connection vacuum breaker at bathtub faucet where hose may be attached and left in place.

INSPECTOR COMMENTS: Shower sprayer hose is too long at bathtub.

UNIT: 411

Sec 704.1 Smoke detector is inoperable outside of bedroom.

SEC 305.3 Peeling, chipping, flaking, or abraded paint on interior surfaces of a structure must be properly removed or covered.

INSPECTOR COMMENTS: Peeling paint at bedroom.

UNIT: 412

Sec 505.2 Water supply lacks contamination protection by an approved atmospheric-type vacuum breaker or an approved hose connection vacuum breaker at bathtub faucet where hose may be attached and left in place.

INSPECTOR COMMENTS: Shower sprayer hose is too long at bathtub.

UNIT: 413

Sec 506.1 Waste pipe is clogged at bathtub.

Sec 603.1 A/C is inoperable.

UNIT: 414

Sec 504 Cabinet floor is missing at kitchen sink.

Sec 504.1 Faucet is damaged at kitchen sink.

Sec 505.2 Water supply lacks contamination protection by an approved atmospheric-type vacuum breaker or an approved hose connection vacuum breaker at bathtub faucet where hose may be attached and left in place.

INSPECTOR COMMENTS: Shower sprayer hose is to long at bathtub.

Sec 604.3 Outlet is loose at bathroom.

Sec 704.1 Smoke detector is missing inside bedroom.

UNIT: 415

SEC 305.3 Uncleanliness - Decay of surfaces within a dwelling that is likely to cause sickness or disease and render air, food or drink unwholesome or detrimental to the health of humans. All floors, walls, ceilings windows, doors, cabinets, countertops, plumbing fixtures and appliances must be cleaned and maintained in a sanitary condition.

Sec 504.1 Faucet is deteriorated at kitchen sink.

Sec 504.1 Garbage disposer is inoperable.

UNIT: 416

Sec 704.1 Smoke detector is inoperable inside bedroom.

UNIT: 417

Sec 505.3 Water supply pressure is too low at kitchen sink faucet.

Sec 604.3 Light fixture is inoperable at bathroom.

UNIT: 418

Sec 504.1 Faucet is damaged at kitchen sink.

UNIT: 419

Sec 604.3 GFCI protected outlet will not trip the test button and is not operating properly in the bathroom.

INSPECTOR COMMENTS: *GFCI outlet is damaged at bathroom.*

UNIT: 420

Sec 504.1 Faucet is deteriorated at kitchen sink.

UNIT: 421

Sec 504.1 Faucet is leaking at bathroom sink.

UNIT: 422

Sec 309.1 Infestation of rodents inside the dwelling. Certified Pest Controller required for extermination and to provide written verification to the Code Compliance Officer

INSPECTOR COMMENTS: *Mice feces at kitchen cabinet.*

UNIT: 424

Sec 309.1 Infestation of rodents inside the dwelling. Certified Pest Controller required for extermination and to provide written verification to the Code Compliance Officer

INSPECTOR COMMENTS: *Mice feces at kitchen cabinet.*

SEC 305.3 Peeling, chipping, flaking, or abraded paint on interior surfaces of a structure must be properly removed or covered.

INSPECTOR COMMENTS: *Peeling paint at bedroom and bathroom walls.*

UNIT: 425

Sec 504.1 Garbage disposer is inoperable.

UNIT: 426

Sec 309.1 Infestation of rodents inside the dwelling. Certified Pest Controller required for extermination and to provide written verification to the Code Compliance Officer

INSPECTOR COMMENTS: *Mice feces at kitchen cabinet.*

Sec 505.2 Water supply lacks contamination protection by an approved atmospheric-type vacuum breaker or an approved hose connection vacuum breaker at bathtub faucet where hose may be attached and left in place.

INSPECTOR COMMENTS: *Shower sprayer hose is too long at bathtub.*

UNIT: 427

Sec 309.1 Infestation of rodents inside the dwelling. Certified Pest Controller required for extermination and to provide written verification to the Code Compliance Officer

INSPECTOR COMMENTS: *Mice feces at kitchen cabinet.*

Sec 604.3 GFCI protected outlet will not trip the test button and is not operating properly in the kitchen.

UNIT: 428

Sec 504 Cabinet floor is missing at kitchen sink.

UNIT: 429

Sec 504.1 Faucet is leaking at kitchen sink.

UNIT: 430

Sec 403.2 Bathroom vent fan is defective and or inoperable.

Sec 506.1 Waste pipe is clogged at bathtub.

UNIT: 431

Sec 703.1 The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained.

INSPECTOR COMMENTS: *Hole in wall under kitchen sink.*

Sec 505.2 Water supply lacks contamination protection by an approved atmospheric-type vacuum breaker or an approved hose connection vacuum breaker at bathtub faucet where hose may be attached and left in place.

INSPECTOR COMMENTS: *Shower sprayer hose is too long at bathtub.*

UNIT: 432

Sec 704.1 Smoke detector is inoperable outside of bedroom.

Sec 403.2 Bathroom vent fan is defective and or inoperable.

UNIT: 434

Sec 309.1 Infestation of rodents inside the dwelling. Certified Pest Controller required for extermination and to provide written verification to the Code Compliance Officer

INSPECTOR COMMENTS: Mice feces at kitchen cabinet.

Sec 504.1 Faucet is leaking at bathroom sink.

SEC 305.3 Peeling, chipping, flaking, or abraded paint on interior surfaces of a structure must be properly removed or covered.

INSPECTOR COMMENTS: Peeling paint at bathroom wall.

UNIT: 435

Sec 703.1 The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained.

INSPECTOR COMMENTS: Hole in wall under kitchen sink.

UNIT: 436

Sec 702.1 Lack of a safe, continuous and unobstructed path of travel from any point in a structure to the public way.

Sec 308.1 Large accumulation of combustibles are stored throughout dwelling.

Sec 309.1 Infestation of rodents inside the dwelling. Certified Pest Controller required for extermination and to provide written verification to the Code Compliance Officer

INSPECTOR COMMENTS: Mice feces kitchen cabinet.

Sec 403.2 Bathroom vent fan is missing cover.

UNIT: 437

Sec 504.1 Faucet is deteriorated at kitchen sink.

Sec 403.2 Bathroom vent fan is defective and or inoperable.

INSPECTOR COMMENTS: Clogged bathroom vent fan.

UNIT: 438

SEC 305.3 Plaster / Gypsum board is damaged at kitchen closet.

INSPECTOR COMMENTS: Mice holes at wall in kitchen closet.

Sec 309.1 Infestation of rodents inside the dwelling. Certified Pest Controller required for extermination and to provide written verification to the Code Compliance Officer

INSPECTOR COMMENTS: Mice holes in kitchen closet.

Sec 504.1 Faucet is leaking at bathroom sink.

UNIT: 440

Sec 504.1 Faucet is loose at kitchen sink.

UNIT: 500

Sec 504 Cabinet floor is missing at kitchen sink.

Sec 704.1 Smoke detector is inoperable outside of bedroom.

Sec 505.2 Water supply lacks contamination protection by an approved atmospheric-type vacuum breaker or an approved hose connection vacuum breaker at bathtub faucet where hose may be attached and left in place.

INSPECTOR COMMENTS: *Shower sprayer hose is too long at bathtub.*

UNIT: 502

Sec 505.2 Water supply lacks contamination protection by an approved atmospheric-type vacuum breaker or an approved hose connection vacuum breaker at bathtub faucet where hose may be attached and left in place.

INSPECTOR COMMENTS: *Shower sprayer hose is too long at bathtub.*

UNIT: 504

Sec 305 Kitchen cabinet has deteriorated, damaged and/or missing drawers or doors.

Sec 506.1 Waste pipe is clogged at bathtub.

Sec 604.3 Cover plate is loose at switch in bedroom.

Sec 305.6 Doors are loose at hallway closet.

UNIT: 505

Sec 504.1 Garbage disposer is inoperable.

Sec 604.3 Light fixture is inoperable at kitchen.

UNIT: 506

Sec 506.1 Waste pipe is clogged at kitchen sink.

Sec 504.1 Garbage disposer is inoperable.

INSPECTOR COMMENTS: *Leak at garage disposer.*

Sec 504.1 Faucet is leaking at bathroom sink.

UNIT: 507

Sec 504.1 Faucet is leaking at kitchen sink.

UNIT: 508

Sec 506.1 Waste pipe is clogged at kitchen sink.

INSPECTOR COMMENTS: *Clogged main waste line.*

Sec 704.1 Smoke detector is inoperable at living room.

Sec 604.3 Light fixture is inoperable at bathroom.

UNIT: 509

Sec 305.6 Hardware damaged or missing from door to bedroom.

INSPECTOR COMMENTS: *Missing door knob at bedroom.*

UNIT: 510

Sec 504.1 Garbage disposer is inoperable.

SEC 305.3 Nonabsorbent floor covering is deteriorated - damaged in bathroom.

UNIT: 511

Sec 504.1 Faucet is leaking at kitchen sink.

UNIT: 514

Sec 309.1 Infestation of rodents inside the dwelling. Certified Pest Controller required for extermination and to provide written verification to the Code Compliance Officer

INSPECTOR COMMENTS: *Mice feces kitchen cabinet.*

Sec 305.3 Water damaged drywall on the ceiling in living room.

Sec 403.2 Bathroom vent fan is defective and or inoperable.

INSPECTOR COMMENTS: *Clogged bath fan.*

Sec 702.1 Lack of a safe, continuous and unobstructed path of travel from any point in a structure to the public way.

UNIT: 515

Sec 504.1 Faucet is leaking at bathroom sink, and faucet at kitchen has hot and cold water pipes reversed.

UNIT: 516

Sec 504 Cabinet floor is missing at bathroom.

UNIT: 517

Sec 504 Cabinet floor is deteriorated at kitchen sink.

UNIT: 518

Sec 305.6 Door is deteriorated - damaged at entrance.

INSPECTOR COMMENTS: *Entrance door is sticking.*

Sec 504.1 Faucet is leaking at bathroom sink.

UNIT: 519

Sec 506.1 Waste pipe is deteriorated at bathroom sink.

Sec 504.1 Faucet is leaking - loose at bathroom sink. Faucet has hot and cold water pipes reversed at kitchen sink.

UNIT: 520

Sec 309.1 Infestation of rodents inside the dwelling. Certified Pest Controller required for extermination and to provide written verification to the Code Compliance Officer

INSPECTOR COMMENTS: *Mice feces kitchen cabinet.*

Sec 901.6 Fire detection, alarm and extinguishing systems shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective.

INSPECTOR COMMENTS: Painted sprinkler head at living room. Bring sprinklers up to code.

UNIT: 521

No inspection conducted on this unit at the time of inspection.

INSPECTOR COMMENTS: Unit is vacant and being used for storage.

UNIT: 522

Sec 703.1 The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained.

INSPECTOR COMMENTS: Hole in wall under kitchen sink.

UNIT: 523

Sec 603.4 Thermostat and/or wiring is not secured to the wall.

UNIT: 524

Sec 403.2 Bathroom vent fan is defective and or inoperable.

Sec 305.3 Water damaged drywall on the ceiling in bathroom.

UNIT: 525

Sec 309.1 Infestation of rodents inside the dwelling. Certified Pest Controller required for extermination and to provide written verification to the Code Compliance Officer

INSPECTOR COMMENTS: Mice feces at bathroom and kitchen cabinets.

Sec 704.1 Smoke detector is missing outside bedroom.

UNIT: 526

Sec 506.1 Waste pipe is clogged at bathtub.

Sec 504.1 Overflow cover is loose/missing to the bathtub.

Sec 305 Kitchen cabinet has deteriorated, damaged and/or missing drawers or doors.

Sec 506.1 Waste pipe is leaking at kitchen sink.

Sec 504.1 Faucet is loose at kitchen sink.

Sec 704.1 Smoke detector is inoperable at living room.

Sec 305.6 Doors are loose at hallway closet.

Sec 605.1 Globes are missing at light fixtures in bedroom and hallway.

UNIT: 527

Sec 308.1 Large accumulation of combustibles are stored throughout dwelling.

Sec 702.1 Lack of a safe, continuous and unobstructed path of travel from any point in a structure to the public way.

UNIT: 528

Sec 605.1 Globe is missing at light fixture in living room.

Sec 504.1 Garbage disposer is inoperable.

Sec 704.1 Smoke detector is inoperable in living room.

UNIT: 530

Sec 403.2 Bathroom vent fan is defective and or inoperable.

Sec 605.1 Globe is missing at light fixture in living room.

UNIT: 532

Sec 506.1 Waste pipe is clogged at bathroom sink.

UNIT: 533

Sec 305.6 Door is damaged - deteriorated at entrance door.

INSPECTOR COMMENTS: *Entrance door is sticking.*

UNIT: 534

Sec 505.3 Water supply pressure is too low at bathroom faucet.

UNIT: 535

Sec 704.1 Smoke detector is inoperable inside bedroom.

SEC 305.3 Uncleanliness - Decay of surfaces within a dwelling that is likely to cause sickness or disease and render air, food or drink unwholesome or detrimental to the health of humans. All floors, walls, ceilings windows, doors, cabinets, countertops, plumbing fixtures and appliances must be cleaned and maintained in a sanitary condition.

Sec 506.1 Waste pipe is clogged at bathtub.

Sec 604.3 Outlet is inoperable at living room.

Sec 305.6 Door is damaged - deteriorated at entrance door.

UNIT: 536

Sec 504.1 Toilet seat is deteriorated - damaged.

Sec 704.1 Smoke detector is missing inside and outside of bedroom.

UNIT: 537

Sec 604.3 Outlets are damaged - inoperable in living room and bedroom.

Sec 704.1 Smoke detector is missing inside bedroom.

Sec 604.3 Light fixture is inoperable in bathroom.

UNIT: 538

Sec 504 Cabinet floor is missing at kitchen sink.

Sec 604.3 GFCI protected outlet will not trip the test button and is not operating properly in the bathroom.

UNIT: 540

Sec 504.1 Garbage disposer is inoperable.

Sec 504.1 Faucet is leaking at kitchen sink.

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with **Fines: \$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 3200 S WASHINGTON AVE

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of 8-9 - AM or 12-1 - PM.

Officer: Walter Allen walter.allen@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: July 11, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 06/27/2018
Compliance Due Date: 08/11/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location:	2500 REO RD
Parcel No:	33-01-01-31-427-011

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 2500

AREA: Exterior

Sec 304.10 Concrete steps are unsecured - loose - missing at front porch of units #2508 ,and #2500. and at rear porch of units #2504 and #2508.

Sec 604.3 Outlet is missing at front porch of unit #2502.

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

INSPECTOR COMMENTS: *Damaged - missing screens at windows and storm doors.*

UNIT: 2500

AREA: Basement

Sec 605.3 Light fixture is missing at basement stairs.

Sec 308.1 Accumulation of trash - soiled clothing in basement .

Sec 603.1 Furnace lacks a clean filter.

Sec 504.1 Plumbing permit required for laundry waste piping.

INSPECTOR COMMENTS: Laundry waste piping installed without permit.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet has been installed without a permit. Bring all electrical up to code.

AREA: First Floor

SEC 305.3 Plaster / Gypsum board at wall is damaged under kitchen sink.

INSPECTOR COMMENTS: Hole in wall.

AREA: Second Floor

Sec 604.3 GFCI protected outlet will not trip the test button and is not operating properly in the bathroom.

UNIT: 2502

AREA: Basement

Sec 605.3 Light fixture is missing at basement stairs.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet has been installed without a permit. Bring all electrical up to code.

Sec 603.1 Furnace lacks a clean filter.

AREA: First Floor

Sec 504.1 Garbage disposer is inoperable.

Sec 704.1 Smoke detector is inoperable in living room.

Sec 506.1 Waste pipe is leaking at kitchen sink.

UNIT: 2504

AREA: Basement

Sec 307.1 Guardrail is missing at basement stairs.

Sec 307.1 Handrail is missing at basement stairs.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet and wiring has been installed without a permit. Bring all electrical up to code.

Sec 603.1 Furnace lacks a clean filter.

AREA: First Floor

Sec 504.1 Damaged kitchen counter top.

Sec 305 Kitchen cabinet has deteriorated, damaged and/or missing drawers or doors.

Sec 304.15 Doors are loose at kitchen closet..

Sec 605.3 Light fixture is missing globe at living room.

AREA: Second Floor

Sec 307.1 Handrail is missing at second floor.

Sec 309.1 Infestation of bedbugs inside the dwelling. Certified Pest Controller required for extermination and to provide written verification to the Code Compliance Officer

UNIT: 2506

AREA: Basement

Sec 605.3 Light fixture is missing at basement stairs.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet has been installed without a permit. Bring all electrical up to code.

Sec 603.1 Furnace lacks a clean filter.

AREA: Second Floor

Sec 304.15 Door is loose at bedroom.

UNIT: 2508

AREA: Basement

Sec 604.3 Light fixture is missing at basement stairs.

Sec 604.3 Wiring is exposed - unprotected - faulty and unsafe at basement wall, by the furnace.

Sec 603.1 Furnace lacks a clean filter.

AREA: First Floor

Sec 604.3 GFCI protected outlet will not trip the test button and is not operating properly in the kitchen, at the left side of sink.

Sec 305.6 Hardware is damaged at front storm door and missing at rear storm door.

INSPECTOR COMMENTS: Damaged latch at front storm door and missing strike plate at rear storm door.

Sec 305.6 Inoperable dead bolt lock at rear entrance loose.

Sec 703.1 The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained.

INSPECTOR COMMENTS: Lacking mud and tape at new drywall installed at the wall under the kitchen sink.

AREA: Second Floor

Sec 604.3 Light switch is loose at bathroom.

Sec 504.1 Bathtub has chipped and missing enamel.

INSPECTOR COMMENTS: Rust at bathtub.

Sec 604.3 Cover plate is damaged at outlet in hallway.

UNIT: 2510

AREA: Basement

Sec 307.1 Guardrail has improper spacing of balusters at basement stairs.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet has been installed without a permit. Bring all electrical up to code.

AREA: First Floor

Sec 305 Kitchen cabinet has deteriorated, damaged and/or missing drawers or doors.

AREA: Second Floor

Sec 403.2 Bathroom vent fan is defective and or inoperable.

UNIT: 2512

AREA: Basement

Sec 603.1 Furnace lacks a clean filter.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet has been installed without a permit. Bring all electrical up to code.

Sec 506.1 Waste pipe is clogged at laundry tub.

AREA: First Floor

Sec 604.3 GFCI protected outlet will not trip the test button and is not operating properly in the bathroom.

Sec 704.1 Smoke detector is inoperable at hallway.

Sec 505.3 Water supply pressure is too low at kitchen faucet.

Sec 305 Kitchen cabinet has deteriorated, damaged and/or missing drawers or doors.

SEC 305.3 Nonabsorbent floor covering is deteriorated at kitchen.

AREA: Second Floor

Sec 403.2 Bathroom vent fan is defective and or inoperable.

Sec 605.1 Light fixture is missing globe at bedroom.

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with Fines: **\$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 2500 REO RD

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of 8-9 - AM or 12-1 - PM.

Officer: Walter Allen walter.allen@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: June 29, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 06/26/2018
Compliance Due Date: 07/26/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location: 2514 REO RD
Parcel No: 33-01-01-31-427-011

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 2514

A complete inspection of this multi-unit building was done and the following violations were found:

AREA: Exterior

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

INSPECTOR COMMENTS: *Damaged - missing screens at windows and storm doors.*

Sec 304.7 Missing downspout and extension to gutter.

Sec 604.3 Outlet is missing at front porch of unit #2522.

Sec 304.10 Concrete steps are loose at rear stairs.

INSPECTOR COMMENTS: *Secure all loose concrete steps.*

UNIT: 2514

SEC 305.3 Nonabsorbent floor coverings is deteriorated - missing at bathroom.

AREA: Basement

Sec 603.1 Furnace lacks a clean filter.

SEC 603.1 Clothes dryer is not vented to exterior of structure (No flexible plastic or flexible thin wall aluminum). Approved flexible metallic vent can only be used in the shortest length necessary and not to exceed eight feet long.

Sec 504.1 Plumbing permit required for new waste piping at stand pipe.

SEC 506.1 Trap to the drain at laundry tub is an S-type trap and does not meet code.

Sec 604.3 Light fixture is missing at basement stair.

UNIT: 2516

AREA: Basement

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

SEC 506.1 Trap to the drain at laundry tub is an S-type trap and does not meet code.

AREA: First Floor

Sec 704.1 Smoke detector is inoperable at first floor.

SEC 305.3 Plaster / Gypsum board is damaged at wall in hallway.

INSPECTOR COMMENTS: Hole in wall.

Sec 604.3 Cover plate is missing at outlet in dinning room.

Sec 305.6 Hardware damaged or missing from rear entry door.

INSPECTOR COMMENTS: Inoperable handle at rear door.

Sec 603.1 Supply air register is damaged at hallway.

UNIT: 2518

AREA: Basement

Sec 604.3 Cover plate is missing at light switch in basement.

SEC 603.1 Clothes dryer lacks approved metallic vent material / flexible vent material exceeds eight feet (No flexible plastic or flexible thin wall aluminum). Approved flexible metallic vent can only be used in the shortest length necessary and not to exceed eight feet long.

UNIT: 2520

AREA: Basement

Sec 307.1 Lack of guardrail at the open side of basement stairs.

Sec 308.1 Accumulation of trash - debris - combustibles - soiled clothing in basement.

UNIT: 2522

AREA: Basement

Sec 603.1 Furnace lacks a clean filter.

AREA: First Floor

Sec 704.1 Smoke detector is inoperable in living room.

AREA: Second Floor

Sec 704.1 Smoke detector is inoperable outside bedrooms.

UNIT: 2524

AREA: Basement

Sec 307.1 Lack of guardrail at the open side of basement stairs.

SEC 603.1 Clothes dryer is not vented to exterior of structure (No flexible plastic or flexible thin wall aluminum). Approved flexible metallic vent can only be used in the shortest length necessary and not to exceed eight feet long.

AREA: First Floor

SEC 305.3 Plaster / Gypsum board is damaged at wall in hallway.

INSPECTOR COMMENTS: *Hole in wall.*

Sec 505.3 Water supply pressure is too low at kitchen faucet.

Sec 305.4 Deteriorated - damaged - uneven hardwood floor in living.

AREA: Second Floor

Sec 604.3 Outlet is damaged - inoperable at west bedroom.

Sec 604.3 Cover plate is damaged at outlet in hallway.

Sec 605.1 Globe is missing at light fixture in bathroom.

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with **Fines: \$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 2514 REO RD

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

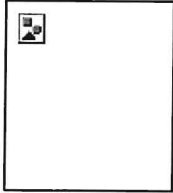
If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of **8-9 - AM** or **12-1 - PM**.

Officer: Walter Allen walter.allen@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: June 30, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 06/26/2018
Compliance Due Date: 08/11/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location:	2526 REO RD
Parcel No:	33-01-01-31-427-011

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 2526
UNIT: 2526
AREA: Basement

Sec 603.1 Furnace lacks a clean filter - burners and blower require cleaning and servicing.

Sec 504.3 Water heater-Have a licensed qualified contractor that is registered with the City of Lansing ensure safe and proper operation. Submit results in writing to the Code Compliance Office.

Sec 307.1 Guardrail is missing on open side of basement steps.

Sec 604.3 Dryer outlet is installed without permit.

SEC 506.1 Trap to the drain for the tub in the basement is an S-type trap and does not meet code.

AREA: First Floor

Sec 304.15 Entry door is deteriorated - damaged at front of the unit.

Sec 304.15 Front storm door doesn't latch.

Sec 504.1 Faucet is deteriorated at kitchen sink.

Sec 305.3 Walls are deteriorated - damaged in hallway.

AREA: Second Floor

Sec 305.3 Walls are deteriorated - damaged with holes in bedrooms

UNIT: 2528

AREA: Basement

Sec 307.1 Guardrail is missing at open side of basement stairs.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 302.2 Mold on walls and floor in basement. (All affected areas are to be cleaned and sanitized with bleach).

SEC 603.1 Clothes dryer is not vented to exterior of structure.

Sec 604.3 Dryer outlet installed without permit.

Sec 308.1 Accumulation of debris - combustibles in basement.

AREA: First Floor

Sec 305.3 Walls are deteriorated - damaged with holes in hallway.

Sec 305 Kitchen cabinet is deteriorated/damaged. Kitchen cabinet has deteriorated, damaged and/or missing drawers or doors.

Sec 504.1 Faucet at kitchen sink is deteriorated.

Section 304.15 Damaged door jamb at entrance door.

AREA: Second Floor

SEC 305.3 Nonabsorbent floor coverings damaged - lacking in bathroom - shower area.

Sec 604.3 Light fixture is not working in bathroom.

Sec 305.3 Walls are deteriorated - damaged at stairs.

SEC 305.3 Peeling, chipping, flaking, or abraded paint on bathroom walls.

Sec 305.3 Walls around the bathtub/shower are deteriorated and need to be caulked and repaired.

UNIT: 2530

AREA: Basement

Sec 604.3 Light fixture is missing at stairs to basement.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check

chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

SEC 603.1 Clothes dryer is not vented to exterior of structure

Sec 504.1 Laundry tub damaged and not connected to drain.

AREA: First Floor

Sec 604.3 GFCI protected outlet missed in kitchen to left of sink.

Sec 304.15 Front door is missing self-closing device.

Sec 305.3 Walls are deteriorated - damaged with holes in living room.

Sec 603.5 Air conditioner is improperly installed in living room window.

Sec 605.3 Light fixtures missing globes in kitchen and hallway.

UNIT: 2532

AREA: Basement

Sec 605.3 Light fixtures missing at stairway to basement.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

SEC 603.1 Clothes dryer is not vented to exterior of structure.

Sec 604.3 Dryer outlet installed without a permit.

Sec 307.1 Handrail is loose leading to second floor.

AREA: First Floor

Sec 704.2 Lack of operational smoke detector at ceiling in living room.

Sec 604.3 Outlet is inoperable - defective outlet in living room.

AREA: Second Floor

Sec 305.3 Walls are deteriorated - damaged with holes at stairs.

Sec 604.3 Light fixture lacks globe in bathroom.

UNIT: 2534

AREA: Basement

Sec 605.3 Light fixtures missing in stairs leading to basement.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 604.3 Dryer outlet installed without permit.

Sec 604.3 Cover plate missing at switch for furnace.

AREA: First Floor

Sec 605.2 GFCI protection lacking at outlet to right of sink.

Sec 504.1 Kitchen sink faucet is leaking.

AREA: Second Floor

Sec 704.1 Smoke detector is inoperable in bedroom

Sec 305.3 Walls/ Door are deteriorated - damaged with holes

UNIT: 2536

AREA: Basement

Sec 605.3 Light fixtures missing in stairwell to basement.

Sec 604.3 Dryer outlet and outlet in kitchen installed in basement.

AREA: First Floor

*Sec 309.1 Infestation of insects / vermin / rodents inside the dwelling.
Certified Pest Controller required for extermination and to provide written
verification to the Code Compliance Officer*

Sec 308.1 Accumulation of soiled clothing through out the first floor.

AREA: Second Floor

Sec 304.10 Steps are deteriorated.

UNIT: 2538

AREA: Basement

Sec 605.3 Light fixture missing at basement stairs.

Sec 604.3 Dryer outlet and outlet for kitchen installed without permit.

AREA: First Floor

Sec 504.1 Garbage disposer is inoperable.

Sec 305.3 Loose - damaged hardwood floor in hallway.

AREA: Second Floor

Sec 604.3 Outlet is loose in hallway.

Sec 403.2 Bathroom vent fan is defective and or inoperable.

UNIT: 2540

AREA: Basement

Sec 506.1 Waste pipe is clogged at floor drain.

Sec 307.1 Guardrail is missing at open side of stairs to basement.

Sec 604.3 Dryer outlet installed without permit.

Sec 603.1 Furnace lacks a clean filter

Sec 504.1 Sewage on floor in basement. All affected areas are to be cleaned and sanitized with bleach.

AREA: First Floor

Sec 304.15 Door is deteriorated - damaged at front door.

Sec 305.3 Floor covering deteriorated - damaged in hallway.

AREA: Second Floor

Sec 305.3 Walls are deteriorated - damaged with holes at stairs.

Sec 304.15 Door handle broken on bedroom door.

UNIT: 2542

AREA: Basement

Sec 305.2 Floor damaged at top of basement stairs.

Sec 605.3 Light fixture is missing in stairwell to basement.

Sec 603.1 Furnace lacks a clean filter.

INSPECTOR COMMENTS:

Sec 506.1 Waste pipe is clogged / sewage on floor.

Sec 504.3 Water heater - Have a licensed qualified contractor that is registered with the City of Lansing inspect and ensure safe and proper operation. Submit results in writing to the Code Compliance Officer.

Sec 604.3 Dryer outlet installed without permit.

SEC 506.1 Waste pipe for kitchen leaking

Sec 506.1 Waste pipe is missing a cap on floor drain.

Sec 504.1 Faucet is not working on laundry tub.

AREA: First Floor

Sec 305.3 Walls are deteriorated - damaged with holes in hallway, living room and kitchen.

Sec 604.3 GFCI protected outlet will not trip the test button and is not operating properly in the kitchen.

Section 304.15 Rear entry door loose on hinges.

Sec 304.15 Front storm door is missing self-closing device

Sec 304.15 Door jamb - door sill is deteriorated and or damaged to the front - side - rear door.

AREA: Second Floor

Sec 307.1 Handrail is loose to second floor.

Sec 305.3 Walls are deteriorated - damaged in bathroom

UNIT: General

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

Sec 304.10 Steps are deteriorated - damaged - unstable - tipped and are not level. on units 2542, 2530, 2528.

Sec 605.2 GFCI outlets missing on front porches of units, 2538, 2536, 2534, 2530, 2528.

Sec 305.4 Concrete Steps at rear of building are loose on units: 2530, 2534, 2536, 2540, 2542.

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with **Fines: \$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 2526 REO RD

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of **8-9 - AM or 12-1 - PM.**

Officer: Walter Allen walter.allen@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: June 28, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 06/25/2018
Compliance Due Date: 07/25/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location:	2402 REO RD
Parcel No:	33-01-01-31-427-011

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 2402

AREA: Exterior

Sec 604.3 Outlet is missing at front porch of unit #2408.

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

INSPECTOR COMMENTS: *Screens are damaged - missing at windows and storm doors.*

UNIT: 2402

Sec 304.15 Front storm door is damaged.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 604.3 Light switch is inoperable at bathroom.

Sec 605.3 Light fixtures are inoperable at kitchen.

UNIT: 2404

Sec 603.1 Return or supply air register is clogged at ceiling in mechanical room.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

UNIT: 2406

Sec 504.1 Faucet is leaking at shower.

Sec 304.15 Rear storm door is missing self-closing device and door panels

Sec 604.3 Light fixtures are inoperable at kitchen.

UNIT: 2408

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 308.1 Accumulation of combustibles stored too close to furnace and or water heater.

Sec 604.3 GFCI protected outlet will not trip the test button and is not operating properly in the bathroom.

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with **Fines: \$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 2402 REO RD

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of **8-9** - AM or **12-1** - PM.

Officer: Walter Allen walter.allen@lansingmi.gov

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As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: June 28, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 06/25/2018
Compliance Due Date: 07/25/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location: 2410 REO RD
Parcel No: 33-01-01-31-427-011

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 2410

AREA: Exterior

Sec 307.1 Handrail is deteriorated - loose at rear stair.

Sec 304.10 Concrete steps are unsecured - unstable at front porch of unit #2410, 2414, 2416, 2418, 2420, and at rear porch of unit# 2418, 2416, 2414 and 2412.

UNIT: 2410

Sec 603.1 Return or supply air register is clogged at ceiling in mechanical room and in hallway.

UNIT: 2412

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 304.15 Door jamb is damaged at rear entry door.

UNIT: 2414

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and

perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

UNIT: 2416

SEC 305.3 Uncleanliness - Decay of surfaces within a dwelling that is likely to cause sickness or disease and render air, food or drink unwholesome or detrimental to the health of humans. All floors, walls, ceilings windows, doors, cabinets, countertops, plumbing fixtures and appliances must be cleaned and maintained in a sanitary condition.

Sec 305.6 Hardware damaged or missing from rear entry door.

INSPECTOR COMMENTS: *Loose door knob at rear entry door.*

Sec 309.1 Infestation of cock roaches inside the dwelling. Certified Pest Controller required for extermination and to provide written verification to the Code Compliance Officer

UNIT: 2418

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 504.1 Garbage disposer is inoperable.

UNIT: 2420

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 603.1 Return or supply air register is clogged at ceiling in mechanical room.

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with **Fines: \$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 2410 REO RD

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of **8-9** - AM or **12-1** - PM.

Officer: Walter Allen walter.allen@lansingmi.gov

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As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: June 29, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 06/25/2018
Compliance Due Date: 07/25/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location: 2422 REO RD
Parcel No: 33-01-01-31-427-011

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 2422

A complete inspection of this multi-unit building was done and the following violations were found:

AREA: Exterior

Sec 601.2 Damaged - missing exterior furnace discharged vent.

Sec 604.3 Weatherproof exterior outlet cover plate is damaged at unit #2424.

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

INSPECTOR COMMENTS: *Damaged - missing screens at windows and storm doors.*

UNIT: 2422

Dwelling unit(s) #2422 is being remodeled and or updated. All repairs and improvements must be completed before this unit can be reoccupied. NOTE: Some corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.

Sec 604.3 Light fixture is missing at basement stairs.

Sec 603.1 Furnace lacks a clean filter.

UNIT: 2424

AREA: Basement

Sec 604.3 Light fixture is missing at basement stairs.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: *Dryer outlet installed without permit.*

Sec 603.1 Furnace lacks a clean filter.

Sec 504.1 Water heater installed. Permit for water heater installation has been issued , but lacks inspection and approval by the City of Lansing Plumbing Inspector. You must have a licensed plumbing contractor pull a plumbing permit, check the installation, make any corrections and then; contact David Burton at 483-4367 for final approval.

AREA: First Floor

Sec 603.4 Thermostat is not secured at the wall.

Sec 704.1 Smoke detector is inoperable in living room.

AREA: Second Floor

Sec 309.1 Infestation of rodents inside the dwelling. Certified Pest Controller required for extermination and to provide written verification to the Code Compliance Officer

INSPECTOR COMMENTS: *Mice feces in bedroom.*

SEC 305.3 Plaster / Gypsum board is damaged at bathroom wall.

INSPECTOR COMMENTS: *Hole in wall.*

UNIT: 2426

AREA: Basement

Sec 604.3 Light fixture is missing at basement stairs.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: *Dryer outlet installed without permit.*

AREA: Second Floor

Sec 704.1 Smoke detector is inoperable inside bedroom.

UNIT: 2428

AREA: Basement

SEC 603.1 Clothes dryer is not vented to exterior of structure (No flexible plastic or flexible thin wall aluminum). Approved flexible metallic vent can

only be used in the shortest length necessary and not to exceed eight feet long.

Sec 603.1 Furnace lacks a clean filter.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet installed without permit.

Sec 307.1 Lack of guardrail at the open side of basement stairs.

SEC 305.3 Uncleanliness - Decay of surfaces within a dwelling that is likely to cause sickness or disease and render air, food or drink unwholesome or detrimental to the health of humans. All floors, walls, ceilings windows, doors, cabinets, countertops, plumbing fixtures and appliances must be cleaned and maintained in a sanitary condition.

Sec 504.1 Faucet is leaking at laundry tub.

AREA: Second Floor

Sec 307.1 Handrail is loose at stairs.

SEC 305.3 Plaster / Gypsum board is damaged at hallway.

INSPECTOR COMMENTS: Hole in wall.

Sec 305.6 Closet door is damaged at hallway.

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with Fines: **\$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 2422 REO RD

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of 8-9 - AM or 12-1 - PM.

Officer: Walter Allen walter.allen@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: July 03, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 06/25/2018
Compliance Due Date: 07/25/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location: 2430 REO RD
Parcel No: 33-01-01-31-427-011

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 2430

AREA: Exterior

Sec 604.3 Outlets are missing at front porch of unit #2434 and 2442.

Sec 304.10 Concrete steps are loose - unsecured at front porch of unit # 2430, and at rear porch of unit #2442, 2438, 2432 and 2430.

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

INSPECTOR COMMENTS: *Damaged - missing screens at window and storm doors.*

Section 304.13.1 Window glass is broken at unit #2442.

INSPECTOR COMMENTS: *Broken block window at basement.*

Section 304.2 Soffit - fascia is fire damaged at front porch of unit #2436.

UNIT: 2430

AREA: Basement

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet installed without permit.

Sec 604.3 Light fixture is missing at basement stairs.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

AREA: First Floor

Sec 305 Kitchen cabinet has deteriorated, damaged and/or missing drawers or doors.

AREA: Second Floor

Sec 604.3 Light switch is loose at stairs

Sec 604.3 GFCI protected outlet will not trip the test button and is not operating properly in the bathroom.

UNIT: 2432

AREA: Basement

Sec 604.3 Light fixture is missing at basement stairs.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet installed without permit.

SEC 506.1 Trap to the drain at laundry tub is an S-type trap and does not meet code.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

AREA: First Floor

Sec 304.15 Door jamb is damaged at front entrance door.

AREA: Second Floor

Sec 604.3 GFCI protected outlet will not trip the test button and is not operating properly in the bathroom.

SEC 305.3 Plaster / Gypsum board is damaged at bathroom.

INSPECTOR COMMENTS: Hole in wall.

UNIT: 2434

Dwelling unit(s) #2434 is being remodeled and or updated. All repairs and improvements must be completed before this unit can be reoccupied. NOTE: Some corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.

AREA: Basement

Sec 604.3 Light fixture is missing at basement stairs.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet installed without permit.

AREA: First Floor

Sec 504.1 Garbage disposer is inoperable.

UNIT: 2436

Due to the fire damage and condition of this unit, an inspection was not conducted. A complete inspection of the unit must be conducted and all violations must be corrected before this unit can be reoccupied. Some listed corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4356) to determine if State Law requires a permit for your particular repair / correction.

UNIT: 2438

Dwelling unit(s) #2438 is being remodeled and or updated. All repairs and improvements must be completed before this unit can be reoccupied. NOTE: Some corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.

AREA: Basement

Sec 604.3 Light fixture is missing at basement stairs.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet installed without permit.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and

perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

UNIT: 2440

AREA: Basement

Sec 307.1 Lack of guardrail at the open side of basement stairs.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet installed without permit.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

AREA: First Floor

Sec 304.15 Door jamb is damaged at entry door.

UNIT: 2442

AREA: Basement

Sec 607.1 Duct work is deteriorated - damaged.

INSPECTOR COMMENTS: Holes in duct work.

Sec 504.1 Plumbing permit required for new waste piping at stand pipe.

Sec 605.1 Permit for electrical wiring installation has been issued, but lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Permit for sump pump outlet installation has expired.

Sec 504.1 Damaged laundry tub at basement.

Sec 307.1 Lack of guardrail at the open side of basement stairs.

Sec 307.1 Handrail is missing at basement.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 304.5 Foundation is deteriorated.

INSPECTOR COMMENTS: *Crack in foundation wall.*

Section 304.5 Waterproofing of foundation is deteriorated - ineffective.

Sec 308.1 Accumulation of trash - combustibles - soiled clothing in basement.

AREA: First Floor

SEC 305.1 Mold accumulation at walls and ceiling in bathroom. All affected areas are to be cleaned and sanitized with bleach.

SEC 305.3 Plaster / Gypsum board is damaged at bathroom.

INSPECTOR COMMENTS: *Hole in wall.*

SEC 305.3 Caulking is deteriorated - loose at bathroom sink.

Sec 305.6 Door is loose - damaged at bedroom.

Sec 305.4 Deteriorated - damaged - uneven hardwood floor at hallway and by the basement door.

Sec 504.1 Faucet is damaged at kitchen sink.

Sec 305.6 Hardware damaged at front entry door.

INSPECTOR COMMENTS: *Loose strike plate at front entry door.*

AREA: Second Floor

Sec 307.1 Handrail is loose.

Sec 605.1 Globes are missing at bedroom light fixtures.

SEC 305.3 Peeling, chipping, flaking, or abraded paint on interior surfaces of a structure must be properly removed or covered.

INSPECTOR COMMENTS: *Peeling paint at bedroom.*

Sec 604.3 Outlet is missing - damaged at south east bedroom.

Sec 403.2 Bathroom vent fan is defective and or inoperable.

INSPECTOR COMMENTS: *Clogged bath fan.*

Sec 504.1 Damaged bathroom sink.

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with **Fines: \$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 2430 REO RD

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of **8-9 - AM** or **12-1 - PM**.

Officer: Walter Allen walter.allen@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: July 11, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 06/26/2018
Compliance Due Date: 08/11/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location: 2444 REO RD
Parcel No: 33-01-01-31-427-011

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 2444

AREA: Exterior

Sec 604.3 Outlet is missing at front porch of unit #2450.

Sec 304.7 Missing downspout and extension to gutter.

Sec 605.3 Missing globe at exterior light fixture on porches.

INSPECTOR COMMENTS: *Bring all exterior light fixtures up to code.*

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

INSPECTOR COMMENTS: *Damaged - missing screens at windows and storm doors.*

Sec 304.10 Deteriorated - unsecured concrete step at front porch of unit #2444.

UNIT: 2444

AREA: Basement

Sec 307.1 Lack of guardrail at the open side of basement stairs.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet has been installed without a permit. Bring all electrical up to code.

AREA: First Floor

SEC 305.3 Plaster / Gypsum board is damaged at hallway.

INSPECTOR COMMENTS: Hole in wall.

AREA: Second Floor

Sec 305.6 Doors are loose at bedroom closet.

UNIT: 2446

AREA: Basement

Sec 506.1 Waste pipe is clogged at main.

INSPECTOR COMMENTS: Sewer back up at floor drain.

Sec 504.1 Sewage on floor in basement. All affected areas are to be cleaned and sanitized with bleach.

Sec 506.1 Waste pipe is loose - lacking support at laundry tub.

SEC 603.1 Clothes dryer is not vented to exterior of structure. (No flexible plastic or flexible thin wall aluminum). Approved flexible metallic vent can only be used in the shortest length necessary and not to exceed eight feet long.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet has been installed without a permit. Bring all electrical up to code.

Sec 308.1 Accumulation of soiled clothing in basement .

Sec 307.1 Lack of guardrail at the open side of basement stairs.

AREA: First Floor

SEC 305.3 Plaster / Gypsum board is damaged at hallway.

INSPECTOR COMMENTS: Hole in wall.

Sec 304.15 Door trim is missing at rear entrance door.

AREA: Second Floor

Sec 604.3 Light fixture is inoperable at stairs.

Sec 605.1 Light fixture is missing globe at bedroom.

Sec 403.2 Bathroom vent fan is defective and or inoperable.

INSPECTOR COMMENTS: Clogged bath fan.

Sec 305 Bathroom cabinet has deteriorated, damaged and/or missing drawers or doors.

UNIT: 2448

Dwelling unit(s) #2448 is being remodeled and or updated. All repairs and improvements must be completed before this unit can be reoccupied. NOTE: Some corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.

AREA: Basement

Sec 307.1 Lack of guardrail at the open side of basement stairs.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet has been installed without a permit. Bring all electrical up to code.

UNIT: 2450

AREA: First Floor

Sec 304.15 Rear storm door is missing self-closing device.

UNIT: 2452

AREA: Basement

Sec 603.1 Furnace lacks a clean filter.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet has been installed without a permit. Bring all electrical up to code.

AREA: First Floor

SEC 305.3 Plaster / Gypsum board wall is damaged at kitchen.

INSPECTOR COMMENTS: Hole in wall.

Section 304.15 Gaps around - at bottom of front entrance door.

Sec 304.15 Door is sticking - deteriorated at rear entrance.

Sec 704.1 Smoke detector is missing inside bedroom.

UNIT: 2454

AREA: Basement

Sec 307.1 Lack of guardrail at the open side of basement stairs.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: *Dryer outlet has been installed without a permit. Bring all electrical up to code.*

Sec 505.3 Water supply line is leaking at washer.

AREA: Second Floor

Sec 304.15 Door is damaged at bathroom.

UNIT: 2456

AREA: Basement

SEC 603.1 Clothes dryer is not vented to exterior of structure. (No flexible plastic or flexible thin wall aluminum). Approved flexible metallic vent can only be used in the shortest length necessary and not to exceed eight feet long.

Sec 603.4 Gas supply pipe for clothes dryer is not in use and lacks a cap or plug.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: *Dryer outlet has been installed without a permit. Bring all electrical up to code.*

Sec 603.1 Furnace lacks a clean filter.

AREA: First Floor

SEC 305.3 Plaster / Gypsum board wall is damaged at hallway.

Sec 305.6 Hardware damaged or missing from front entrance door.

INSPECTOR COMMENTS: *Loose door knob at front entrance door.*

AREA: Second Floor

No access to bathroom at the time of inspection.

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with **Fines: \$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 2444 REO RD

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

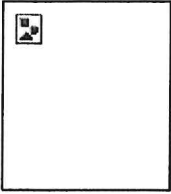
If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of **8-9 - AM** or **12-1 - PM**.

Officer: Walter Allen walter.allen@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: June 30, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 06/22/2018
Compliance Due Date: 08/11/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location: 2328 REO RD
Parcel No: 33-01-01-31-427-011

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 2328

UNIT: 2328

AREA: Basement

Sec 604.3 Light fixture missing in stairwell to basement.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks.

Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

UNIT: 2330

AREA: Basement

Sec 307.1 Guardrail is missing leading to basement on the open side of the stairs.

Sec 604.3 Dryer outlet in basement was installed without permit.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks.

Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check

chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 108.1.2 Extension cord running up basement steps needs to be removed.

AREA: First Floor

Sec 305.3 Walls are deteriorated - damaged with holes in kitchen and stairs to second floor.

Sec 304.15 Rear storm door has broken latch

UNIT: 2332

AREA: Basement

Sec 604.3 Light switch is missing in stairwell to basement

Sec 604.3 Dryer outlet installed in basement needs a permit.

AREA: First Floor

Sec 305.3 Walls are deteriorated - damaged with holes in kitchen and hallway.

SEC 506.1 Trap to the drain in the kitchen is an S-type trap and does not meet code.

Sec 505.3 Water supply pressure is too low at kitchen sink

Sec 305.3 Floor covering deteriorated - damaged in kitchen.

Sec 304.15 Rear storm door is missing self-closing device and/or door panels

Sec 504 Kitchen cabinet door is missing.

AREA: Second Floor

Sec 403.2 Bathroom vent fan has a loose cover.

Sec 305.3 Walls are deteriorated - damaged with holes in bedrooms

UNIT: 2334

AREA: Basement

Sec 604.3 Dryer outlet was installed without permit.

Sec 604.3 Outlet installed to the kitchen needs a permit.

AREA: Second Floor

Sec 704.2 Lack of operational smoke detector at ceiling or walls outside each separate sleeping area, in each room used for sleeping purposes, on each story, including basement and cellars. Note: All required smoke detectors shall have a minimum 5 year battery or be hardwired.

SEC 305.3 Tiles missing on the shower walls.

Sec 304.15 Bathroom door is deteriorated - damaged.

UNIT: 2336

AREA: Basement

Dwelling unit(s) # 2336 is being remodeled and or updated. All repairs and improvements must be completed before this unit can be reoccupied. NOTE:

Some corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.

Sec 309.1 Certified pest controller required for extermination and to provide written verification to the Code Compliance Officer.

Inspectors comment: Mice feces under kitchen sink.

UNIT: 2338

AREA: Basement

Sec 604.3 Light fixture is missing at basement stairs.

Sec 603.1 Furnace lacks a clean filter

AREA: First Floor

Sec 309.1 Infestation of mice / rodents inside the dwelling. Certified Pest Controller required for extermination and to provide written verification to the Code Compliance Officer

SEC 305.3 Uncleanliness - Decay of surfaces within a dwelling that is likely to cause sickness or disease and render air, food or drink unwholesome or detrimental to the health of humans. All floors, walls, ceilings windows, doors, cabinets, countertops, plumbing fixtures and appliances must be cleaned and maintained in a sanitary condition.

AREA: Second Floor

Sec 304.15 Door to bathroom is deteriorated - damaged

Sec 305.3 Floor covering in bathroom is deteriorated - damaged.

UNIT: 2340

AREA: Basement

Sec 604.3 Dryer outlet installed in basement without permit.

Sec 605.3 Light fixtures missing in basement stairwell.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

AREA: First Floor

Sec 304.15 Rear storm door is deteriorated - damaged.

AREA: Second Floor

Sec 305.3 Walls are deteriorated - damaged with holes behind bathroom door.

Sec 504.1 Rust around drain at the bathtub.

Sec 304.15 Bathroom door is deteriorated - damaged.

UNIT: 2342

AREA: Basement

Sec 604.3 Dryer outlet installed without permit.

Sec 506.1 Water pipe is leaking at basement wall.

Sec 604.3 Light fixture is missing going down basement stairs.

Sec 603.1 Furnace lacks a clean filter

AREA: First Floor

Sec 504 Cabinet doors are loose.

Sec 309.1 Certified pest controller required for extermination and to provide written verification to the Code Compliance Officer.

Sec 304.15 Rear storm door is missing self-closing device.

AREA: Second Floor

Sec 403.2 Bathroom vent fan is missing cover

Sec 305.3 Walls are deteriorated - damaged with holes in bedroom.

UNIT: 2344

AREA: Basement

Sec 604.3 Light fixture is missing going down the basement stairs.

Sec 604.3 Wires are loose - hanging.

Sec 603.1 Water heater has items stored on top of it.

AREA: First Floor

Sec 504.1 Sink in kitchen has the hot and cold water supply reversed.

Sec 305 Kitchen cabinet is deteriorated/damaged missing drawers or doors.

UNIT: General

Sec 603.1 Loose A/C vent at windows in 2330, 2328, 2332

AREA: Exterior

Sec 604.3 Outlets are missing at front porches of units.

Section 304.6 Siding missing on unit 2332.

Sec 308.1 Accumulation of trash, indoor furniture in back yard of 2332

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with **Fines: \$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 2328 REO RD

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

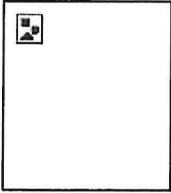
If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of **8-9 - AM** or **12-1 - PM**.

Officer: Walter Allen walter.allen@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: June 29, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 06/22/2018
Compliance Due Date: 07/22/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location:	2346 REO RD
Parcel No:	33-01-01-31-427-011

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 2346

A complete inspection of this multi-unit building was done and the following violations were found:

AREA: Exterior

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

INSPECTOR COMMENTS: *Damaged - missing screen at windows and storm doors.*

Sec 604.3 Outlets are missing at front porch of unit #2348 and #2350.

Section 304.13.1 Window glass is broken at basement of unit #2352.

INSPECTOR COMMENTS: *Broken block window.*

UNIT: 2346

AREA: Basement

Sec 603.1 Discharge pipe at furnace is damaged.

Sec 307.1 Lack of guardrail at the open side of basement stairs.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet installed without permit.

AREA: Second Floor

Sec 604.3 GFCI protected outlet will not trip the test button and is not operating properly in the bathroom.

Sec 505.2 Water supply lacks contamination protection by an approved atmospheric-type vacuum breaker or an approved hose connection vacuum breaker at bathtub faucet where hose may be attached and left in place.

INSPECTOR COMMENTS: Shower sprayer hose is too long at bathtub.

305.1 Medicine cabinet is loose at wall in bathroom.

UNIT: 2348

AREA: Basement

Sec 307.1 Lack of guardrail at the open side of basement stairs.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet installed without permit.

Sec 603.1 Furnace lacks a clean filter.

AREA: First Floor

SEC 305.3 Plaster / Gypsum board at wall is damaged at kitchen.

INSPECTOR COMMENTS: Hole in kitchen wall.

Sec 604.3 GFCI protected outlet will not trip the test button and is not operating properly in the kitchen.

Sec 305.6 Hardware damaged or missing at front storm door.

INSPECTOR COMMENTS: Damaged handle.

UNIT: 2350

AREA: Basement

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet and kitchen outlet installed without permit.

SEC 603.1 Clothes dryer is not vented to exterior of structure. (No flexible plastic or flexible thin wall aluminum). Approved flexible metallic vent can only be used in the shortest length necessary and not to exceed eight feet long.

Sec 308.1 Large accumulation of combustibles are stored in basement / throughout dwelling

Sec 308.1 Accumulation of soiled clothing in basement.

Sec 307.1 Lack of guardrail at the open side of basement stairs.

SEC 305.3 Plaster / Gypsum board at wall is damaged.

INSPECTOR COMMENTS: *Hole in wall at basement stairs.*

AREA: First Floor

Sec 304.15 Front storm door is missing self-closing device and door panels

SEC 305.3 Uncleanliness - Decay of surfaces within a dwelling that is likely to cause sickness or disease and render air, food or drink unwholesome or detrimental to the health of humans. All floors, walls, ceilings windows, doors, cabinets, countertops, plumbing fixtures and appliances must be cleaned and maintained in a sanitary condition.

Sec 308.1 Large accumulation of combustibles are stored throughout dwelling

Sec 603.4 Thermostat is inoperable.

UNIT: 2352

AREA: Basement

Sec 307.1 Lack of guardrail at the open side of basement stairs.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: *Dryer outlet installed without permit.*

AREA: Second Floor

Sec 704.1 Smoke detector is inoperable outside bedrooms.

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with **Fines: \$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 2346 REO RD

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of 8-9 - AM or 12-1 - PM.

Officer: Walter Allen walter.allen@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: June 28, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 06/22/2018
Compliance Due Date: 07/22/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location: 2354 REO RD
Parcel No: 33-01-01-31-427-011

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 2354

A complete inspection of this multi-unit building was done and the following violations were found:

AREA: Exterior

Sec 304.10 Steps are deteriorated - unstable at rear porches of unit numbers 2360 and 2358.

INSPECTOR COMMENTS: *Loose concrete treads.*

Sec 307.1 Handrail is loose at rear steps of unit #2354.

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

INSPECTOR COMMENTS: *Damaged - missing screens at windows and storm doors.*

Sec 604.3 Weatherproof exterior outlet cover plate is missing at front porch of unit #2354.

UNIT: 2354

Sec 704.1 Lack of hardwired smoke detector with a back up battery. Install properly functioning smoke detector per manufacture specifications. Note: All required smoke detectors shall have a minimum 5 year battery or be hardwired.

INSPECTOR COMMENTS: Missing smoke detectors throughout dwelling.

Sec 304.15 Loose hinges at front entry door.

Sec 308.1 Accumulation of combustibles stored too close to furnace and or water heater.

Sec 603.1 Furnace lacks a clean filter.

Sec 403.2 Bathroom vent fan is defective and or inoperable.

Sec 305 Kitchen cabinet has deteriorated, damaged and/or missing drawers or doors.

Sec 504.1 Faucet has hot and cold water pipes reversed at kitchen sink.

Sec 304.18.2. Damaged window sash locking device at kitchen window.

SEC 305.3 Plaster / Gypsum board is damaged at wall in hallway.

Sec 304.15 Door jamb is damaged at rear entry.

Sec 604.3 Cover plate missing at outlet in living room .

Sec 304.15 Damaged closet doors at bedroom.

UNIT: 2356

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 604.3 GFCI protected outlet will not trip the test button and is not operating properly in the kitchen.

UNIT: 2358

Sec 304.15 Front storm door is missing self-closing device.

Sec 308.1 Accumulation of combustibles stored too close to furnace and or water heater.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 504.1 Water heater installed. Permit for water heater installation has not been issued and lacks inspection and approval by the City of Lansing Plumbing Inspector. You must have a licensed plumbing contractor pull a plumbing permit, check the installation, make any corrections and then; contact David Burton at 483-4367 for final approval.

SEC 305.3 Nonabsorbent floor coverings damaged - lacking in kitchen.

UNIT: 2360

Sec 304.15 Door jamb is damaged at the front entry door.

Sec 505.2 Water supply lacks contamination protection by an approved atmospheric-type vacuum breaker or an approved hose connection vacuum breaker at bathtub faucet where hose may be attached and left in place.

INSPECTOR COMMENTS: Shower sprayer hose is too long at bathtub, and lacking an vacuum breaker.

Sec 504.1 Garbage disposer is inoperable.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 305.06 Doors are loose at living room closet.

UNIT: 2362

Sec 308.1 Accumulation of combustibles stored too close to furnace and or water heater.

Sec 401.2 Inoperable kitchen exhaust fan.

UNIT: 2364

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 604.3 GFCI protected outlet will not trip the test button and is not operating properly in the bathroom.

Sec 505.2 Water supply lacks contamination protection by an approved atmospheric-type vacuum breaker or an approved hose connection vacuum breaker at bathtub faucet where hose may be attached and left in place.

INSPECTOR COMMENTS: Shower sprayer hose is too long at bathtub, and lacking an vacuum breaker.

SEC 305.3 Nonabsorbent floor coverings is missing at kitchen and hallway.

INSPECTOR COMMENTS: *Missing tiles.*

SEC 505.4 Hot water temperature at plumbing fixtures is less than the requirements of the Plumbing Code.

SEC 305.3 Plaster / Gypsum board at living room wall is damaged.

INSPECTOR COMMENTS: *Hole in wall.*

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with **Fines: \$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 2354 REO RD

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of **8-9 - AM** or **12-1 - PM**.

Officer: Walter Allen walter.allen@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: June 23, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 06/22/2018
Compliance Due Date: 07/22/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location: 2366 REO RD
Parcel No: 33-01-01-31-427-011

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 2366

A complete inspection of this multi-unit building was done and the following violations were found:

AREA: Exterior

Sec 506.1 Clean-out cap is missing at sidewalk on the west side of building.

Sec 304.7 Eave troughs are deteriorated - clogged - overflowing.

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

INSPECTOR COMMENTS: *Damaged - missing screens at windows and storm doors.*

UNIT: 2366

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check

chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Section 304.15 Gaps around - at bottom of entrance door.

SEC 305.1 Mold accumulation at walls - ceiling in bathroom. All affected areas are to be cleaned and sanitized with bleach.

Section 304.13.1 Window glass is broken and/or missing at living room.

UNIT: 2368

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 308.1 Accumulation of combustibles stored too close to furnace and or water heater.

Sec 505.2 Water supply lacks contamination protection by an approved atmospheric-type vacuum breaker or an approved hose connection vacuum breaker at bathtub faucet where hose may be attached and left in place.

INSPECTOR COMMENTS: Shower sprayer hose is too long at bathtub.

SEC 305.3 Plaster / Gypsum board is damaged at wall in bathroom.

UNIT: 2370

Sec 304.15 Door jamb is damaged at entry door.

Sec 504.1 Water heater installed. Permit for water heater installation has not been issued and lacks inspection and approval by the City of Lansing Plumbing Inspector. You must have a licensed plumbing contractor pull a plumbing permit, check the installation, make any corrections and then; contact David Burton at 483-4367 for final approval.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 403.2 Bathroom vent fan is defective and or inoperable.

SEC 305.3 Plaster / Gypsum board is damaged at wall in living room.

Sec 603.4 Thermostat is damaged.

Sec 505.3 Water supply pipe - hose bib is leaking at laundry hook up.

UNIT: 2372

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 308.1 Accumulation of combustibles stored too close to furnace and or water heater.

SEC 305.3 Plaster / Gypsum board at wall in kitchen is deteriorated.

INSPECTOR COMMENTS: Crack in drywall above stove.

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with **Fines: \$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 2366 REO RD

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

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Officer: Walter Allen walter.allen@lansingmi.gov

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As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: June 23, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 06/21/2018
Compliance Due Date: 07/21/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location:	2300 REO RD
Parcel No:	33-01-01-31-427-011

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 2300

A complete inspection of this multi-unit building was done and the following violations were found:

AREA: Exterior

Sec 304.10 Steps are unstable - loose at rear stairs.

INSPECTOR COMMENTS: *Concrete steps are loose at multiple units. Secure all concrete steps.*

Window air conditioner unit is unsecured - improperly installed at unit# 2300.

Sec 604.3 Outlet is loose at front porch of units 2310 - 2312.

Sec 607.1 Damaged - loose exterior discharge vent at furnace.

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

INSPECTOR COMMENTS: *Damaged - missing screens at windows and storm doors.*

UNIT: 2300

AREA: Basement

Sec 307.1 Lack of guardrail at the open side of basement stairs.

Sec 108.1.2 Extension cords used excessively - fastened to structure.

INSPECTOR COMMENTS: Remove extension cords at basement.

Sec 603.1 Furnace lacks a clean filter.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet installed without a permit.

AREA: First Floor

Sec 304.15 Rear storm door is missing self-closing device.

SEC 305.3 Nonabsorbent floor covering damaged - lacking in bathroom.

SEC 305.3 Caulking is damaged / loose at bathroom shower area walls.

AREA: Second Floor

Sec 307.1 Handrail is missing.

Sec 704.1 Smoke detector is inoperable inside bedroom.

Sec 304.15 Door is - damaged - missing at bedroom.

SEC 305.3 Plaster / Gypsum board at wall is damaged at bedroom.

UNIT: 2302

AREA: Basement

Sec 307.1 Lack of guardrail at the open side of basement stairs.

SEC 603.1 Clothes dryer is not vented to exterior of structure. (No flexible plastic or flexible thin wall aluminum). Approved flexible metallic vent can only be used in the shortest length necessary and not to exceed eight feet long.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet installed without a permit.

Sec 108.1.2 Extension cords used excessively - fastened to structure.

INSPECTOR COMMENTS: Remove extension cords at basement.

AREA: First Floor

Sec 304.15 Rear storm door is missing self-closing device.

Sec 504.1 Plumbing permit required for new waste piping at kitchen sink.

Sec 305 Kitchen cabinet has deteriorated, damaged and/or missing drawers or doors.

AREA: Second Floor

Sec 304.15 Door jamb is damaged at bedroom.

Sec 704.1 Smoke detector is inoperable inside bedroom.

Sec 604.3 Outlet is damaged at bathroom.

INSPECTOR COMMENTS: *GFCI outlet has been painted.*

SEC 305.3 Nonabsorbent floor coverings is deteriorated at bathroom.

UNIT: 2304

AREA: Basement

Sec 604.3 Light fixture is missing at basement stairs.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: *Dryer outlet installed without a permit.*

Sec 603.1 Furnace lacks a clean filter.

Sec 307.1 Handrail is improperly installed.

AREA: First Floor

Sec 304.15 Door jamb is damaged at front entry door.

Sec 305.6 Hardware damaged at front storm door.

INSPECTOR COMMENTS: *Damaged handle.*

UNIT: 2306

AREA: Basement

Sec 604.3 Light fixture is missing at basement stairs.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: *Dryer outlet installed without a permit.*

AREA: First Floor

Sec 305.6 Hardware is damaged at front storm door.

INSPECTOR COMMENTS: *Inoperable latch.*

AREA: Second Floor

Sec 304.15 Door is damaged at bedroom.

Sec 704.1 Smoke detector is inoperable inside bedroom.

UNIT: 2308

AREA: Basement

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet installed without a permit.

Sec 307.1 Lack of guardrail at the open side of basement stairs.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

UNIT: 2310

AREA: Basement

Sec 108.1.3 Electrical service is off. Inoperable light fixtures, switches and outlets.

Sec 307.1 Lack of guardrail at the open side of basement stairs.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet installed without a permit.

Sec 603.1 Furnace lacks a clean filter.

SEC 603.1 Clothes dryer flexible vent material exceeds eight feet (No flexible plastic or flexible thin wall aluminum). Approved flexible metallic vent can only be used in the shortest length necessary and not to exceed eight feet long.

AREA: First Floor

SEC 305.3 Plaster / Gypsum board at wall is damaged at entry door.

UNIT: 2312

AREA: Basement

Sec 307.1 Lack of guardrail at the open side of basement stairs.

Sec 308.1 Accumulation of trash - debris - combustibles - soiled clothing in basement.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet and kitchen outlet installed without a permit.

Sec 603.1 Permit for furnace installation has not been issued and lacks inspection and approval by the City of Lansing Mechanical Inspector. You must have a licensed mechanical contractor pull a mechanical permit, check the installation, make any corrections and then; contact Brian Shields at 483-4577 for final approval.

Sec 108.1.2 Extension cords used excessively - fastened to structure in basement.

AREA: First Floor
Sec 604.3 Outlets are inoperable at kitchen.

INSPECTOR COMMENTS: Remove wall paper from covering outlets.

AREA: Second Floor
SEC 305.3 Plaster / Gypsum board at wall is damaged at bathroom.

INSPECTOR COMMENTS: Hole in wall behind bathroom door.

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with Fines: **\$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 2300 REO RD

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of 8-9 - AM or 12-1 - PM.

Officer: Walter Allen walter.allen@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: June 30, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 06/21/2018
Compliance Due Date: 07/21/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location:	2314 REO RD
Parcel No:	33-01-01-31-427-011

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 2314

A complete inspection of this multi-unit building was done and the following violations were found:

AREA: Exterior

Sec 604.3 Outlets are missing at front porch of unit #2316, 2318, and 2324.

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

INSPECTOR COMMENTS: *Damaged - missing screens at windows and storm doors.*

Section 304.6 Siding - trim is missing at rear of unit #2318.

UNIT: 2314

AREA: Basement

Sec 307.1 Lack of guardrail at the open side of basement stairs.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet installed without permit.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

AREA: Second Floor

Sec 704.1 Smoke detector is inoperable outside of bedrooms.

Sec 403.2 Bathroom vent fan is defective and or inoperable.

UNIT: 2316

AREA: Basement

Sec 504.1 Water heater installed. Permit for water heater installation has been issued , but lacks inspection and approval by the City of Lansing Plumbing Inspector. You must have a licensed plumbing contractor pull a plumbing permit, check the installation, make any corrections and then; contact David Burton at 483-4367 for final approval.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet installed without permit.

AREA: First Floor

SEC 305.3 Plaster / Gypsum board is damaged at wall in hallway.

INSPECTOR COMMENTS: Hole in wall.

Sec 305.6. Damaged closet door in hallway.

Sec 504.1 Faucet is deteriorated at kitchen sink.

AREA: Second Floor

Sec 604.3 GFCI protected outlet will not trip the test button and is not operating properly in the bathroom.

Sec 505.2 Water supply lacks contamination protection by an approved atmospheric-type vacuum breaker or an approved hose connection vacuum breaker at bathtub faucet where hose may be attached and left in place.

INSPECTOR COMMENTS: Shower sprayer hose is too long at bathtub, and lacking vacuum breaker.

Sec 605.1 Globes are missing at bedroom light fixtures.

UNIT: 2318

AREA: Basement

Sec 504.1 Water heater installed. Permit for water heater installation has been issued, but lacks inspection and approval by the City of Lansing Plumbing Inspector. You must have a licensed plumbing contractor pull a plumbing permit, check the installation, make any corrections and then; contact David Burton at 483-4367 for final approval.

INSPECTOR COMMENTS: *Water heater permit is expired.*

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: *Dryer outlet and other new wiring installed without permit.*

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 504.1 Plumbing permit required for new waste piping at laundry and stand pipe.

AREA: First Floor

Sec 305.4 Deteriorated - damaged - uneven hardwood floor at living room.

Sec 305 Kitchen cabinet has missing drawers or doors.

AREA: Second Floor

Sec 304.10 Steps are deteriorated - damaged - unstable.

INSPECTOR COMMENTS: *Loose tread at stairs.*

Sec 704.1 Smoke detector is inoperable inside bedroom.

UNIT: 2320

AREA: Basement

Sec 307.1 Lack of guardrail at the open side of basement stairs.

Section 304.5 Waterproofing of foundation is deteriorated - ineffective.

INSPECTOR COMMENTS: *Leak at foundation wall behind - under service panel.*

Sec 504.1 Faucet is leaking at laundry tub.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet installed without permit.

AREA: First Floor

Sec 305.6 Closet doors are loose at hallway.

Sec 704.1 Smoke detector is inoperable at first floor.

AREA: Second Floor

SEC 305.3 Plaster / Gypsum board is damaged at bathroom.

INSPECTOR COMMENTS: Hole in wall behind bathroom door.

SEC 305.3 Peeling, chipping, flaking, or abraded paint on interior surfaces of a structure must be properly removed or covered.

INSPECTOR COMMENTS: Peeling paint at bathroom.

Sec 505.2 Water supply lacks contamination protection by an approved atmospheric-type vacuum breaker or an approved hose connection vacuum breaker at bathtub faucet where hose may be attached and left in place.

INSPECTOR COMMENTS: Shower sprayer hose is too long at bathtub, and lacking vacuum breaker.

UNIT: 2322

AREA: Basement

Sec 504.1 Plumbing permit required for new waste piping at laundry.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet installed without permit

AREA: First Floor

Sec 704.1 Smoke detector is missing inside bedroom.

SEC 305.3 Plaster / Gypsum board is damaged at hallway and kitchen.

INSPECTOR COMMENTS: Hole in walls.

Sec 305.6 Closet doors are loose at hallway.

Section 304.15 Gaps around - at bottom of rear entrance door.

AREA: Second Floor

Sec 704.1 Smoke detector is inoperable inside bedroom.

UNIT: 2324

AREA: Basement

Sec 307.1 Lack of guardrail at the open side of basement stairs.

Sec 603.1 Furnace lacks a clean filter.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet installed without permit.

AREA: First Floor

Sec 704.2 Lack of operational smoke detector at ceiling or walls outside each separate sleeping area, in each room used for sleeping purposes, on each story, including basement and cellars. Note: All required smoke detectors shall have a minimum 5 year battery or be hardwired.

INSPECTOR COMMENTS: Lacking minimum 5 year battery at smoke detector inside bedroom.

SEC 305.3 Plaster / Gypsum board is damaged at kitchen.

INSPECTOR COMMENTS: Hole in wall.

AREA: Second Floor

SEC 305.3 Nonabsorbent floor is deteriorated - missing in bathroom.

SEC 305.1 Mold accumulation at walls - ceiling in bathroom and at north west bedroom. All affected areas are to be cleaned and sanitized with bleach.

UNIT: 2326

AREA: Basement

Sec 308.1 Large accumulation of combustibles are stored in basement / throughout dwelling

Sec 308.1 Accumulation of combustibles stored too close to furnace and or water heater.

Sec 702.1 Lack of a safe, continuous and unobstructed path of travel from any point in a structure to the public way.

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: Dryer outlet installed without permit.

Sec 101.2 Storage of gas powered snow blower in basement.

Sec 603.1 Permit for furnace installation has not been issued and lacks inspection and approval by the City of Lansing Mechanical Inspector. You must have a licensed mechanical contractor pull a mechanical permit, check the installation, make any corrections and then; contact Brian Shields at 483-4577 for final approval.

Sec 603.1 Furnace lacks a clean filter.

AREA: First Floor

Sec 305.4 Deteriorated - damaged - uneven hardwood floor at hallway and bedroom.

Sec 603.1 Return or supply air register is loose at bedroom.

SEC 305.3 Uncleanliness - Decay of surfaces within a dwelling that is likely to cause sickness or disease and render air, food or drink unwholesome or

detrimental to the health of humans. All floors, walls, ceilings windows, doors, cabinets, countertops, plumbing fixtures and appliances must be cleaned and maintained in a sanitary condition.

Sec 305 Kitchen cabinet has deteriorated, damaged and/or missing drawers or doors.

INSPECTOR COMMENTS: Loose door.

Sec 504.1 Faucet is leaking at kitchen sink.

SEC 305.3 Plaster / Gypsum board is loose at kitchen and living room ceiling.

SEC 305.3 Nonabsorbent floor covering is deteriorated - missing at kitchen.

AREA: Second Floor

Sec 305.4 Deteriorated - damaged - uneven hardwood floor at hallway.

Sec 305.2 Floor is deteriorated at bathroom.

INSPECTOR COMMENTS: Hole in bathroom floor. Building permit may be required. Contact the building safety department for question about permits.

SEC 305.3 Nonabsorbent floor covering damaged - lacking in bathroom.

Sec 603.1 Return or supply air register is loose at hallway.

SEC 305.3 Peeling, chipping, flaking, or abraded paint on interior surfaces of a structure must be properly removed or covered.

INSPECTOR COMMENTS: Peeling paint at bathroom and hallway walls.

SEC 305.3 Plaster / Gypsum board is loose at bedroom ceiling.

Sec 305.6 Door is deteriorated - inoperable at bedroom.

Sec 702.1 Lack of a safe, continuous and unobstructed path of travel from any point in a structure to the public way.

Sec 308.1 Accumulation of trash - debris - soiled clothing throughout the dwelling.

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with **Fines: \$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 2314 REO RD

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of **8-9** - AM or **12-1** - PM.

Officer: Walter Allen walter.allen@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: June 23, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 06/23/2018
Compliance Due Date: 07/23/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location:	2200 REO RD
Parcel No:	33-01-01-31-427-011

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 2200

UNIT: 2200

Sec 307.1 Guardrail is missing leading to the basement

Sec 603.1 Furnace lacks a clean filter

Sec 704.1 Smoke detector is inoperable on the first floor.

Sec 604.3 Dryer outlet has been installed without a permit.

UNIT: 2202

Sec 604.3 Dryer outlet is loose installed without permit

Sec 603.1 Furnace lacks a clean filter - burners and blower require cleaning and servicing.

Sec 307.1 Handrail is missing at basement stairs

Sec 504 Cabinet front is missing in kitchen.

Sec 604.3 GFCI protected outlet will not trip the test button and is not operating properly in the kitchen / is loose in the box.

Sec 304.15 Pantry door is deteriorated - damaged in kitchen.

Sec 603.1 Return air register is loose in first floor hallway.

Sec 305.3 Walls are deteriorated - damaged with holes at stairs to second floor.

AREA: Second floor/attic

Sec 304.15 Bedroom door is deteriorated - damaged.

UNIT: 2204

Sec 604.3 Light fixture missing going down basement stairs.

Sec 604.3 Dryer outlet installed without permit

Sec 304.15 Door is deteriorated - damaged on the first floor

Sec 504.1 Bathtub has deteriorated caulk around the seams and it needs to be replaced.

UNIT: 2206

Sec 604.3 Light fixture missing going down the basement stairs.

Sec 308.1 Accumulation of soiled clothing in basement.

Sec 604.3 GFCI protected outlet in the kitchen is loose in the box.

Sec 304.15 Loose closet doors in second floor hallway.

Sec 602.2 Window A/C unit in second floor bedroom loose in the window.

UNIT: 2208

Sec 603.1 Permit for furnace installation has not been issued and lacks inspection and approval by the City of Lansing Mechanical Inspector. You must have a licensed mechanical contractor pull a mechanical permit, check the installation, make any corrections and then; contact Brian Shields at 483-4577 for final approval.

Sec 604.3 Light fixture is missing leading down to the basement

UNIT: 2210

Sec 604.3 Light fixture is missing leading to the basement

Sec 305.3 Walls are deteriorated - damaged with holes on the first floor by the stairs.

UNIT: General

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with **Fines: \$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 2200 REO RD

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of 8-9 - AM or 12-1 - PM.

Officer: Walter Allen walter.allen@lansingmi.gov

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As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: June 23, 2018

Rental Inspection Sign and Return Notice

LANSING HOUSING COMMISSION
419 CHERRY ST
Lansing, MI 48933

Inspection Type: Rental
Inspection Date: 06/23/2018
Compliance Due Date: 07/23/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location:	2212 REO RD
Parcel No:	33-01-01-31-427-011

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

BUILDING: 2212

UNIT: 2212

Sec 308.1 Accumulation of soiled clothing in basement.

Sec 307.1 Guardrail is missing leading down the basement steps.

Sec 604.3 Dryer outlet is was installed without permit.

SEC 603.1 Clothes dryer is not vented to exterior of structure.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 604.3 Outlet for sump pumb installed without permit.

Sec 302.2 Mold on walls and floor in basement. (All affected areas are to be cleaned and sanitized with bleach).

Sec 603.4 Thermostat is damaged on the first floor.

Sec 607.1 Duct work needs deteriorated - damaged first floor hallway

Sec 304.15 Pantry door is deteriorated - damaged.

Sec 305.3 Walls are deteriorated - damaged with holes leading to second floor.

Sec 304.15 Second Floor bedroom door damaged.

Sec 304.15 Window broken on first floor.

UNIT: 2214

Sec 307.1 Guardrail is missing on the basement stairs.

Sec 604.3 Dryer outlet installed without permit.

Sec 603.2 Furnace vent on outside of the building is damaged (PVC discharge Pipe).

UNIT: 2216

Sec 307.1 Guardrail is missing going down basement stairs.

Sec 302.2 Mold on walls and floor in basement. (All affected areas are to be cleaned and sanitized with bleach).

Sec 305.3 Walls are deteriorated - damaged with holes going to the basement.

Sec 308.1 Accumulation of soiled clothing in basement.

SEC 603.1 Clothes dryer is not vented to exterior of structure / lacks approved metallic vent material / flexible vent material exceeds eight feet (No flexible plastic or flexible thin wall aluminum). Approved flexible metallic vent can only be used in the shortest length necessary and not to exceed eight feet long.

Sec 603.4 Gas supply pipe for clothes dryer.

Sec 304.15 Door is missing for the closet on the first floor.

Sec 304.15 Front/rear storm door is deteriorated.

Sec 307.1 Handrail is loose to second floor.

Sec 305.3 Walls in the bathroom are deteriorated and need to be repaired.

AREA: First Floor

Sec 305.3 Walls are deteriorated - damaged with holes in living room.

Sec 305.3 Holes in wall under kitchen sink.

UNIT: 2218

Sec 604.3 light fixture is missing going down basement stairs.

Sec 604.3 Dryer outlet installed without permit.

Sec 603.1 Furnace lacks a clean filter.

Sec 309.1 Infestation of vermin / rodents inside the dwelling. Mice feces under kitchen cabinets. Certified Pest Controller required for extermination and to provide written verification to the Code Compliance Officer

UNIT: 2220

Sec 604.3 Light fixture is missing leading down basement stairs.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 604.3 Dryer outlet installed without permit.

AREA: First Floor

Sec 504.1 Garbage disposer is inoperable.

Sec 305.3 Walls are deteriorated - damaged with holes by the stairs.

Sec 304.15 Rear storm door is damaged.

SEC 305.3 Deterioated sub-floor in second floor bathroom

Sec 504.1 Damaged bathtub faucet in the second floor bathroom.

UNIT: 2222

Sec 504.1 Plumbing work is being done without a permit and inspection. Permit needed for bath and waste lines in basement,

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 309.1 Infestation of vermin / rodents in basement. Certified Pest Controller required for extermination and to provide written verification to the Code Compliance Officer

AREA: First Floor

SEC 305.3 Kitchen Peeling, chipping, flaking, or abraded paint on interior surfaces of a structure must be properly removed or covered.

Sec 704.1 Smoke detector is inoperable

Section 304.15 Gaps around entrance door.

AREA: Second Floor

Sec 403.2 Bathroom vent fan is defective and or inoperable second floor bathroom.

UNIT: 2224

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 504.1 Plumbing permit required for new waste piping in basement for bath sink and shower on first floor.

Sec 305.2 Floor framing is damaged under the bathroom in the basement (floor joist altered).

AREA: First Floor

Sec 504.1 Damaged Kitchen faucet.

Sec 309.1 Infestation of vermin / rodents inside the dwelling. Evidence of mice feces under the kitchen sink. Certified Pest Controller required for extermination and to provide written verification to the Code Compliance Officer

AREA: Second Floor

Sec 307.1 Handrail is loose going to the second floor.

Sec 305.3 Walls are deteriorated - damaged with holes in the bedroom on the second floor.

SEC 305.3 Peeling, chipping, flaking, or abraded paint in second floor bathroom.

UNIT: General

Sec 504.1 Sump-pump discharge pipe damaged at unit #2212

SEC 308.2 Indoor furniture and washer at rear of building.

Sec 304.10 Steps are deteriorated - damaged - front of units 2222 and 2224.

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

Sec 604.3 Weatherproof exterior outlet cover plate is damaged / missing.

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with **Fines: \$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 2212 REO RD

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of **8-9 - AM** or **12-1 - PM**.

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As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: LANSING HOUSING COMMISSION, 419 CHERRY ST, Lansing, MI 48933



**CITY OF LANSING
PURCHASING OFFICE**

1110 S Pennsylvania.
Lansing, Michigan 48912
(517) 702-6197

Andy Schor, Mayor

To: Andy Schor, Mayor
Samantha Harkins, Chief of Staff

From: Stephanie Robinson CPPB – Senior Buyer

Date: October 4, 2018

Re: Recommendation Memo for **RFP/19/006 SALE OF MILLER ROAD CENTER**

The Purchasing Office requested a solicitation for proposals for sale of the Miller Road Center at the request of the Parks and Recreation Department.

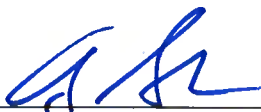
We received two proposals from Peppermint Creek Theatre Company, Eaton Rapids, MI, and Capital Area Soccer League of East Lansing, MI.

Following the review of the two proposals, we agree with the recommendation from the department that the RFP be awarded to the most responsive proposer, Capital Area Soccer League. See the recommendation letter from Brett Kaschinske.

This firm has not been identified as a Lansing based firm.

Date 10-8-18

Approved x Denied _____



Andy Schor, Mayor

"Equal Opportunity Employer"

CITY of LANSING

INTEROFFICE COMMUNICATION

TO: Stephanie Robinson, CPPB, Senior Buyer

FROM: Brett Kaschinske, Parks and Recreation Director *Brett Kaschinske*

RE: RFP/19/032 – Sale of Miller Road Center

DATE: October 2, 2018

The City of Lansing received three proposals in response to the public request for proposals for the sale of the Miller Road Center, 6025 Curry Lane, Lansing, Michigan 48911

The three offers received were from Peppermint Creek Theatre Company, 11550 Barnes Hwy., Eaton Rapids, Michigan for \$5,000.00 and two offers from Capital Area Soccer League, 2875 Northwind Drive, Suite 123, East Lansing, Michigan. One offer was for \$125,000.00 with \$25,000.00 down and \$10,000.00 a year for ten (10) years. Their other offer was for a one-time payment of \$35,000.00.

I would like to recommend the proposal from Capital Area Soccer League for the total purchase price of \$125,000.00; \$25,000.00 down with ten (10) annual payments of \$10,000.00. This offer is the highest, with an initial down payment and annual payments. Were Capital Area Soccer League to default on payments; the City would maintain the initial down payment, any annual payments made to date and would receive the property back to resell.

The second recommendation would be to accept the one-time payment of \$35,000.00 from Capital Area Soccer League.

Either proposal would generate the most revenue and be in the best interest of the City of Lansing.

If you require any additional information, please do not hesitate to contact me.



Andy Schor, Mayor

CITY OF LANSING
PURCHASING OFFICE
1110 S. Pennsylvania Ave.
Lansing, Michigan 48912
(517) 702-6197 / FAX (517) 702-6042
<http://www.lansingmi.gov/purchasing>

July 23, 2018

**REQUEST FOR PROPOSAL
RFP/19/006
SALE OF MILLER RD CENTER**

The City of Lansing officially distributes all Purchasing documents through the Michigan Inter-Governmental Trade Network (MITN) and the City of Lansing Purchasing Office. Our office no longer mails bid documents, notices or addendums to our vendors. To register for the MITN system or access bid information, including addendums, go to www.mitn.info

Sealed Proposals marked "RFP/19/006, SALE OF MILLER RD CENTER" will be accepted at the **City of Lansing, Purchasing Office, 1110 S. Pennsylvania Ave, Lansing MI. 48912**, until 2:00 p.m., local time in effect on **September 27, 2018.**

Official City issued Proposal form must be returned via U.S. mail, UPS, Fed Ex or in person.

Appointments can be made by contacting Kellie Brown (517) 483-4307.

Proposal results will **only** be released via email or self-addressed stamped envelopes. Please forward your email request to: stephanie.robinson@lbwl.com

The City of Lansing encourages Proposals from all vendors including MBE/WBE vendors.

The City of Lansing gives preference to Lansing-based job providers in the procurement of all goods and services.

Any contractual or Proposal package questions should be directed to Stephanie Robinson, Purchasing, at (517) 702-6197 or fax (517) 702-6042 or Brett Kaschinske, at (517) 483-4233 or Kellie Brown (517) 483-4307

Stephanie Robinson CPPB
Senior Buyer

Solicitation Number: RFP/19/006

Solicitation Name: SALE OF MILLER RD CENTER

The City of Lansing Purchasing Office is collecting information regarding the use of the MITN e-procurement system. We are also collecting demographic information regarding woman-owned, minority-owned and Lansing based business. This form will not be used during the evaluation of bids or proposals. You may return this sheet, which is voluntary, with your submittal or shortly thereafter. Please, do not staple this to your Proposal document.

I. Where did your firm receive of this solicitation? Please check all that apply.

☐ City of Lansing Purchasing Web Page <http://www.mitn.info>

☐ City of Lansing Purchasing Office

☒ Other, please list: mailed directly from Brett Kaschinske.

II. Demographic Information:

Is your firm located or have a business office within the corporate city limits of Lansing yes ☒ no ☐

III. Company Information

Federal Tax ID Number

30-0203568

Firm Name

Peppermint Creek Theatre Company

Address (Street, City, State, ZIP)

6025 Curry Lane, Lansing MI 48911; office address: 11550 Barnes Hwy, Eaton Rapids, MI 48827

Phone Number

(517) 927-3016

Fax Number

Web Site Address

www.peppermintcreek.org

Contact Person

Chad Swan-Badgero

Thank you for your participation.

CITY OF LANSING
PURCHASING OFFICE
1110 S. PENNSYLVANIA AVE
LANSING, MICHIGAN 48912

THIS IS NOT AN ORDER

NOTE: If your bid/quotation/proposal is not returned and **completed** on this form, it may not be considered.
Bid/quotation/proposal number must appear on outside of return envelope.

REQUEST FOR PROPOSAL # RFP/19/006 FOR: SALE OF MILLER RD CENTER

DATE: July 23, 2018 PARKS AND RECREATION DEPARTMENT

PROPOSALS DUE 2:00 PM, LOCAL TIME IN EFFECT September 27, 2018

The City of Lansing Purchasing Office is requesting Proposals for the sale of the building and property known as 6025 Curry Lane, Lansing Mi 48911 per the attached specifications listed below:

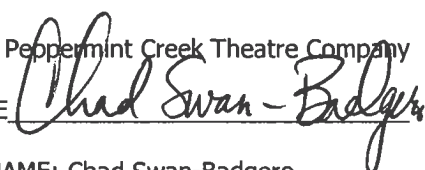
ITEM	DESCRIPTION	TOTAL LUMP SUM
A	Building and property located at 6025 Curry Lane Parcel Number 33-01-05-04-477-002	\$ 5,000

Appointments for viewing can be made by contacting Kellie Brown at (517) 483-4307.

The City reserves the right to accept any Proposal, to reject any or all Proposals and to make the award in the best interest of the City.

All vendors shall be current in payment of any taxes, licenses, fees, permits or any other monies due the City of Lansing at time of quote due date as per City of Lansing Ordinance Section 206.02(a)1(G).

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FEDERAL I.D.#: 30-0203568 COMPANY: Peppermint Creek Theatre Company SIGNATURE  PRINTED NAME: Chad Swan-Badgero TITLE: Artistic Director DATE: 9/25/18	ADDRESS: 11550 Barnes Hwy CITY & STATE: Eaton Rapids, MI 48827 TELEPHONE: (517) 927-3016	NOTE: PROPOSAL results will only be released via email request.
MICHIGAN CIVIL RIGHTS ACT Contractor shall not discriminate in hiring or its terms and conditions of employment on the basis of race, religion, creed, nation origin, color, sex, marital status, age, height, or weight, nor on the basis of handicap except where the same is based on a bona fide job requirement. Neither shall Contractor discriminate in the sales of products or the rendering of services pursuant to this contract on the basis of any of those categories.		

SUBMITTALS:

- Completed application.
- The successful applicant will be required to provide full payment for the Property prior to sale.
- The successful candidate will be required to enter into a "Property Structure Purchase Agreement" with The City of Lansing, which it will provide, among other things, that:

1. The Property is being acquired "As is" and without warranty, (except warranty of title and that it will be free and clear of liens),
2. The purchase is for the structure and underlying real estate.
3. All risk of loss shifts to the purchaser at closing,
4. Purchaser shall agree to indemnify, defend and hold the City of Lansing harmless from and against any liability or damage arising directly or indirectly from the purchase or renovation of the Property.

Each potential Owner must also give responses to the following questions and requests, for review by the City of Lansing Parks Department

1. What is your (or your organization's) intended purpose with the Property if awarded the right to purchase?
2. Provide a compelling reason why you (or your organization) should be selected to purchase the Property.
4. Provide a profile of yourself (or your organization).
5. The City of Lansing will remove the emergency Siren tower and relocate it.

EVALUATION CRITERIA

Terms of Negotiation and Transfer

The RFP Review Committee will evaluate all submitted proposals against the goal of preserving the structural and cultural qualities of the Property and specifically the structure on the property known as the Miller Rd Center. Potential purchasers may be asked to participate in an in-person interview for further evaluation.

The City of Lansing, its Parks Department, reserves the sole right and discretion to terminate or extend the period of review if necessary. After the application process is opened, one or more proposals may be selected for review. Once a potential purchaser has been selected, the City will enter into negotiations toward reaching a mutually agreeable Purchase Agreement.

The City of Lansing, And Its Parks Department, Rfp Review Committee Are Not Liable for Any Costs Incurred by Any Potential Purchaser Prior To Successful Completion of Negotiations and Execution of The Agreement Or Prior To Closing on The Sale and Purchase of The Property.

Notwithstanding the identification of a proposed purchaser for the purpose of further negotiations, such selection does not constitute acceptance of the proposal.

PROPOSAL

Proposal for center structure, only, located at: 6025 Curry Lane

PROPOSAL LUMP SUM PRICE: \$ 5,000
(Figures) Five Thousand Dollars

(Spell out in words)

If submitted by an organization or company, please complete the following:

Name: Peppermint Creek Theatre Company

Address: (Business) 6025 Curry Lane, Lansing MI 48911

(Office/Mailing) 11550 Barnes Hwy, Eaton Rapids MI 48827

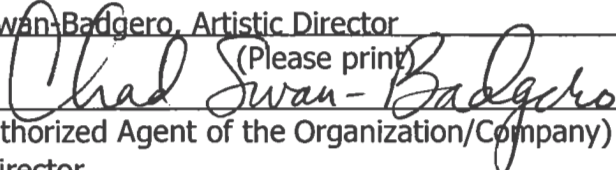
Attention: Chad Swan-Badgero Telephone: (517) 927-3016

Fax:

Email: chadbadgero@hotmail.com

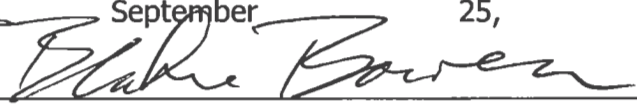
Submitted by: The board of Peppermint Creek Theatre Company

Name: Chad Swan-Badgero, Artistic Director

Signature: 
(Please print)
(Authorized Agent of the Organization/Company)

Title: Artistic Director

Date: September 25, 2018

Witness: 

Date: 9/25/18

If submitted by an individual please complete the following:

Name: see above

(Please print)

Address:

Telephone:

Fax:

Email:

DATE

Please complete Section I and Section II.

Section I

PROPOSAL AND AWARD

Initial: CDB

The undersigned, having become thoroughly familiar with and understanding the entire quote documents attached hereto, agrees to provide the services as specified herein, for the total fees as stipulated herein, subject to negotiation.

I hereby state that all of the information I have provided is true, accurate and complete. I hereby state that I have authority to submit this proposal which will become a binding contract if accepted by the City of Lansing. I hereby state that I have not communicated with, nor accepted anything of value from an official or employee of the City of Lansing that would tend to destroy or hinder free competition.

I hereby state that I have read, understand and agree to be bound by all the terms of this proposal document.

Please initial next to Proposal and Award, sign Section II and submit with your response to this solicitation.

Section II

SIGNATURE

SIGNED: Chad Swan-Badgero NAME: Chad Swan-Badgero

TITLE: Artistic Director

DATE: Sept 25, 2018

FIRM NAME: Peppermint Creek Theatre Company

FEDERAL TAX ID NUMBER: 30-0203568

ADDRESS: 11550 Barnes Hwy, Eaton Rapids, MI 48827

(Street)

(City)

(State)

(Zip)

PHONE: (517) 927-3016

FAX: (_____) _____

EMAIL ADDRESS: chadbadgero@hotmail.com



PEPPERMINT CREEK THEATRE COMPANY

Required Questions for the purchase of Miller Rd Building (6025 Curry Lane, Lansing MI) Proposal from Peppermint Creek Theatre Company

1. What is your (or your organization's) intended purpose with the Property if awarded the right to purchase?

Since being incorporated as a 501c3 organization in 2003, Peppermint Creek Theatre Company (PCTC) has as its mission: *to produce contemporary theatre that addresses vital issues in our society, raises awareness, and encourages dialogue while entertaining.* PCTC has been successfully producing theatre by and for the community at the Miller Road building for the past seven seasons. The purpose of the theatre company for the last 16 years is also our intended purpose for the building if awarded the right to purchase. Through the generosity and vision of the City of Lansing, 6025 Curry Lane has been our theatrical home for the past seven years, and we are eager to purchase the building and make it our permanent home.

2. Provide a compelling reason why you (or your organization) should be selected to purchase the Property.

When Peppermint Creek Theatre Company (PCTC) first started producing plays in 2003, spaces to perform were scarce. Through the years we have built a strong reputation in the Lansing region, around the state, and beyond as we have performed in every conceivable venue: churches, greenhouses, barns, basements, outdoor amphitheaters, and art galleries. When the space at Miller Road became available, it felt like a logical next venue in our growth. It had heat and air conditioning, it had adjacent parking, and it was close enough to a freeway that our patrons who were driving to find us could access the building relatively easily. And it was familiar territory for us to move in to a space that wasn't a theatre and try to make it conducive to live performances.

Now, seven years later, the Miller Road space has given us more than we could have ever expected, and aspects we longed for. It has allowed us 24 hour access for the many aspects that are required to run a small community theatre: board meetings, auditions, fundraisers, set building, dance and music rehearsals, and so much more. It has shown our donors and patrons that we are committed to Lansing and to our mission to bring theatre to the community that isn't being produced anywhere else in our region. And it has allowed Peppermint Creek to align our mission with the goals of the City of Lansing Parks and Recreation Department's in an effort to provide outstanding recreational resources for residents of Lansing and to make south Lansing a

destination for quality arts and culture programming, one of the only organizations to do so in this part of town.

During a time when some are claiming the south side of Lansing is unsafe, desolate, or “dying”, Peppermint Creek is excited to be doing what all great arts organizations are able to do, revitalize and energize a community through the performing arts. We agree with members of Mayor Andy Schor’s newly appointed Arts & Cultural Commission when they stated in last week’s Lansing City Pulse, “it is important to reach out to all of the Lansing neighborhoods” (*Debbie Mikula, Executive Director for the Arts Council of Greater Lansing*), and “there is untapped potential for arts in South Lansing” (*Suban Nur Cooley, Ph.D. student in the Department of Writing, Rhetoric and American Cultures at Michigan State University*). When you consider that just last season Peppermint Creek drew in audiences from 83 different cities within the state of Michigan (this doesn’t include our out of state patrons), one can understand the enormous positive economic and social impact PCTC is having on south Lansing.

As we know from the September Greater Lansing Business Monthly Magazine, this building purchase comes at a time when the City of Lansing is newly energized and focused on supporting organizations and initiatives that enhance the quality of life for Lansing residents,

“Residents want and expect these types of amenities for their families and neighbors because of the value they add to their living experience. That’s why they support our projects to make Lansing a prime and leading example for creating these kinds of residential amenities,” said Mayor Andy Schor.

Peppermint Creek has a proven track record for doing just that as they connect to the community in a variety of ways. From partnering with The Telling Project, a national organization putting the voices of area veterans on stage for our production of “*The Telling Project: Lansing*”, to being the host site for the Ghostlight Project, a nationwide theatre initiative to stand for and protect the values of inclusion, participation, and compassion for everyone--regardless of race, class, religion, country of origin, immigration status, (dis)ability, age, gender identity, or sexual orientation, Peppermint Creek is committed to the same values as our Mayor and Parks and Recreation Department.

3. Provide a profile of yourself (or your organization).

Peppermint Creek Theatre Co (PCTC) Mission Statement: to produce theatre that addresses vital issues in our society, raises awareness, and encourages dialogue while entertaining

PCTC was founded in 1995 and is named after the body of water that runs near founder Chad Swan-Badgero's childhood home in Mason, MI. Since its inception in 1995, and becoming a non-profit organization in 2003, Peppermint Creek has established itself as a vital performing arts group that enhances the quality of life for mid-Michigan residents and believes in the power of theatre to create dialogue around community and national issues facing our world. Peppermint Creek performances have consistently been recognized by critics, and PCTC has boasted some of the finest actors that Lansing, Chicago, New York, and beyond have to offer.

Since its beginning, PCTC has produced 87 full length productions in the Lansing region, and 39 at the Miller Community Center (lovingly deemed the Miller Performing Arts Center since they began leasing the space from the City of Lansing). PCTC productions are consistently recognized for their high-quality of work, and exceptional season line-up, most recently being recognized by the Lansing State Journal Thespie awards (Lansing's award to celebrate the best in theatre in our community) with Best Overall Production for our production of the musical "Falsettos". Every season for the last 16 years, PCTC has had more than half of their season productions nominated and/or won an award for their high quality of work.

PCTC also strives hard to engage directly and meaningfully with the community in every way possible in the themes present in their productions. In just the last two seasons, the themes and topics addressed include: the institution of marriage (*I Now Pronounce*), how faith and spirituality deepen and complicate our lives (*The Christians*), the tricky and convoluted world of politics globally and locally (*Building the Wall*), same sex rights (*Falsettos*), good manners for young children (*Oh, Behave!*), bullying (*Heathers - the musical*), the stories of local veterans (*The Telling Project: Lansing*), and the overwhelming world of adoption and foster care (*Luna Gale*). These issues are ones that directly impact the Lansing community, and are also all being seen for the first time ever in Mid-Michigan, sometimes even in the Midwest or world. PCTC is producing Pulitzer prize winning, nationally recognized theatre that no one else is producing in our region. Peppermint Creek is also deeply engaged in community partnerships to build strong ties with other organizations who are serving Lansing residents.

Lastly, PCTC is committed to the south side of Lansing. The theatre has performed in venues all over the greater Lansing region since first starting in 1995 from greenhouses, barns, basement spaces, churches, and community centers. Since moving in to the Miller Community Center seven years ago, PCTC has slowly improved and maintained the space they lease, being strong neighbors to North Elementary School, and serving as one of the very few cultural organizations in the south Lansing area. We are now excited and eager to put a bid in on the building and truly become part of the south Lansing community in a more invested and permanent way and adding value to the living experience for Michigan residents.

Letter of Support Included from:

- Debbie Mikula, Executive Director for the Arts Council of Greater Lansing
- Kathie Dunbar, Executive Director for the South Lansing Community Development Association
- Barb Whitney, Executive Director for the Lansing Art Gallery; Member of the Mayor's Arts & Culture Commission
- Impact statement from a south side Lansing resident after attending a Peppermint Creek Theatre production



September 24, 2018

City of Lansing
Mayor Andy Schor
124 W. Michigan Ave.
Lansing, MI 48933

Dear Mayor Schor,

As the Executive Director of the Arts Council of Greater Lansing, I am writing in support of Peppermint Creek Theatre and their interest to purchase the Miller Performing Arts Center on Curry Lane in South Lansing. Peppermint Creek has been a member of the Arts Council for many years and are recognized as one of the most successful theatre arts programs in the City. Over the past number of years, they have taken on the task to renovate and revitalize this performance space in a neglected section of South Lansing and brought life and vibrancy to the surrounding neighborhood. The resulting physical improvements to the property as well as creative theatrical productions and programs for all ages of participants is a direct result of their efforts.

This phenomenal theatre organization is primed and ready to take on full ownership of this venue where they have been performing for many years. Their incredible, dedicated and passionate staff and volunteers work tirelessly, day in and day out, to create an environment that is rich in the performing arts, creates a safe and solid place for theatre artisans on the southside of Lansing to feel at home, and exemplifies access for all. Their outreach into the Lansing community, that is both racially diverse and economically disadvantaged, embodies their commitment to make this quadrant of the City of Lansing, whole in every sense.

It is with great enthusiasm that the Arts Council supports the work of Peppermint Creek Theatre and I encourage you to sell them the Miller Performing Arts Center which will create dynamic possibilities for the continued transformation of the south side of the City. This is an organization that is passionate, well run, financially solid and highly deserving of a home to call their own. If I can add any additional comments, please feel free to contact me at 517-372-4636.

Sincerely,

A handwritten signature in black ink, reading "Deborah E. Mikula". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Deborah E. Mikula
Executive Director



South Lansing Community Development Association
800 W. Barnes Ave., Lansing, MI 48910
(517) 374-5700
www.southlansing.org

September 24, 2018

To whom it may concern,

The South Lansing Community Development Association wholeheartedly supports the Peppermint Creek Theatre Company as it bids to purchase the former Miller Community Center, which has served as their home for the last seven years.

Since it was founded in 1995, Peppermint Creek has performed in all sorts of venues throughout the region, including greenhouses, barns, churches, basement spaces, and community centers. They have produced 126 full length plays, the last 39 of which were performed in their current location, now known as the Miller Performing Arts Center.

Peppermint Creek has been a good steward to this property, maintaining and improving the space they currently lease. They've been a strong neighbor to North Elementary School and a vital part of South Lansing's growing small but growing arts community.

Peppermint Creek produces Pulitzer Prize-winning, nationally recognized theatre that no one else is attempting in our region. The themes and topics addressed in their productions often mirror those affecting our community. We are proud to have them in South Lansing, and we are hopeful they can continue to engage our community with meaningful dialogue.

It's no secret that South Lansing suffers from negative (often unwarranted) perceptions about our residents and our community. We've seen how recreational, cultural, arts and entertainment spaces connect people, create positive energy and improve sense of community. Peppermint Creek is already serving as a catalyst to create positive change, and now they have the ability to invest as a permanent stakeholder.

Please look favorably on their bid to purchase the building they call home.

Sincerely,

A handwritten signature in dark ink, appearing to read "Kathy Tobe".

Kathy Tobe
Secretary, Board of Directors

A handwritten signature in dark ink, appearing to read "Kathie Dunbar".

Kathie Dunbar
Executive Director



LANSING ART GALLERY & EDUCATION CENTER

Board of Directors
2018-19

President
Rich Sneary

Vice President
Keith Rouse

Treasurer
Daniel Warmels

Secretary
Mickey Hadick

At Large
Jack Davis
Danielle Deneau
Judy Eyde
Dr. Brent Knight
Laurie Lonsdorf
David S. Porter, D.O.
Brian Whitfield
Shannon Stackhouse

*Lansing Art Gallery
is a nonprofit
organization, which
"provides awareness,
education and
enjoyment of the
visual arts by
promoting the works
of Michigan artists."*

For more information:
lansingartgallery.org

Join us online!
Facebook
Twitter
Instagram

September 20, 2018

City of Lansing Parks and Recreation Department

To Whom it May Concern:

I would like to express my wholehearted support for Peppermint Creek Theatre Company's purchase of the building in which it currently resides. As a key arts organization for over fifteen years in Lansing, Peppermint Creek has skillfully fulfilled its passion statement to "produce contemporary theatre that addresses vital issues in our society, raises awareness, and encourages dialogue while entertaining."

Arts and cultural organizations in our community are vital to attracting and retaining talent in our region. Peppermint Creek serves as an anchor for those who live, work, and play in Lansing and an economic driver on the South Side of our community.

As an arts administrator, I have served as a champion for the arts in Lansing for nearly fifteen years. My achievements include local, statewide, and national accolades, and I **choose** to make my career in Lansing proper. Make no mistake: that is an intentional choice by Peppermint Creek Theatre Company's executive director Chad Swan-Badgero. Chad's inspired local leadership is informed by his work statewide and his previous experience in New York City.

My experience with Peppermint Creek ranges from serving as a patron to a volunteer to an exhibiting artist. As a vested stakeholder in their success, I was thrilled to learn of their interest in purchasing their current facility. Their purchase of the Miller Road Building would enhance their capacity to produce excellent, thought-provoking theatre. It would offer them stability and legitimacy that would allow them to focus on their mission and programs, rather than on the location for their next season.

Thank you in advance for considering my opinion and for supporting Peppermint Creek Theatre Company. Please feel free to contact me directly with questions!

Sincerely,



Barb Whitney
Executive Director
Lansing Art Gallery & Education Center

June 7, 2014

Hello -

I am a resident of Lansing and live on the south side, just down the street from your performance venue. I am embarrassed to say I didn't know you were there, when I drive past your theater on a daily basis. But I saw a poster for your production of "Clybourne Park" and was interested in what the story would be. I have lived in Lansing for over 14 years and like to consider myself an open-minded person. But your poster implied that it would be a play about race relations. Our neighborhood is constantly battling with acceptance of differences like race, gender, sexuality. Because of this, my entire neighborhood tends to stay pretty closed off from each other.

My family is white, and last year an African American family moved in to the house next door to us. I'm embarrassed to say that I let more than a year pass without offering more than a hello to our new neighbors, or maybe a small wave as we left the house. There were days last summer that my family was in our front yard, and our neighbors were just 20 feet away, and we didn't converse. There is no other reason for this silence other than fear and perhaps an unexplained prejudice, on both sides.

In any case, the advertisement for your play struck a chord with me because I've considered ways to break down this barrier between my neighbors and I, as well as in our community, where I'm certain this same mentality is prevalent. We're not frequent play goers (it's like pulling teeth to get my husband to a play), but the idea that "Clybourne Park" might have some insight in to what I have experienced in our community nudged me. I called your box office and found that you offered a "Neighborhood Discount" and told my husband that "this is a sign - we've got to go"!

Well, we attended the play and I can't say enough about the impact the performance had on me (my husband liked the comedy in Act Two, which is a small triumph)! I was shocked at what some of the characters said to each other, but also felt like it was so true to what is going on in people's minds every day, on the street, in the market, in our work, and in our yards. I was challenged as I left your powerful production to do something about the silence between myself and my neighbors. I've noticed the wife next door has a meticulously cared-for garden, which is something I have an appreciation for. Last weekend, after seeing your performance, I saw her in her garden and got the courage to ask her about what she had planted. Her face lit up, she stood up and came right over in to my yard and we had a long conversation about gardening and plants - something I've found she has a strong love for as well. After talking for more than 45 minutes, we decided to work together to create a community garden in our neighborhood. Food access is a MAJOR issue in South Lansing, and we feel like this might be something residents could take advantage of. We're not sure what our next steps will be, but we're working together to figure it out.

All of this is because we came to see your play. I want to thank you for being brave enough (braver than me) to put that language and those ideas on stage. It opened my eyes and got me unstuck from a place I was. I hope to come back to Peppermint Creek again.

Sincerely,

South Lansing Resident



Andy Schor, Mayor

CITY OF LANSING
PURCHASING OFFICE
1110 S. Pennsylvania Ave.
Lansing, Michigan 48912
(517) 702-6197 / FAX (517) 702-6042
<http://www.lansingmi.gov/purchasing>

July 23, 2018

**REQUEST FOR PROPOSAL
RFP/19/006
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Stephanie Robinson CPPB
Senior Buyer

Solicitation Number: RFP/19/006

Solicitation Name: SALE OF MILLER RD CENTER

The City of Lansing Purchasing Office is collecting information regarding the use of the MITN e-procurement system. We are also collecting demographic information regarding woman-owned, minority-owned and Lansing based business. This form will not be used during the evaluation of bids or proposals. You may return this sheet, which is voluntary, with your submittal or shortly thereafter. Please, do not staple this to your Proposal document.

I. Where did your firm receive of this solicitation? Please check all that apply.

- ☒ City of Lansing Purchasing Web Page <http://www.mitn.info>
☐ City of Lansing Purchasing Office
☐ Other, please list: _____

II. Demographic Information:

Is your firm located or have a business office within the corporate city limits of Lansing
yes ☐ no ☒

III. Company Information

Federal Tax ID Number 38-2286738

Capital Area Soccer League

Firm Name

2875 Northwind Drive, Suite 123, East Lansing, MI 48823

Address (Street, City, State, ZIP)

517-580-4241

517-580-4921

Phone Number

Fax Number

www.caslsoccer.org

Scott M Dane

Web Site Address

Contact Person

Thank you for your participation.

CITY OF LANSING
PURCHASING OFFICE
1110 S. PENNSYLVANIA AVE
LANSING, MICHIGAN 48912

THIS IS NOT AN ORDER

NOTE: If your bid/quotation/proposal is not returned and completed on this form, it may not be considered.
Bid/quotation/proposal number must appear on outside of return envelope.

REQUEST FOR PROPOSAL # RFP/19/006 FOR: SALE OF MILLER RD CENTER

DATE: July 23, 2018 PARKS AND RECREATION DEPARTMENT

PROPOSALS DUE 2:00 PM, LOCAL TIME IN EFFECT September 27, 2018

The City of Lansing Purchasing Office is requesting Proposals for the sale of the building and property known as 6025 Curry Lane, Lansing Mi 48911 per the attached specifications listed below:

ITEM	DESCRIPTION	TOTAL LUMP SUM
A	Building and property located at 6025 Curry Lane Parcel Number 33-01-05-04-477-002	\$ 25,000 + \$10,000 /yr for 10 years Total: \$125,000

Appointments for viewing can be made by contacting Kellie Brown at (517) 483-4307.

The City reserves the right to accept any Proposal, to reject any or all Proposals and to make the award in the best interest of the City.

All vendors shall be current in payment of any taxes, licenses, fees, permits or any other monies due the City of Lansing at time of quote due date as per City of Lansing Ordinance Section 206.02(a)1(G).

Any contractual or Proposal package questions should be directed to Stephanie Robinson, Purchasing, at (517) 702-6197, fax (517) 702-6042; Brett Kaschinske at (517) 483-4233 or Kellie Brown at (517) 483-4307

FEDERAL I.D.# <u>38-2286738</u>	ADDRESS <u>2875 Northwind Drive, Suite 123</u>	NOTE: PROPOSAL results will only be released via email request.
COMPANY <u>Capital Area Soccer League</u>	CITY & STATE <u>East Lansing, MI 48823</u>	
SIGNATURE <u></u>	TELEPHONE <u>517-580-4241</u>	
PRINTED NAME <u>Scott M Dane</u>		
TITLE <u>Executive Director</u>		
DATE: <u>August 6, 2018</u>		
MICHIGAN CIVIL RIGHTS ACT Contractor shall not discriminate in hiring or its terms and conditions of employment on the basis of race, religion, creed, nation origin, color, sex, marital status, age, height, or weight, nor on the basis of handicap except where the same is based on a bona fide job requirement. Neither shall Contractor discriminate in the sales of products or the rendering of services pursuant to this contract on the basis of any of those categories.		

PROPOSAL

Proposal for center structure, only, located at: 6025 Curry Lane

PROPOSAL LUMP SUM PRICE: \$ \$25,000 + \$10,000/yr for 10 years = \$125,000

(Figures)

TOTAL OF one hundred twenty-five thousand and 00 Dollars
(Spell out in words)

If submitted by an organization or company, please complete the following:

Name: Capital Area Soccer League

Address: 2875 Northwind Drive, Suite 123, East Lansing, MI 48823

Attention: Scott M Dane

Telephone: 517-580-4241

Fax: 517-580-4921

Email: smdane@gmail.com

Submitted by: Scott M Dane
Name:

Signature:  (Please print)
(Authorized Agent of the Organization/Company)

Title: EXECUTIVE DIRECTOR

Date: August 6, 2018

Witness: 

Date: August 6, 2018

If submitted by an individual please complete the following:

Name: _____
(Please print)

Address: _____

Telephone: _____

Fax: _____

Email: _____

DATE _____

SUBMITTALS:

- Completed application.
- The successful applicant will be required to provide full payment for the Property prior to sale.
- The successful candidate will be required to enter into a "Property Structure Purchase Agreement" with The City of Lansing, which it will provide, among other things, that:

1. The Property is being acquired "As is" and without warranty, (except warranty of title and that it will be free and clear of liens),
2. The purchase is for the structure and underlying real estate.
3. All risk of loss shifts to the purchaser at closing,
4. Purchaser shall agree to indemnify, defend and hold the City of Lansing harmless from and against any liability or damage arising directly or indirectly from the purchase or renovation of the Property.

Each potential Owner must also give responses to the following questions and requests, for review by the City of Lansing Parks Department

1. What is your (or your organization's) intended purpose with the Property if awarded the right to purchase?
2. Provide a compelling reason why you (or your organization) should be selected to purchase the Property.
4. Provide a profile of yourself (or your organization).
5. The City of Lansing will remove the emergency Siren tower and relocate it.

EVALUATION CRITERIA

Terms of Negotiation and Transfer

The RFP Review Committee will evaluate all submitted proposals against the goal of preserving the structural and cultural qualities of the Property and specifically the structure on the property known as the Miller Rd Center. Potential purchasers may be asked to participate in an in-person interview for further evaluation.

The City of Lansing, its Parks Department, reserves the sole right and discretion to terminate or extend the period of review if necessary. After the application process is opened, one or more proposals may be selected for review. Once a potential purchaser has been selected, the City will enter into negotiations toward reaching a mutually agreeable Purchase Agreement.

The City of Lansing, And Its Parks Department, Rfp Review Committee Are Not Liable for Any Costs Incurred by Any Potential Purchaser Prior To Successful Completion of Negotiations and Execution of The Agreement Or Prior To Closing on The Sale and Purchase of The Property.

Notwithstanding the identification of a proposed purchaser for the purpose of further negotiations, such selection does not constitute acceptance of the proposal.

Please complete Section I and Section II.

Section I

PROPOSAL AND AWARD

Initial: SMD

The undersigned, having become thoroughly familiar with and understanding the entire quote documents attached hereto, agrees to provide the services as specified herein, for the total fees as stipulated herein, subject to negotiation.

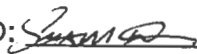
I hereby state that all of the information I have provided is true, accurate and complete. I hereby state that I have authority to submit this proposal which will become a binding contract if accepted by the City of Lansing. I hereby state that I have not communicated with, nor accepted anything of value from an official or employee of the City of Lansing that would tend to destroy or hinder free competition.

I hereby state that I have read, understand and agree to be bound by all the terms of this proposal document.

Please initial next to Proposal and Award, sign Section II and submit with your response to this solicitation.

Section II

SIGNATURE

SIGNED:  NAME: Scott M Dane
TITLE: Executive Director DATE: August 6, 2018
FIRM NAME: Capital Area Soccer League
FEDERAL TAX ID NUMBER: 38-2286738
ADDRESS: 2875 Northwind Drive, Suite 123, East Lansing, MI 48823
(Street) (City) (State) (Zip)
PHONE: (517) 580-4241 FAX: (517) 580-4921
EMAIL ADDRESS: smdane@gmail.com

1. What is your (or organization's) intended purpose with the Property if awarded the right to purchase?

The Capital Area Soccer League (CASL) would use the Miller Road Center as a permanent office and gathering space for the soccer community. The office space would include a conference room for Board Meetings and potential training space for referee development and coaching licenses. The conference room would be made available to CASL members for use (based on availability and staff).

Additionally, CASL will utilize the gym space as a community field – either futsal surface or artificial turf. The community field would be available to CASL members and community groups at low or no cost.

Currently, CASL plays a leading role in the development of Beacon Soccer Fields, is in charge of the High School Summer League, hosts the Capital Area Classic, created and maintains a gently used collection and redistribution shoe program, facilitates the creation of recreational soccer programs in communities that do not currently have them and operates youth leagues for over 4,000 players ages 8-19. All of these programs run out the CASL office.

2. Provide a compelling reason why you (or your organization) should be selected to purchase the Property.

The Capital Area Soccer League (CASL) is a 501(c)(3) non-profit organization that serves over 4,000 youth soccer players. In addition to hosting regular league play, CASL prides itself on being a catalyst in the community for providing soccer programming by removing or easing as many barriers as possible. Each year CASL distributes nearly \$15,000 in financial assistance to its member clubs to ensure that every player is able to participate regardless of socio-economic status.

CASL hosts the Capital Area Classic each year – a tournament that has an estimated \$1 million economic impact on the Capital Area. The Capital Area Classic has been a mainstay in the community and continues to provide developmental soccer opportunities in Lansing and throughout the state of Michigan.

CASL continues to be a leading organization for Beacon Soccer Field at Ferris Park and the soon-to-be-opened facility in South West Lansing.

In the winter of 2019, CASL plans on hosting a Police Athletic League for indoor soccer in partnership with the Lansing Police Department. This program will be free for all participants and will include a healthy lifestyles component.

CASL also created Second Tread, a program that collects and redistributes gently used athletic shoes.

4. Provide a profile of yourself (or your organization).

The Capital Area Soccer League is a 501(c)(3) non profit organization that provides soccer opportunities to over 4,000 youth ages 8-19. The current communities that participate in CASL are:

Bath, Charlotte, Clinton, Columbia, Dansville, DeWitt, East Lansing, Eaton Rapids, Fowlerville, Grand Ledge, Hanover Horton, Haslett, Hillsdale, Holt, Ionia, Jackson County Western, Laingsburg, Lakewood, Lansing Catholic, Lansing, Lansing Home Schoolers, Leslie, Manchester, Maple Valley, Mason, Okemos, Olivet, Owosso, Perry, Portland, St. Johns, Stockbridge, Waverly and Williamston.

In 2017-2018, CASL was 54% Male, hosted 1,959 games, had 396 volunteer coaches and utilized 474 referees.



Andy Schor, Mayor

CITY OF LANSING
PURCHASING OFFICE
1110 S. Pennsylvania Ave.
Lansing, Michigan 48912
(517) 702-6197 / FAX (517) 702-6042
<http://www.lansingmi.gov/purchasing>

July 23, 2018

**REQUEST FOR PROPOSAL
RFP/19/006
SALE OF MILLER RD CENTER**

The City of Lansing officially distributes all Purchasing documents through the Michigan Inter-Governmental Trade Network (MITN) and the City of Lansing Purchasing Office. Our office no longer mails bid documents, notices or addendums to our vendors. To register for the MITN system or access bid information, including addendums, go to www.mitn.info

Sealed Proposals marked "RFP/19/006, SALE OF MILLER RD CENTER" will be accepted at the **City of Lansing, Purchasing Office, 1110 S. Pennsylvania Ave, Lansing MI. 48912**, until 2:00 p.m., local time in effect on **September 27, 2018.**

Official City issued Proposal form must be returned via U.S. mail, UPS, Fed Ex or in person.

Appointments can be made by contacting Kellie Brown (517) 483-4307.

Proposal results will **only** be released via email or self-addressed stamped envelopes. Please forward your email request to: stephanie.robinson@lbwl.com

The City of Lansing encourages Proposals from all vendors including MBE/WBE vendors.

The City of Lansing gives preference to Lansing-based job providers in the procurement of all goods and services.

Any contractual or Proposal package questions should be directed to Stephanie Robinson, Purchasing, at (517) 702-6197 or fax (517) 702-6042 or Brett Kaschinske, at (517) 483-4233 or Kellie Brown (517) 483-4307

Stephanie Robinson CPPB
Senior Buyer

Solicitation Number: RFP/19/006

Solicitation Name: SALE OF MILLER RD CENTER

The City of Lansing Purchasing Office is collecting information regarding the use of the MITN e-procurement system. We are also collecting demographic information regarding woman-owned, minority-owned and Lansing based business. This form will not be used during the evaluation of bids or proposals. You may return this sheet, which is voluntary, with your submittal or shortly thereafter. Please, do not staple this to your Proposal document.

I. Where did your firm receive of this solicitation? Please check all that apply.

- ☒ City of Lansing Purchasing Web Page <http://www.mitn.info>
☐ City of Lansing Purchasing Office
☐ Other, please list: _____

II. Demographic Information:

Is your firm located or have a business office within the corporate city limits of Lansing
yes ☐ no ☒

III. Company Information

Federal Tax ID Number 38-2286738

Capital Area Soccer League

Firm Name

2875 Northwind Drive, Suite 123, East Lansing, MI 48823

Address (Street, City, State, ZIP)

517-580-4241

517-580-4921

Phone Number

Fax Number

www.caslsoccer.org

Scott M Dane

Web Site Address

Contact Person

Thank you for your participation.

CITY OF LANSING
PURCHASING OFFICE
1110 S. PENNSYLVANIA AVE
LANSING, MICHIGAN 48912

THIS IS NOT AN ORDER

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Bid/quotation/proposal number must appear on outside of return envelope.

REQUEST FOR PROPOSAL # RFP/19/006 FOR: SALE OF MILLER RD CENTER

DATE: July 23, 2018 PARKS AND RECREATION DEPARTMENT

PROPOSALS DUE 2:00 PM, LOCAL TIME IN EFFECT September 27, 2018

The City of Lansing Purchasing Office is requesting Proposals for the sale of the building and property known as 6025 Curry Lane, Lansing Mi 48911 per the attached specifications listed below:

ITEM	DESCRIPTION	TOTAL LUMP SUM
A	Building and property located at 6025 Curry Lane Parcel Number 33-01-05-04-477-002	\$ 35,000

Appointments for viewing can be made by contacting Kellie Brown at (517) 483-4307.

The City reserves the right to accept any Proposal, to reject any or all Proposals and to make the award in the best interest of the City.

All vendors shall be current in payment of any taxes, licenses, fees, permits or any other monies due the City of Lansing at time of quote due date as per City of Lansing Ordinance Section 206.02(a)1(G).

Any contractual or Proposal package questions should be directed to Stephanie Robinson, Purchasing, at (517) 702-6197, fax (517) 702-6042; Brett Kaschinske at (517) 483-4233 or Kellie Brown at (517) 483-4307

FEDERAL I.D.# <u>38-2286738</u> COMPANY <u>Capital Area Soccer League</u> SIGNATURE <u></u> PRINTED NAME <u>Scott M Dane</u> TITLE <u>Executive Director</u> DATE: <u>August 6, 2018</u>	ADDRESS <u>2875 Northwind Drive, Suite 123</u> CITY & STATE <u>East Lansing, MI 48823</u> TELEPHONE <u>517-580-4241</u>	NOTE: PROPOSAL results will only be released via email request.
MICHIGAN CIVIL RIGHTS ACT Contractor shall not discriminate in hiring or its terms and conditions of employment on the basis of race, religion, creed, nation origin, color, sex, marital status, age, height, or weight, nor on the basis of handicap except where the same is based on a bona fide job requirement. Neither shall Contractor discriminate in the sales of products or the rendering of services pursuant to this contract on the basis of any of those categories.		

PROPOSAL

Proposal for center structure, only, located at: 6025 Curry Lane

PROPOSAL LUMP SUM PRICE: \$ 35,000

(Figures)

thirty-five thousand and no/100 Dollars
(Spell out in words)

If submitted by an organization or company, please complete the following:

Name: Capital Area Soccer League

Address: 2875 Northwind Drive, Suite 123, East Lansing, MI 48823

Attention: Scott M Dane

Telephone: 517-580-4241

Fax: 517-580-4921

Email: smdane@gmail.com

Submitted by: Scott M Dane
Name:

(Please print)

Signature: Scott M Dane
(Authorized Agent of the Organization/Company)

Title: EXECUTIVE DIRECTOR

Date: August 6, 2018

Witness: Mark G. Miller

Date: August 6, 2018

If submitted by an individual please complete the following:

Name: _____

(Please print)

Address: _____

Telephone: _____

Fax: _____

Email: _____

DATE: _____

SUBMITTALS:

- Completed application.
- The successful applicant will be required to provide full payment for the Property prior to sale.
- The successful candidate will be required to enter into a "Property Structure Purchase Agreement" with The City of Lansing, which it will provide, among other things, that:

1. The Property is being acquired "As is" and without warranty, (except warranty of title and that it will be free and clear of liens),
2. The purchase is for the structure and underlying real estate.
3. All risk of loss shifts to the purchaser at closing,
4. Purchaser shall agree to indemnify, defend and hold the City of Lansing harmless from and against any liability or damage arising directly or indirectly from the purchase or renovation of the Property.

Each potential Owner must also give responses to the following questions and requests, for review by the City of Lansing Parks Department

1. What is your (or your organization's) intended purpose with the Property if awarded the right to purchase?
2. Provide a compelling reason why you (or your organization) should be selected to purchase the Property.
4. Provide a profile of yourself (or your organization).
5. The City of Lansing will remove the emergency Siren tower and relocate it.

EVALUATION CRITERIA

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Notwithstanding the identification of a proposed purchaser for the purpose of further negotiations, such selection does not constitute acceptance of the proposal.

Please complete **Section I** and **Section II**.

Section I

PROPOSAL AND AWARD

Initial: SMD

The undersigned, having become thoroughly familiar with and understanding the entire quote documents attached hereto, agrees to provide the services as specified herein, for the total fees as stipulated herein, subject to negotiation.

I hereby state that all of the information I have provided is true, accurate and complete. I hereby state that I have authority to submit this proposal which will become a binding contract if accepted by the City of Lansing. I hereby state that I have not communicated with, nor accepted anything of value from an official or employee of the City of Lansing that would tend to destroy or hinder free competition.

I hereby state that I have read, understand and agree to be bound by all the terms of this proposal document.

Please initial next to Proposal and Award, sign Section II and submit with your response to this solicitation.

Section II

SIGNATURE

SIGNED:  NAME: Scott M Dane
TITLE: Executive Director DATE: August 6, 2018
FIRM NAME: Capital Area Soccer League
FEDERAL TAX ID NUMBER: 38-2286738
ADDRESS: 2875 Northwind Drive, Suite 123, East Lansing, MI 48823
(Street) (City) (State) (Zip)
PHONE: (517) 580-4241 FAX: (517) 580-4921
EMAIL ADDRESS: smdane@gmail.com

1. What is your (or organization's) intended purpose with the Property if awarded the right to purchase?

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Bath, Charlotte, Clinton, Columbia, Dansville, DeWitt, East Lansing, Eaton Rapids, Fowlerville, Grand Ledge, Hanover Horton, Haslett, Hillsdale, Holt, Ionia, Jackson County Western, Laingsburg, Lakewood, Lansing Catholic, Lansing, Lansing Home Schoolers, Leslie, Manchester, Maple Valley, Mason, Okemos, Olivet, Owosso, Perry, Portland, St. Johns, Stockbridge, Waverly and Williamston.

In 2017-2018, CASL was 54% Male, hosted 1,959 games, had 396 volunteer coaches and utilized 474 referees.

CITY OF LANSING
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on _____ at 7:00 p.m. in the City Council Chambers, 10th Floor Lansing City Hall, 124 W. Michigan Ave., Lansing, MI for the purpose of considering:

A purchase offer from Capital Area Soccer League for the property known as Miller Road Center, located at 6025 Curry Lane, Lansing, Michigan 48911

For more information, please call 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., on the day of the Public Hearing at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, Lansing City Clerk, MMC/CMMC
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope

By _____
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, ; and

WHEREAS, ; and

WHEREAS, ;

NOW, THEREFORE, BE IT RESOLVED that a Public Hearing be held on <<future hearing date>> at 7:00 p.m. in the City Council Chamber, 4th Floor, City Hall, 124 West Michigan Avenue, Lansing, Michigan, to receive public comment on and to consider <<description 1>>.

Resolution as Referred