

Carolshire Condominium Inspection

August 21, 2012

TPI Building Code Consultants was contracted by the Village of Carol Stream to conduct field inspections of the Carolshire Condominium Complex located at 101 through 171 Elk Trail in Carol Stream. These site inspections were completed on July 31, 2012 and August 2, 2012 by Steve V Tisinai, Vince Konwent and Jorge Torres of TPI in accompaniment by Gary Rasmussen of the Village of Carol Stream Fire Protection District. The purpose of the inspections were to note code violations of all common elements, interior and exterior, of the building in accordance with the International Property Maintenance Code (IPMC), National Electric Code (NEC), Illinois Plumbing Code (IPC), International Fire Code (IFC) and all applicable NFPA documents. I, Steve V. Tisinai, do hereby certify that the contents of this report are true and accurate.

The following items were noted to be corrected:

101 THROUGH 111 ELK TRAIL:

101 Elk Trail:

1. All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door. (IPMC Section 304.15)
 - a. Repair the exterior door and hardware
2. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition... Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property. (IPMC Section 305.1)
 - a. Repair all damaged drywall including above the door, throughout the hallways and in the boiler room
 - b. Provide a properly fitting attic access cover
3. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair. (IPMC Section 305.4)
 - a. Replace carpeting where it is worn through on the stairway
 - b. Replace damaged and/or missing tile in the entryway
4. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition (IPMC Section 305.5)
 - a. Secure and/or repair the handrail and guardrail at the 3rd floor
5. All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function. (IPMC Section 603.1)
 - a. Repair and connect the exhaust blower on the boiler
6. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. (IPMC Section 605.1)
 - a. Repair the electric box cover next to unit 300

7. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. (IPMC Section 703.1)
 - a. Remove the “Great Stuff” foam used to seal penetrations in the boiler room walls and ceiling and replace with an intumescent fire caulk
8. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code. (IPMC Section 704.1)
 - a. Provide circuit breaker lockouts for the fire alarm control unit and the Keltron panel. (NFPA 72)
 - b. Perform an annual inspection of the fire alarm system and provide copies of the report to the building and fire department. (NFPA 72 and IFC 901.6.2)
 - c. Provide a manual pull station at at least one exterior door. (NFPA 72)
9. Unions in the water supply system shall be metal to metal with ground seats, except that plastic to metal unions may utilize durable, non-toxic, impervious gaskets. Unions between copper pipe/tubing and dissimilar metals shall either be made with a brass converter fitting or be a dielectric type union. (IPC Section 890.350(b))
 - a. The connection of the copper piping to the hot water heater shall be made utilizing dielectric unions.
10. Horizontal piping shall be supported at sufficiently close intervals to keep the piping in alignment and prevent sagging. (IPC Section 890.9.0(a))
 - a. Properly support all copper piping in the boiler room
11. Floor drains shall connect into traps, shall be accessible and readily cleaned, and shall be located so that they are easily visible. (IPC Section 890.1370(c))
 - a. Remove the plastic floor matt covering the floor drain in the mechanical room
12. Where a hot water storage tank or water heater is located at an elevation above the fixture outlets in the hot water system, or if the storage tank or water heater is bottom fed, a vacuum relief valve as listed in Appendix A, table A shall be installed on the storage tank or heater. (IPC Section 890.1230(f))
 - a. Install a vacuum relief valve on the cold water supply to the water heater as it is bottom fed.
13. All threaded valve outlets shall have backflow protection in accordance with Section 890.1130. (IPC Section 890.1140(e)(1)) Hose and spray units or stations shall be protected by one of the following appropriate devices: fixed air gap, reduced pressure principle backflow preventer assembly, double check valve backflow preventer assembly, double check valve backflow preventer with atmospheric vent assembly, dual check valve backflow preventer assembly or atmospheric vacuum breaker unit. (IPC Section 890.1130(f)(6))
 - a. Install a vacuum breaker on the service sink faucet which has hose threads on it
14. The potable water supply to commercial laundry machines shall be protected against back siphonage by an air gap or backflow protection device. If a vacuum breaker is used, it shall be a minimum of 26 inches above the top of the machine. (IPC Section 890.1140(f))
 - a. Install vacuum breakers or dual-check valves on the water supply to the clothes washing machine

103 Elk Trail:

1. All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door. (IPMC Section 304.15)
 - a. Properly secure the threshold of the entrance door and replace the weather strip
2. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition... Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property. (IPMC Section 305.1)
 - a. Repair the missing and/or damaged trim around the inside of the entrance door
 - b. Repair all damaged drywall including the ceiling of the boiler room and behind the boiler room door
 - c. Provide a properly fitting attic access cover
3. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair. (IPMC Section 305.4)
 - a. Replace damaged and/or missing tile in the entryway
 - b. Replace damaged and/or missing tile in the laundry room
4. All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function. (IPMC Section 603.1)
 - a. Repair or replace the rotted top of the boiler
 - b. Repair the radiator register in the hall
5. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. (IPMC Section 605.1)
 - a. Replace missing knock-out on the transformer box for the hot water re-circulating pump
 - b. Replace missing globe on light fixture in hall
 - c. Secure the emergency light on the 2nd floor
6. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. (IPMC Section 703.1)
 - a. Remove the "Great Stuff" foam used to seal penetrations in the boiler room walls and ceiling and replace with an intumescent fire caulk
 - b. Repair the closer on the boiler room door
7. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code. (IPMC Section 704.1)
 - a. Provide circuit breaker lockouts for the fire alarm control unit and the Keltron panel. (NFPA 72)
 - b. Perform an annual inspection of the fire alarm system and provide copies of the report to the building and fire department (NFPA 72 and IFC 901.6.2)
 - c. Provide a manual pull station at at least one exterior door. (NFPA 72)
8. Floor drains shall be trapped and have a minimum water seal of 2 inches, and shall be provided with a removable strainer. The open area of the strainer shall be at least 2/3 of the area of the drain line to which it connects. (IPC Section 890.730(a))
 - a. Install a grate/strainer on the floor drain in the mechanical room
9. Water Heater Relief Discharge Outlet. The discharge line shall be installed from the relief valve to within 6 inches of the floor or receptor and the end of such line shall not be threaded. (IPC

Section 890.1230(d)(2) Any piping used for discharge from the relief valve shall be of metallic material and conform with the requirements of Appendix A, Table A (Approved Materials for Water Distribution Pipe) for potable water piping and shall drain continuously downward to the outlet. (IPC Section 890.1230(d)(3))

- a. The Temperature and Pressure Relief Valve on the water heater must be piped in copper or galvanized pipe to within 6" of the floor
10. All threaded valve outlets shall have backflow protection in accordance with Section 890.1130. (IPC Section 890.1140(e)(1)) Hose and spray units or stations shall be protected by one of the following appropriate devices: fixed air gap, reduced pressure principle backflow preventer assembly, double check valve backflow preventer assembly, double check valve backflow preventer with atmospheric vent assembly, dual check valve backflow preventer assembly or atmospheric vacuum breaker unit. (IPC Section 890.1130(f)(6))
 - a. Install a vacuum breaker on the service sink faucet which has hose threads on it
11. The potable water supply to commercial laundry machines shall be protected against back siphonage by an air gap or backflow protection device. If a vacuum breaker is used, it shall be a minimum of 26 inches above the top of the machine. (IPC Section 890.1140(f))
 - a. Install vacuum breakers or dual-check valves on the water supply to the clothes washing machine

105 Elk Trail:

1. All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door. (IPMC Section 304.15)
 - a. Repair both exterior doors and associated hardware
2. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition... Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property. (IPMC Section 305.1)
 - a. Repair all damaged drywall including throughout the hallways, under the stairs and in the laundry room
 - b. Replace all damaged and/or missing trim
 - c. Provide a properly fitting attic access cover
 - d. Remove all storage from the corridor outside Unit 305
3. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair. (IPMC Section 305.4)
 - a. Replace damaged and/or missing tile in the entryway
 - b. Replace damaged and/or missing tile in the laundry room
4. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition (IPMC Section 305.5)
 - a. Secure and/or repair the handrail and guardrail at the 2nd to 3rd floor landings on both sides
5. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. (IPMC Section 605.1)
 - a. Repair the electric box cover next to unit 304
 - b. Repair the emergency lights outside units 205 and 304

6. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. (IPMC Section 703.1)
 - a. Remove the “Great Stuff” foam used to seal penetrations in the boiler room walls and ceiling and replace with an intumescent fire caulk
7. All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. (IPMC Section 504.1)
 - a. Repair the leaking service sink faucet
8. A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the International Fire Code. (IPMC Section 702.1)
 - a. Remove all storage from the corridor outside Unit 305
9. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code. (IPMC Section 704.1)
 - a. Replace the fire sprinkler head in the storage unit which has plaster on it. (NFPA 13)
 - b. Provide circuit breaker lockouts for the fire alarm control unit and the Keltron panel. (NFPA 72)
 - c. Provide the installation date on the stand-by batteries, the batteries may need to be replaced due to age. Batteries are required to be replaced every 3 to 5 years depending on the annual test. (NFPA 72)
 - d. Perform an annual inspection of the fire alarm system and provide copies of the report to the building and fire department (NFPA 72 and IFC 901.6.2)
 - e. Provide a manual pull station at at least one exterior door. (NFPA 72)
10. Floor drains shall be trapped and have a minimum water seal of 2 inches, and shall be provided with a removable strainer. The open area of the strainer shall be at least 2/3 of the area of the drain line to which it connects. (IPC Section 890.730(a))
 - a. Install a grate/strainer on the floor drain in the mechanical room
11. All threaded valve outlets shall have backflow protection in accordance with Section 890.1130. (IPC Section 890.1140(e)(1)) Hose and spray units or stations shall be protected by one of the following appropriate devices: fixed air gap, reduced pressure principle backflow preventer assembly, double check valve backflow preventer assembly, double check valve backflow preventer with atmospheric vent assembly, dual check valve backflow preventer assembly or atmospheric vacuum breaker unit. (IPC Section 890.1130(f)(6))
 - a. Install a vacuum breaker on the service sink faucet which has hose threads on it
12. The potable water supply to commercial laundry machines shall be protected against back siphonage by an air gap or backflow protection device. If a vacuum breaker is used, it shall be a minimum of 26 inches above the top of the machine. (IPC Section 890.1140(f))
 - a. Install vacuum breakers or dual-check valves on the water supply to the clothes washing machine

107 Elk Trail:

1. All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door. (IPMC Section 304.15)
 - a. Repair the front door and secure the threshold
2. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition... Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property. (IPMC Section 305.1)
 - a. Repair and/or replace all damaged or missing trim
 - b. Repair all damaged drywall including around the rear door, the laundry room wall and throughout the hallways
 - c. Repair the boiler room door handle
3. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair. (IPMC Section 305.4)
 - a. Replace damaged and/or missing tile in the entryway
4. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition (IPMC Section 305.5)
 - a. Secure and/or repair the handrail and guardrail at the 2nd to 3rd floor landing
5. All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function. (IPMC Section 603.1)
 - a. Replace missing cover on water heater exhaust and controller
 - b. Repair or replace boiler exhaust blower
 - c. Repair and/or replace all missing radiator registers
6. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. (IPMC Section 605.1)
 - a. Secure door buzzer controller
 - b. Repair the emergency light outside unit 307
7. A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the International Fire Code. (IPMC Section 702.1)
 - a. Remove all storage from the corridor outside Unit 306
8. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. (IPMC Section 703.1)
 - a. Remove the "Great Stuff" foam used to seal penetrations in the boiler room walls and ceiling and replace with an intumescent fire caulk
9. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code. (IPMC Section 704.1)
 - a. Provide battery backup batteries for the Keltron panel. (NFPA 72)
 - b. Replace the batteries on the Fire Alarm control unit. Batteries are required to be replaced every 3 to 5 years depending on the annual test. (NFPA 72)
 - c. Perform an annual inspection of the fire alarm system and provide copies of the report to the building and fire department (NFPA 72 and IFC 901.6.2)
 - d. Provide a manual pull station at at least one exterior door. (NFPA 72)

10. All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. (IPMC Section 504.1)
 - a. Repair the leaking service sink faucet
11. Floor drains shall be trapped and have a minimum water seal of 2 inches, and shall be provided with a removable strainer. The open area of the strainer shall be at least 2/3 of the area of the drain line to which it connects. (IPC Section 890.730(a))
 - a. Install a grate/strainer on the floor drain in the mechanical room
12. Water Heater Relief Discharge Outlet. The discharge line shall be installed from the relief valve to within 6 inches of the floor or receptor and the end of such line shall not be threaded. (IPC Section 890.1230(d)(2)) Any piping used for discharge from the relief valve shall be of metallic material and conform with the requirements of Appendix A, Table A (Approved Materials for Water Distribution Pipe) for potable water piping and shall drain continuously downward to the outlet. (IPC Section 890.1230(d)(3))
 - a. The Temperature and Pressure Relief Valve on the water heater must be piped in copper or galvanized pipe to within 6" of the floor
13. All threaded valve outlets shall have backflow protection in accordance with Section 890.1130. (IPC Section 890.1140(e)(1)) Hose and spray units or stations shall be protected by one of the following appropriate devices: fixed air gap, reduced pressure principle backflow preventer assembly, double check valve backflow preventer assembly, double check valve backflow preventer with atmospheric vent assembly, dual check valve backflow preventer assembly or atmospheric vacuum breaker unit. (IPC Section 890.1130(f)(6))
 - a. Install a vacuum breaker on the service sink faucet which has hose threads on it
14. The potable water supply to commercial laundry machines shall be protected against back siphonage by an air gap or backflow protection device. If a vacuum breaker is used, it shall be a minimum of 26 inches above the top of the machine. (IPC Section 890.1140(f))
 - a. Install vacuum breakers or dual-check valves on the water supply to the clothes washing machine

109 Elk Trail:

1. All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door. (IPMC Section 304.15)
 - a. Repair the exterior doors and hardware
2. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition... Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property. (IPMC Section 305.1)
 - a. Repair all damaged drywall including in the foyer and the wall under the laundry tub
 - b. Repair the door for the storage room under the stairs
 - c. Provide a properly fitting attic access cover
 - d. Replace the damaged and/or missing trim
3. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair. (IPMC Section 305.4)
 - a. Replace damaged and/or missing tile in the entryway

4. All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function. (IPMC Section 603.1)
 - a. Replace the missing covers on the boiler
 - b. Properly patch the holes in the chimney
5. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. (IPMC Section 605.1)
 - a. Repair the electric box cover next to unit 308
 - b. Repair the emergency light near unit 108
6. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. (IPMC Section 703.1)
 - a. Remove the “Great Stuff” foam used to seal penetrations in the boiler room walls and ceiling and replace with an intumescent fire caulk
7. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code. (IPMC Section 704.1)
 - a. Provide the installation date on the stand-by batteries, the batteries may need to be replaced due to age. Batteries are required to be replaced every 3 to 5 years depending on the annual test. (NFPA 72)
 - b. Perform an annual inspection of the fire alarm system and provide copies of the report to the building and fire department. (NFPA 72 and IFC 901.6.2)
 - c. Provide a manual pull station at at least one exterior door. (NFPA 72)
8. All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. (IPMC Section 504.1)
 - a. Replace the missing laundry tub faucet
9. The potable water supply to commercial laundry machines shall be protected against back siphonage by an air gap or backflow protection device. If a vacuum breaker is used, it shall be a minimum of 26 inches above the top of the machine. (IPC Section 890.1140(f))
 - a. Install vacuum breakers or dual-check valves on the water supply to the clothes washing machine

111 Elk Trail:

1. All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door. (IPMC Section 304.15)
 - a. Repair the exterior doors and hardware and secure the thresholds
2. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition... Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property. (IPMC Section 305.1)
 - a. Repair all damaged drywall including in the laundry room and throughout the hallways and in the boiler room
 - b. Provide a properly fitting attic access cover
 - c. Repair the boiler room door hardware so the door automatically closes and latches

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3. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair. (IPMC Section 305.4)
 - a. Replace damaged and/or missing tile in the entryway
4. All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function. (IPMC Section 603.1)
 - a. Repair and/or replace all missing radiator registers
 - b. Properly patch the holes in the chimney
5. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. (IPMC Section 605.1)
 - a. Repair the emergency lights near units 110 and 311
6. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. (IPMC Section 703.1)
 - a. Remove the “Great Stuff” foam used to seal penetrations in the boiler room walls and ceiling and replace with an intumescent fire caulk
7. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code. (IPMC Section 704.1)
 - a. Provide the installation date on the stand-by batteries, the batteries may need to be replaced due to age. Batteries are required to be replaced every 3 to 5 years depending on the annual test. (NFPA 72)
 - b. Perform an annual inspection of the fire alarm system and provide copies of the report to the building and fire department (NFPA 72 and IFC 901.6.2)
 - c. Provide a manual pull station at at least one exterior door. (NFPA 72)
8. All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. (IPMC Section 504.1)
 - a. Re-install the laundry tub
 - b. Provide a properly trapped and vented 2” waste opening for the laundry discharge (ILPC 890.790(c))
9. Floor drains shall be trapped and have a minimum water seal of 2 inches, and shall be provided with a removable strainer. The open area of the strainer shall be at least 2/3 of the area of the drain line to which it connects. (IPC Section 890.730(a))
 - a. Install a grate/strainer on the floor drain in the mechanical room
10. All threaded valve outlets shall have backflow protection in accordance with Section 890.1130. (IPC Section 890.1140(e)(1)) Hose and spray units or stations shall be protected by one of the following appropriate devices: fixed air gap, reduced pressure principle backflow preventer assembly, double check valve backflow preventer assembly, double check valve backflow preventer with atmospheric vent assembly, dual check valve backflow preventer assembly or atmospheric vacuum breaker unit. (IPC Section 890.1130(f)(6))
 - a. Install a vacuum breaker on the service sink faucet which has hose threads on it
11. The potable water supply to commercial laundry machines shall be protected against back siphonage by an air gap or backflow protection device. If a vacuum breaker is used, it shall be a minimum of 26 inches above the top of the machine. (IPC Section 890.1140(f))
 - a. Install vacuum breakers or dual-check valves on the water supply to the clothes washing machine

101-111 Elk Trail Exterior:

1. All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition. (IPMC Section 302.1)
 - a. Clean all surfaces covered in graffiti
 - b. Remove all construction debris from the site
 - c. Remove bird nests and replace missing louvers on vents
2. All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon
 - a. Provide downspout extensions and splash blocks
 - b. Replace all damaged downspouts
 - c. Repair the damaged drainage piping at the rear of the building
3. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. (IPMC Section 302.3)
 - a. Replace sunken, cracked or damaged walks
 - b. Re-surface and re-stripe parking lot
4. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. (IPMC Section 304.1)
 - a. Repair the damaged soffit
 - b. Repair the brick on the East side of the building
 - c. Replace all broken windows
5. Building shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters.
 - a. Provide missing address number on all exterior doors
6. All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. (IPMC Section 304.6)
 - a. Seal all penetrations in the exterior wall
 - b. Scrape and paint all wood surfaces with peeling paint
7. All cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition. (IPMC Section 304.8)
 - a. Repair the damaged parapet between 103 and 105 and between 107 and 109
8. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. (IPMC Section 304.13)
 - a. Provide properly fitting air condition units in the framed openings in the walls
9. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. (IPMC 304.13.2)
 - a. Repair or replace all damaged trim around the windows and doors
 - b. Scrape and paint all wood trim with peeling paint
10. Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored, shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch. (IPMC Section 304.14)
 - a. Replace all damaged or missing window screens

11. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. (IPMC Section 605.1)
 - a. All exterior outlets shall be gfci protected
 - b. Repair or replace all damaged exterior lights
12. All threaded valve outlets shall have backflow protection in accordance with Section 890.1130. (IPC Section 890.1140(e)(1)) Hose and spray units or stations shall be protected by one of the following appropriate devices: fixed air gap, reduced pressure principle backflow preventer assembly, double check valve backflow preventer assembly, double check valve backflow preventer with atmospheric vent assembly, dual check valve backflow preventer assembly or atmospheric vacuum breaker unit. (IPC Section 890.1130(f)(6))
 - a. Install a vacuum breaker on hose bibs
 - b. Repair all leaking or damaged hose bibs

113 THROUGH 123 ELK TRAIL:

113 Elk Trail:

1. All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door. (IPMC Section 304.15)
 - a. Repair the exterior doors and hardware
2. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition... Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property. (IPMC Section 305.1)
 - a. Replace missing doors to storage rooms under stairs
 - b. Repair all damaged drywall including throughout the hallways and in the boiler room
 - c. Repair/replace all damaged or missing trim
 - d. Provide a properly fitting attic access cover
 - e. Clean all surfaces which are littered with graffiti
3. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair. (IPMC Section 305.4)
 - a. Replace damaged and/or missing tile in the entryway and laundry room
4. All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function. (IPMC Section 603.1)
 - a. Repair and/or replace all missing radiator registers
 - b. Replace the missing covers on the water heater
 - c. Repair and connect the exhaust blower on the boiler
 - d. Properly patch the holes in the chimney
5. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. (IPMC Section 605.1)
 - a. Replace the missing electric junction box covers
 - b. Secure the low voltage wiring over the door
 - c. Replace missing light bulbs under the stairways
 - d. Repair the exit sign

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- e. Repair the damaged hallway light fixtures
- f. Repair the emergency lights near units 112, 213, 312, 313 and in the laundry room
6. A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the International Fire Code. (IPMC Section 702.1)
 - a. Remove all storage from the 3rd floor corridor
7. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. (IPMC Section 703.1)
 - a. Remove the “Great Stuff” foam used to seal penetrations in the boiler room walls and ceiling and replace with an intumescent fire caulk
8. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code. (IPMC Section 704.1)
 - a. Provide circuit breaker lockouts for the fire alarm control unit and the Keltron panel. (NFPA 72)
 - b. Provide the installation date on the stand-by batteries, the batteries may need to be replaced due to age. Batteries are required to be replaced every 3 to 5 years depending on the annual test. (NFPA 72)
 - c. Perform an annual inspection of the fire alarm system and provide copies of the report to the building and fire department. (NFPA 72 and IFC 901.6.2)
 - d. Provide a manual pull station at at least one exterior door. (NFPA 72)
9. All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. (IPMC Section 504.1)
 - a. Remove all debris from the floor drain
 - b. Provide a properly trapped and vented 2” waste opening for the laundry discharge (ILPC 890.790(c))
10. Floor drains shall be trapped and have a minimum water seal of 2 inches, and shall be provided with a removable strainer. The open area of the strainer shall be at least 2/3 of the area of the drain line to which it connects. (IPC Section 890.730(a)
 - a. Install a grate/strainer on the floor drain in the mechanical room and laundry room
11. Water Heater Relief Discharge Outlet. The discharge line shall be installed from the relief valve to within 6 inches of the floor or receptor and the end of such line shall not be threaded. (IPC Section 890.1230(d)(2) Any piping used for discharge from the relief valve shall be of metallic material and conform with the requirements of Appendix A, Table A (Approved Materials for Water Distribution Pipe) for potable water piping and shall drain continuously downward to the outlet. (IPC Section 890.1230(d)(3)
 - a. The Temperature and Pressure Relief Valve on the water heater must be piped in copper or galvanized pipe to within 6” of the floor
12. The potable water supply to commercial laundry machines shall be protected against back siphonage by an air gap or backflow protection device. If a vacuum breaker is used, it shall be a minimum of 26 inches above the top of the machine. (IPC Section 890.1140(f))
 - a. Install vacuum breakers or dual-check valves on the water supply to the clothes washing machine

115 Elk Trail:

1. All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door. (IPMC Section 304.15)
 - a. Repair the exterior doors and hardware
2. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition... Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property. (IPMC Section 305.1)
 - a. Repair all damaged drywall including throughout the hallways
 - b. Clean all surfaces littered with graffiti
 - c. Repair or replace doors to the storage area under the stairs
 - d. Provide a properly fitting attic access cover
3. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair. (IPMC Section 305.4)
 - a. Replace carpeting where it is burnt
 - b. Replace damaged and/or missing tile in the entryway
4. All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function. (IPMC Section 603.1)
 - a. Repair and/or replace all missing radiator registers
 - b. Replace the missing covers on the boiler
 - c. Repair the water heater exhaust
5. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. (IPMC Section 605.1)
 - a. Repair the electric box cover next to unit 300
 - b. Repair the emergency light near unit 108
 - c. Replace missing light covers
 - d. Secure the conduit for the grounding electrode conductor to the water meter
6. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. (IPMC Section 703.1)
 - a. Remove the "Great Stuff" foam used to seal penetrations in the boiler room walls and ceiling and replace with an intumescent fire caulk
7. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code. (IPMC Section 704.1)
 - a. Repair the smoke detector in the boiler room which is falling off the wall
 - b. Replace the fire sprinkler head in the storage unit which has drywall mud on it. (NFPA 13)
 - c. Provide the installation date on the stand-by batteries, the batteries may need to be replaced due to age. Batteries are required to be replaced every 3 to 5 years depending on the annual test. (NFPA 72)
 - d. Perform an annual inspection of the fire alarm system and provide copies of the report to the building and fire department. (NFPA 72 and IFC 901.6.2)
 - e. Provide a manual pull station at at least one exterior door. (NFPA 72)

8. All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. (IPMC Section 504.1)
 - a. Secure the laundry tub
 - b. Replace the missing laundry tub faucet
 - c. Repair the hot water re-circulating line
9. Floor drains shall be trapped and have a minimum water seal of 2 inches, and shall be provided with a removable strainer. The open area of the strainer shall be at least 2/3 of the area of the drain line to which it connects. (IPC Section 890.730(a))
 - a. Install a grate/strainer on the floor drain in the mechanical room
10. The potable water supply to commercial laundry machines shall be protected against back siphonage by an air gap or backflow protection device. If a vacuum breaker is used, it shall be a minimum of 26 inches above the top of the machine. (IPC Section 890.1140(f))
 - a. Install vacuum breakers or dual-check valves on the water supply to the clothes washing machine

117 Elk Trail:

1. All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door. (IPMC Section 304.15)
 - a. Repair the exterior doors and hardware
2. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition... Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property. (IPMC Section 305.1)
 - a. Repair all damaged drywall including next to the door and around the switch, conduit and vent in the laundry room
 - b. Repair the door to the storage room under the stairs
3. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair. (IPMC Section 305.4)
 - a. Replace damaged and/or missing tile in the entryway
4. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition (IPMC Section 305.5)
 - a. Secure and/or repair guardrail
5. All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function. (IPMC Section 603.1)
 - a. Repair and/or replace all missing radiator registers
6. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. (IPMC Section 605.1)
 - a. Repair the emergency lights near units 216 and 316
7. A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the International Fire Code. (IPMC Section 702.1)
 - a. Remove all storage from the corridor outside Unit 316

8. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. (IPMC Section 703.1)
 - a. Remove the “Great Stuff” foam used to seal penetrations in the boiler room walls and ceiling and replace with an intumescent fire caulk
9. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code. (IPMC Section 704.1)
 - a. Replace the fire sprinkler head in the storage room which has plaster on it. (NFPA 13)
 - b. Provide circuit breaker lockouts for the fire alarm control unit and the Keltron panel. (NFPA 72)
 - c. Provide the installation date on the stand-by batteries, the batteries may need to be replaced due to age. Batteries are required to be replaced every 3 to 5 years depending on the annual test. (NFPA 72)
 - d. Perform an annual inspection of the fire alarm system and provide copies of the report to the building and fire department. (NFPA 72 and IFC 901.6.2)
 - e. Provide a manual pull station at at least one exterior door. (NFPA 72)
10. All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. (IPMC Section 504.1)
 - a. Replace the missing laundry tub
 - b. Install a dual check valve on the hot water re-circulating line
11. Water Heater Relief Discharge Outlet. The discharge line shall be installed from the relief valve to within 6 inches of the floor or receptor and the end of such line shall not be threaded. (IPC Section 890.1230(d)(2) Any piping used for discharge from the relief valve shall be of metallic material and conform with the requirements of Appendix A, Table A (Approved Materials for Water Distribution Pipe) for potable water piping and shall drain continuously downward to the outlet. (IPC Section 890.1230(d)(3)
 - a. The Temperature and Pressure Relief Valve on the water heater must be piped in copper or galvanized pipe to within 6” of the floor
12. The potable water supply to commercial laundry machines shall be protected against back siphonage by an air gap or backflow protection device. If a vacuum breaker is used, it shall be a minimum of 26 inches above the top of the machine. (IPC Section 890.1140(f))
 - a. Install vacuum breakers or dual-check valves on the water supply to the clothes washing machine

119 Elk Trail:

1. All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door. (IPMC Section 304.15)
 - a. Repair the exterior doors and hardware
2. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition... Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more

- nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property. (IPMC Section 305.1)
- a. Repair all damaged drywall including throughout the hallways
 - b. Remove and re-paint all surface with peeling paint
 - c. Replace all damaged or missing trim
 - d. Replace the broken window
3. All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function. (IPMC Section 603.1)
- a. Repair and/or replace all missing radiator registers
 - b. Replace the missing covers on the boiler
4. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. (IPMC Section 605.1)
- a. Repair the electric box cover next to unit 300
 - b. Repair the emergency lights near unit 319 and in the first floor storage unit
5. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. (IPMC Section 703.1)
- a. Remove the “Great Stuff” foam used to seal penetrations in the boiler room walls and ceiling and replace with an intumescent fire caulk
6. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code. (IPMC Section 704.1)
- a. Replace the fire sprinkler head in the storage unit which has plaster on it. (NFPA 13)
 - b. The heat detector in the laundry room is not properly secured to the wall. (NFPA 13)
 - c. The fire alarm panel is indicating a status of “Trouble” and needs to be serviced. (NFPA 13)
 - d. Provide circuit breaker lockouts for the Keltron panel. (NFPA 72)
 - e. Provide the installation date on the stand-by batteries, the batteries may need to be replaced due to age. Batteries are required to be replaced every 3 to 5 years depending on the annual test. (NFPA 72)
 - f. Perform an annual inspection of the fire alarm system and provide copies of the report to the building and fire department. (NFPA 72 and IFC 901.6.2)
 - g. Provide a manual pull station at at least one exterior door. (NFPA 72)
7. All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. (IPMC Section 504.1)
- a. Repair the leaking laundry tub faucet
 - b. Secure the laundry tub
 - c. Repair or replace the leaking water heater
8. Unions in the water supply system shall be metal to metal with ground seats, except that plastic to metal unions may utilize durable, non-toxic, impervious gaskets. Unions between copper pipe/tubing and dissimilar metals shall either be made with a brass converter fitting or be a dielectric type union. (IPC Section 890.350(b))
- a. The connection of the copper piping to the hot water heater shall be made utilizing dielectric unions.

9. All threaded valve outlets shall have backflow protection in accordance with Section 890.1130. (IPC Section 890.1140(e)(1)) Hose and spray units or stations shall be protected by one of the following appropriate devices: fixed air gap, reduced pressure principle backflow preventer assembly, double check valve backflow preventer assembly, double check valve backflow preventer with atmospheric vent assembly, dual check valve backflow preventer assembly or atmospheric vacuum breaker unit. (IPC Section 890.1130(f)(6))
 - a. Install a vacuum breaker on the service sink faucet which has hose threads on it
10. The potable water supply to commercial laundry machines shall be protected against back siphonage by an air gap or backflow protection device. If a vacuum breaker is used, it shall be a minimum of 26 inches above the top of the machine. (IPC Section 890.1140(f))
 - a. Install vacuum breakers or dual-check valves on the water supply to the clothes washing machine

121 Elk Trail:

1. All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door. (IPMC Section 304.15)
 - a. Repair the exterior door and hardware
2. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition... Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property. (IPMC Section 305.1)
 - a. Repair all damaged drywall including throughout the hallways around the outlet by unit 320
 - b. Adjust/repair the door to the storage area under the stairs
 - c. Replace the window with a broken seal on the rear second floor
3. All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function. (IPMC Section 603.1)
 - a. Repair and/or replace all missing radiator registers
4. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. (IPMC Section 605.1)
 - a. Repair the emergency lights near units 120, 220 and in the first floor storage unit
5. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. (IPMC Section 703.1)
 - a. Remove the "Great Stuff" foam used to seal penetrations in the boiler room walls and ceiling and replace with an intumescent fire caulk
6. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code. (IPMC Section 704.1)
 - a. Replace the fire sprinkler head in the storage unit which has plaster on it. (NFPA 13)
 - b. Provide circuit breaker lockouts for the fire alarm control unit and the Keltron panel. (NFPA 72)
 - c. Provide the installation date on the stand-by batteries, the batteries may need to be replaced due to age. Batteries are required to be replaced every 3 to 5 years depending on the annual test. (NFPA 72)

- d. Perform an annual inspection of the fire alarm system and provide copies of the report to the building and fire department. (NFPA 72 and IFC 901.6.2)
- e. Provide a manual pull station at at least one exterior door. (NFPA 72)
7. All threaded valve outlets shall have backflow protection in accordance with Section 890.1130. (IPC Section 890.1140(e)(1)) Hose and spray units or stations shall be protected by one of the following appropriate devices: fixed air gap, reduced pressure principle backflow preventer assembly, double check valve backflow preventer assembly, double check valve backflow preventer with atmospheric vent assembly, dual check valve backflow preventer assembly or atmospheric vacuum breaker unit. (IPC Section 890.1130(f)(6))
 - a. Install a vacuum breaker on the service sink faucet which has hose threads on it
8. The potable water supply to commercial laundry machines shall be protected against back siphonage by an air gap or backflow protection device. If a vacuum breaker is used, it shall be a minimum of 26 inches above the top of the machine. (IPC Section 890.1140(f))
 - a. Install vacuum breakers or dual-check valves on the water supply to the clothes washing machine

123 Elk Trail:

1. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition... Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property. (IPMC Section 305.1)
 - a. Repair all damaged drywall including throughout the hallways and the wall and ceiling in mechanical room
 - b. Install the energy seal and trim around the entry door
 - c. Replace the window with a broken seal
2. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair. (IPMC Section 305.4)
 - a. Replace carpeting where it is worn through
 - b. Replace damaged and/or missing tile in the entryway
3. All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function. (IPMC Section 603.1)
 - a. Repair and/or replace all missing radiator registers
 - b. Repair leak on boiler manifold to unit 223
 - c. Replace the missing covers on the boiler
4. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. (IPMC Section 605.1)
 - a. Repair the emergency lights near units 222, 323 and 322
5. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. (IPMC Section 703.1)
 - a. Remove the "Great Stuff" foam used to seal penetrations in the boiler room walls and ceiling and replace with an intumescent fire caulk
6. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code. (IPMC Section 704.1)
 - a. Replace the fire sprinkler head in the storage unit which has plaster on it. (NFPA 13)

- b. Provide circuit breaker lockouts for the fire alarm control unit and the Keltron panel. (NFPA 72)
- c. Provide the installation date on the stand-by batteries, the batteries may need to be replaced due to age. Batteries are required to be replaced every 3 to 5 years depending on the annual test. (NFPA 72)
- d. Perform an annual inspection of the fire alarm system and provide copies of the report to the building and fire department. (NFPA 72 and IFC 901.6.2)
- e. Provide a manual pull station at at least one exterior door. (NFPA 72)
7. All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. (IPMC Section 504.1)
 - a. Replace the missing laundry tub faucet
 - b. Secure the laundry tub
8. All threaded valve outlets shall have backflow protection in accordance with Section 890.1130. (IPC Section 890.1140(e)(1)) Hose and spray units or stations shall be protected by one of the following appropriate devices: fixed air gap, reduced pressure principle backflow preventer assembly, double check valve backflow preventer assembly, double check valve backflow preventer with atmospheric vent assembly, dual check valve backflow preventer assembly or atmospheric vacuum breaker unit. (IPC Section 890.1130(f)(6))
 - a. Install a vacuum breaker on the service sink faucet which has hose threads on it
9. The potable water supply to commercial laundry machines shall be protected against back siphonage by an air gap or backflow protection device. If a vacuum breaker is used, it shall be a minimum of 26 inches above the top of the machine. (IPC Section 890.1140(f))
 - a. Install vacuum breakers or dual-check valves on the water supply to the clothes washing machine

113-123 Elk Trail Exterior:

1. All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition. (IPMC Section 302.1)
 - a. Replace missing louvers on vents
 - b. Provide legible fire lane signage
 - c. Provide an adequate number of dumpsters so garbage is not lying on parking lot
2. All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon
 - a. Provide downspout extensions and splash blocks
3. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. (IPMC Section 302.3)
 - a. Replace sunken, cracked or damaged walks
 - b. Re-surface and re-stripe parking lot
4. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. (IPMC Section 304.1)
 - a. Replace all broken windows
 - b. Repair the brick where needed
 - c. Tuck point chimney

5. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. (IPMC Section 304.13)
 - a. Provide properly fitting air condition units in the framed openings in the walls
6. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. (IPMC 304.13.2)
 - a. Repair or replace all damaged trim around the windows and doors
 - b. Scrape and paint all wood trim with peeling paint
7. Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored, shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch. (IPMC Section 304.14)
 - a. Replace all damaged or missing window screens
8. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. (IPMC Section 605.1)
 - a. All exterior outlets shall be gfi protected
 - b. Repair or replace all damaged exterior lights
9. All threaded valve outlets shall have backflow protection in accordance with Section 890.1130. (IPC Section 890.1140(e)(1)) Hose and spray units or stations shall be protected by one of the following appropriate devices: fixed air gap, reduced pressure principle backflow preventer assembly, double check valve backflow preventer assembly, double check valve backflow preventer with atmospheric vent assembly, dual check valve backflow preventer assembly or atmospheric vacuum breaker unit. (IPC Section 890.1130(f)(6))
 - a. Install a vacuum breaker on hose bibs

125 THROUGH 135 ELK TRAIL:

125 Elk Trail:

1. All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door. (IPMC Section 304.15)
 - a. Repair the exterior doors
2. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition... Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property. (IPMC Section 305.1)
 - a. Repair all damaged drywall including under the stairs
 - b. Replace all damaged/missing trim
 - c. Provide a properly fitting attic access cover
3. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair. (IPMC Section 305.4)
 - a. Replace damaged and/or missing tile in the entryway
4. All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function. (IPMC Section 603.1)
 - a. Repair the clothes dryer vent

- b. Secure the boiler manifold
 - c. Install a sediment trap on the gas line to the water heater. (IFGC Section 408.4)
5. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. (IPMC Section 605.1)
 - a. Secure the cover on the wire trough under the electric meter
 - b. Repair the emergency light near unit 224
6. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. (IPMC Section 703.1)
 - a. Remove the “Great Stuff” foam used to seal penetrations in the boiler room walls and ceiling and replace with an intumescent fire caulk
7. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code. (IPMC Section 704.1)
 - a. Provide circuit breaker lockouts for the Keltron panel. (NFPA 72)
 - b. Provide the installation date on the stand-by batteries, the batteries may need to be replaced due to age. Batteries are required to be replaced every 3 to 5 years depending on the annual test. (NFPA 72)
 - c. Perform an annual inspection of the fire alarm system and provide copies of the report to the building and fire department. (NFPA 72 and IFC 901.6.2)
 - d. Provide a manual pull station at at least one exterior door. (NFPA 72)
8. All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. (IPMC Section 504.1)
 - a. Repair the leaking laundry sink faucet
 - b. Secure the laundry tub
 - c. Repair the hot water re-circulating line
9. Unions in the water supply system shall be metal to metal with ground seats, except that plastic to metal unions may utilize durable, non-toxic, impervious gaskets. Unions between copper pipe/tubing and dissimilar metals shall either be made with a brass converter fitting or be a dielectric type union. (IPC Section 890.350(b))
 - a. The connection of the copper piping to the hot water heater shall be made utilizing dielectric unions.
10. Floor drains shall connect into traps, shall be accessible and readily cleaned, and shall be located so that they are easily visible. (IPC Section 890.1370(c))
 - a. Remove all the debris from the floor drain
11. Floor drains shall be trapped and have a minimum water seal of 2 inches, and shall be provided with a removable strainer. The open area of the strainer shall be at least 2/3 of the area of the drain line to which it connects. (IPC Section 890.730(a))
 - a. Install a grate/strainer on the floor drain in the mechanical room
12. All threaded valve outlets shall have backflow protection in accordance with Section 890.1130. (IPC Section 890.1140(e)(1)) Hose and spray units or stations shall be protected by one of the following appropriate devices: fixed air gap, reduced pressure principle backflow preventer assembly, double check valve backflow preventer assembly, double check valve backflow preventer with atmospheric vent assembly, dual check valve backflow preventer assembly or atmospheric vacuum breaker unit. (IPC Section 890.1130(f)(6))
 - a. Install a vacuum breaker on the laundry sink faucet which has hose threads on it

13. The potable water supply to commercial laundry machines shall be protected against back siphonage by an air gap or backflow protection device. If a vacuum breaker is used, it shall be a minimum of 26 inches above the top of the machine. (IPC Section 890.1140(f))
 - a. Install vacuum breakers or dual-check valves on the water supply to the clothes washing machine

127 Elk Trail:

1. All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door. (IPMC Section 304.15)
 - a. Repair the exterior doors
2. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition... Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property. (IPMC Section 305.1)
 - a. Repair all damaged drywall including throughout the hallways
 - b. Repair the loose stairs
 - c. Replace the damaged door knob and door jamb under the stairs
3. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair. (IPMC Section 305.4)
 - a. Replace carpeting where it is torn
 - b. Replace damaged and/or missing tile
4. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition (IPMC Section 305.5)
 - a. Secure and/or repair the handrail and guardrail at the 3rd floor and at the 2nd – 3rd floor landing
5. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. (IPMC Section 605.1)
 - a. Secure the wire trough cover under the meter
 - b. Repair the emergency lights near units 227 and 337
 - c. Replace the missing outlet covers
6. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. (IPMC Section 703.1)
 - a. Remove the “Great Stuff” foam used to seal penetrations in the boiler room walls and ceiling and replace with an intumescent fire caulk
7. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code. (IPMC Section 704.1)
 - a. Provide circuit breaker lockouts for the fire alarm control unit and the Keltron panel. (NFPA 72)
 - b. Provide the installation date on the stand-by batteries, the batteries may need to be replaced due to age. Batteries are required to be replaced every 3 to 5 years depending on the annual test. (NFPA 72)
 - c. Perform an annual inspection of the fire alarm system and provide copies of the report to the building and fire department. (NFPA 72 and IFC 901.6.2)

- d. Provide a manual pull station at at least one exterior door. (NFPA 72)
8. All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. (IPMC Section 504.1)
 - a. Replace the missing laundry tub
9. Water Heater Relief Discharge Outlet. The discharge line shall be installed from the relief valve to within 6 inches of the floor or receptor and the end of such line shall not be threaded. (IPC Section 890.1230(d)(2) Any piping used for discharge from the relief valve shall be of metallic material and conform with the requirements of Appendix A, Table A (Approved Materials for Water Distribution Pipe) for potable water piping and shall drain continuously downward to the outlet. (IPC Section 890.1230(d)(3)
 - a. The Temperature and Pressure Relief Valve on the water heater and boiler must be piped in copper or galvanized pipe to within 6" of the floor
10. The potable water supply to commercial laundry machines shall be protected against back siphonage by an air gap or backflow protection device. If a vacuum breaker is used, it shall be a minimum of 26 inches above the top of the machine. (IPC Section 890.1140(f))
 - a. Install vacuum breakers or dual-check valves on the water supply to the clothes washing machine

129 Elk Trail:

1. All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door. (IPMC Section 304.15)
 - a. Repair the exterior door
2. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition... Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property. (IPMC Section 305.1)
 - a. Repair all damaged drywall including the wall behind the washer and next to the meter
 - b. Repair all damaged/missing trim
 - c. Replace the foyer window with a broken seal
 - d. Provide a properly fitting attic access cover
3. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair. (IPMC Section 305.4)
 - a. Replace damaged and/or missing tile in the entryways and laundry room
 - b. The landing between the 2nd and 3rd floor is rotted and must be repaired
4. All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function. (IPMC Section 603.1)
 - a. Replace the missing covers on the boiler
 - b. Wire the flow switch on the boiler
5. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. (IPMC Section 605.1)
 - a. Replace all missing electric box/outlet covers
 - b. Secure the outlet in the hallway

- c. Repair the emergency light near unit 228
6. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. (IPMC Section 703.1)
 - a. Remove the “Great Stuff” foam used to seal penetrations in the boiler room walls and ceiling and replace with an intumescent fire caulk
7. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code. (IPMC Section 704.1)
 - a. Provide circuit breaker lockouts for the fire alarm control unit and the Keltron panel. (NFPA 72)
 - b. Perform an annual inspection of the fire alarm system and provide copies of the report to the building and fire department. (NFPA 72 and IFC 901.6.2)
 - c. Provide a manual pull station at at least one exterior door. (NFPA 72)
8. All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. (IPMC Section 504.1)
 - a. Repair the hot water re-circulating line
9. Floor drains shall be trapped and have a minimum water seal of 2 inches, and shall be provided with a removable strainer. The open area of the strainer shall be at least 2/3 of the area of the drain line to which it connects. (IPC Section 890.730(a))
 - a. Install a grate/strainer on the floor drain in the mechanical room
10. Water Heater Relief Discharge Outlet. The discharge line shall be installed from the relief valve to within 6 inches of the floor or receptor and the end of such line shall not be threaded. (IPC Section 890.1230(d)(2)) Any piping used for discharge from the relief valve shall be of metallic material and conform with the requirements of Appendix A, Table A (Approved Materials for Water Distribution Pipe) for potable water piping and shall drain continuously downward to the outlet. (IPC Section 890.1230(d)(3))
 - a. The Temperature and Pressure Relief Valve on the boiler must be piped in copper or galvanized pipe to within 6” of the floor
11. All threaded valve outlets shall have backflow protection in accordance with Section 890.1130. (IPC Section 890.1140(e)(1)) Hose and spray units or stations shall be protected by one of the following appropriate devices: fixed air gap, reduced pressure principle backflow preventer assembly, double check valve backflow preventer assembly, double check valve backflow preventer with atmospheric vent assembly, dual check valve backflow preventer assembly or atmospheric vacuum breaker unit. (IPC Section 890.1130(f)(6))
 - a. Install a vacuum breaker on the laundry tub faucet which has hose threads on it
12. The potable water supply to commercial laundry machines shall be protected against back siphonage by an air gap or backflow protection device. If a vacuum breaker is used, it shall be a minimum of 26 inches above the top of the machine. (IPC Section 890.1140(f))
 - a. Install vacuum breakers or dual-check valves on the water supply to the clothes washing machine

131 Elk Trail:

1. All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door. (IPMC Section 304.15)

- a. Repair and secure the threshold of the entry doors
 - b. Adjust the door so it closes properly and makes a proper seal
2. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition... Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property. (IPMC Section 305.1)
 - a. Repair all damaged drywall including under the stairs and in the laundry room
 - b. Replace the foyer windows with broken seals
3. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair. (IPMC Section 305.4)
 - a. Replace damaged and/or missing tile in the entryway and laundry room
4. All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function. (IPMC Section 603.1)
 - a. Replace the missing covers on the boiler
 - b. Repair and/or replace all missing radiator registers
5. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. (IPMC Section 605.1)
 - a. Secure the low voltage wire over the door
6. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. (IPMC Section 703.1)
 - a. Remove the "Great Stuff" foam used to seal penetrations in the boiler room walls and ceiling and replace with an intumescent fire caulk
7. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code. (IPMC Section 704.1)
 - a. Provide circuit breaker lockouts for the fire alarm control unit and the Keltron panel. (NFPA 72)
 - b. Replace the batteries in the Keltron unit. Batteries are required to be replaced every 3 to 5 years depending on the annual test. (NFPA 72)
 - c. Perform an annual inspection of the fire alarm system and provide copies of the report to the building and fire department. (NFPA 72 and IFC 901.6.2)
 - d. Provide a manual pull station at at least one exterior door. (NFPA 72)
8. All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. (IPMC Section 504.1)
 - a. Repair the leaking laundry sink faucet
9. All threaded valve outlets shall have backflow protection in accordance with Section 890.1130. (IPC Section 890.1140(e)(1)) Hose and spray units or stations shall be protected by one of the following appropriate devices: fixed air gap, reduced pressure principle backflow preventer assembly, double check valve backflow preventer assembly, double check valve backflow preventer with atmospheric vent assembly, dual check valve backflow preventer assembly or atmospheric vacuum breaker unit. (IPC Section 890.1130(f)(6))
 - a. Install a vacuum breaker on the service sink faucet which has hose threads on it

10. The potable water supply to commercial laundry machines shall be protected against back siphonage by an air gap or backflow protection device. If a vacuum breaker is used, it shall be a minimum of 26 inches above the top of the machine. (IPC Section 890.1140(f))
 - a. Install vacuum breakers or dual-check valves on the water supply to the clothes washing machine

133 Elk Trail:

1. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition... Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property. (IPMC Section 305.1)
 - a. Repair the trim around the front door
 - b. Patch the lower portion of the walls or install trim
 - c. Repair all damaged drywall including in the boiler room
 - d. Repair the leak in the wall and replace the damaged drywall
2. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition (IPMC Section 305.5)
 - a. Secure and/or repair the handrail and guardrail at the 2nd floor
3. All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function. (IPMC Section 603.1)
 - a. Repair and/or replace all missing radiator registers
 - b. Repair or replace the missing/damaged covers on the boiler
 - c. Properly patch the holes in the chimney
 - d. Repair the leak on the boiler line for unit 132
4. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. (IPMC Section 605.1)
 - a. Replace the missing covers on the electric for the boiler
 - b. Repair the electric box cover next to unit 300
 - c. Repair the emergency light near unit 108
5. A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the International Fire Code. (IPMC Section 702.1)
 - a. Remove the bike storage outside unit 332
6. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. (IPMC Section 703.1)
 - a. Remove the "Great Stuff" foam used to seal penetrations in the boiler room walls and ceiling and replace with an intumescent fire caulk
7. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code. (IPMC Section 704.1)
 - a. Provide circuit breaker lockouts for the fire alarm control unit and the Keltron panel. (NFPA 72)
 - b. Perform an annual inspection of the fire alarm system and provide copies of the report to the building and fire department. (NFPA 72 and IFC 901.6.2)
 - c. Provide a manual pull station at at least one exterior door. (NFPA 72)

8. All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. (IPMC Section 504.1)
 - a. Secure the laundry tub
 - b. Repair and secure the hot water re-circulating line
9. All threaded valve outlets shall have backflow protection in accordance with Section 890.1130. (IPC Section 890.1140(e)(1)) Hose and spray units or stations shall be protected by one of the following appropriate devices: fixed air gap, reduced pressure principle backflow preventer assembly, double check valve backflow preventer assembly, double check valve backflow preventer with atmospheric vent assembly, dual check valve backflow preventer assembly or atmospheric vacuum breaker unit. (IPC Section 890.1130(f)(6))
 - a. Install a vacuum breaker on the laundry sink faucet which has hose threads on it
10. The potable water supply to commercial laundry machines shall be protected against back siphonage by an air gap or backflow protection device. If a vacuum breaker is used, it shall be a minimum of 26 inches above the top of the machine. (IPC Section 890.1140(f))
 - a. Install vacuum breakers or dual-check valves on the water supply to the clothes washing machine

135 Elk Trail:

1. All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door. (IPMC Section 304.15)
 - a. Repair the exterior doors
2. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair. (IPMC Section 305.4)
 - a. Replace damaged and/or missing tile in the laundry room
3. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition (IPMC Section 305.5)
 - a. Secure and/or repair the handrail and guardrail at the 2nd floor
4. All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function. (IPMC Section 603.1)
 - a. Replace the missing covers on the boiler blower
 - b. Repair the leak on the boiler
 - c. Repair the covers on the radiator registers
5. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. (IPMC Section 605.1)
 - a. Repair the emergency light near unit 235
6. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. (IPMC Section 703.1)
 - a. Remove the "Great Stuff" foam used to seal penetrations in the boiler room walls and ceiling and replace with an intumescent fire caulk
7. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code. (IPMC Section 704.1)

- a. Provide circuit breaker lockouts for the fire alarm control unit and the Keltron panel. (NFPA 72)
- b. Perform an annual inspection of the fire alarm system and provide copies of the report to the building and fire department. (NFPA 72 and IFC 901.6.2)
- c. Provide a manual pull station at at least one exterior door. (NFPA 72)
8. All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. (IPMC Section 504.1)
 - a. Replace the missing laundry tub
 - b. Repair the hot water re-circulating line
9. Unions in the water supply system shall be metal to metal with ground seats, except that plastic to metal unions may utilize durable, non-toxic, impervious gaskets. Unions between copper pipe/tubing and dissimilar metals shall either be made with a brass converter fitting or be a dielectric type union. (IPC Section 890.350(b))
 - a. The connection of the copper piping to the hot water heater shall be made utilizing dielectric unions.
10. The potable water supply to commercial laundry machines shall be protected against back siphonage by an air gap or backflow protection device. If a vacuum breaker is used, it shall be a minimum of 26 inches above the top of the machine. (IPC Section 890.1140(f))
 - a. Install vacuum breakers or dual-check valves on the water supply to the clothes washing machine

125-135 Elk Trail Exterior:

1. All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition. (IPMC Section 302.1)
 - a. Clean all surfaces covered in graffiti
 - b. Replace missing louvers on vents
2. All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon
 - a. Provide downspout extensions and splash blocks to carry water away from foundation
 - b. Replace missing downspout
3. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. (IPMC Section 302.3)
 - a. Replace sunken, cracked or damaged walks
 - b. Re-surface and re-stripe parking lot
4. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. (IPMC Section 304.1)
 - a. Provide tuck pointing on brick as necessary
 - b. Provide adequate flashing on chimney
 - c. Replace all broken windows
 - d. Repair the crack in the foundation
5. All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. (IPMC Section 304.6)
 - a. Scrape and paint all wood surfaces with peeling paint

6. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. (IPMC Section 304.13)
 - a. Provide properly fitting air condition units in the framed openings in the walls
7. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. (IPMC 304.13.2)
 - a. Repair or replace all damaged trim around the windows and doors
 - b. Scrape and paint all wood trim with peeling paint
8. Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored, shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch. (IPMC Section 304.14)
 - a. Replace all damaged or missing window screens
9. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. (IPMC Section 605.1)
 - a. All exterior outlets shall be gfcj protected
 - b. Repair or replace all damaged exterior lights
10. All threaded valve outlets shall have backflow protection in accordance with Section 890.1130. (IPC Section 890.1140(e)(1)) Hose and spray units or stations shall be protected by one of the following appropriate devices: fixed air gap, reduced pressure principle backflow preventer assembly, double check valve backflow preventer assembly, double check valve backflow preventer with atmospheric vent assembly, dual check valve backflow preventer assembly or atmospheric vacuum breaker unit. (IPC Section 890.1130(f)(6))
 - a. Install a vacuum breaker on hose bibs

137ELK TRAIL:

137 Elk Trail Interior and Exterior:

10. All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition. (IPMC Section 302.1)
 - a. Clean all surfaces covered in graffiti
 - b. Remove all abandoned pool equipment
 - c. Remove all junk and storage items from the pool area and tennis court
11. All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon
 - a. Completely remove the abandoned pool
 - b. Provide downspout extensions and splash blocks
 - c. Replace all damaged downspouts
12. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. (IPMC Section 302.3)
 - a. Replace all broken brick pavers
 - b. Replace sunken concrete
13. Swimming pools shall be maintained in a clean and sanitary condition and in good repair. (IPMC Section 303.1)
 - a. Completely remove the abandoned pool

14. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. (IPMC Section 304.1)
 - a. Repair the damaged soffit
15. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition... Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property. (IPMC Section 305.1)
 - a. Repair all damaged walls
16. All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function. (IPMC Section 603.1)
 - a. Remove the duct tape from the furnace exhaust
 - b. Install a sediment trap on the gas line to the water heater. (IFGC Section 408.4)
17. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. (IPMC Section 605.1)
 - a. Replace all missing cover plates on electric boxes
 - b. Secure cover on electric service
 - c. Secure cover on pool electric panel
 - d. Repair the emergency light near unit 108
18. All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. (IPMC Section 504.1)
 - a. The pool restroom building has been converted into a service building. Submit plans for a permit an corrections:
 - i. Provide a minimum of one complete working bathroom (ILPC Section 890 Appendix A Table B)
 - ii. The lavatory shall be provided with tempered hot water not to exceed 115 degrees (ILPC Section 890.680(e))
 - iii. Provide a service sink with a minimum of 120 degree hot water (ILPC Section 890 Appendix A Table B)
 - iv. Provide drinking water by either a hi-lo drinking fountain or a bottled water station
 - v. Properly cap all abandoned waste piping within 10 ft of nearest vent
 - vi. Cap all water lines within 2 ft of main
 - b. Secure the service sink
 - c. Provide a cover on the sump pit

139 THROUGH 147 ELK TRAIL:

139 Elk Trail:

1. All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door. (IPMC Section 304.15)
 - a. Repair the exterior door threshold

2. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition... Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property. (IPMC Section 305.1)
 - a. Repair all damaged drywall including the ceiling by the stairs and the holes in the walls
3. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair. (IPMC Section 305.4)
 - a. Replace carpeting where it is torn
 - b. Replace damaged and/or missing tile in the entryway and storage area
4. All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function. (IPMC Section 603.1)
 - a. Repair and/or replace all missing radiator registers
 - b. Repair the thermostat on the heater
 - c. The vent for the water heater cannot slope down in the direction of the exhaust
 - d. Install a sediment trap on the gas line to the water heater. (IFGC Section 408.4)
5. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. (IPMC Section 605.1)
 - a. Secure the electric line to the water heater
 - b. Secure the conduit in the mechanical room
 - c. Repair the emergency light near unit 235
6. A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the International Fire Code. (IPMC Section 702.1)
 - a. Remove all aerosol containers from the boiler room
 - b. Remove all storage from the boiler room
7. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. (IPMC Section 703.1)
 - a. Remove the "Great Stuff" foam used to seal penetrations in the boiler room walls and ceiling and replace with an intumescent fire caulk
8. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code. (IPMC Section 704.1)
 - a. Replace the fire sprinkler head in the storage unit which has plaster on it. (NFPA 13)
 - b. Provide circuit breaker lockouts for the Keltron panel. (NFPA 72)
 - c. Provide the installation date on the stand-by batteries, the batteries may need to be replaced due to age. Batteries are required to be replaced every 3 to 5 years depending on the annual test. (NFPA 72)
 - d. Perform an annual inspection of the fire alarm system and provide copies of the report to the building and fire department. (NFPA 72 and IFC 901.6.2)
 - e. Affix the ground wire of the fire alarm panel per applicable codes and standards.
9. All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. (IPMC Section 504.1)
 - a. Secure the laundry tub and replace the missing leg

- b. White rubber supply lines are not permitted per the Illinois Plumbing Code
 - c. Repair the hot water re-circulating line
10. Water Heater Relief Discharge Outlet. The discharge line shall be installed from the relief valve to within 6 inches of the floor or receptor and the end of such line shall not be threaded. (IPC Section 890.1230(d)(2) Any piping used for discharge from the relief valve shall be of metallic material and conform with the requirements of Appendix A, Table A (Approved Materials for Water Distribution Pipe) for potable water piping and shall drain continuously downward to the outlet. (IPC Section 890.1230(d)(3)
- a. The Temperature and Pressure Relief Valve on the water heater must be piped in copper or galvanized pipe to within 6” of the floor
11. All threaded valve outlets shall have backflow protection in accordance with Section 890.1130. (IPC Section 890.1140(e)(1)) Hose and spray units or stations shall be protected by one of the following appropriate devices: fixed air gap, reduced pressure principle backflow preventer assembly, double check valve backflow preventer assembly, double check valve backflow preventer with atmospheric vent assembly, dual check valve backflow preventer assembly or atmospheric vacuum breaker unit. (IPC Section 890.1130(f)(6))
- a. Install a vacuum breaker on the service sink faucet which has hose threads on it

143 Elk Trail:

- 1. All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door. (IPMC Section 304.15)
 - a. Repair the exterior doors and hardware
- 2. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition... Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property. (IPMC Section 305.1)
 - a. Repair all damaged drywall including the holes in the corridor walls and the walls in the mechanical room
 - b. Repair the interior door jams
 - c. Provide a properly fitting attic access cover and repair the trim around it
- 3. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair. (IPMC Section 305.4)
 - a. Replace damaged and/or missing tile in the entryway
 - b. Repair the damaged concrete in the mechanical room
- 4. All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function. (IPMC Section 603.1)
 - a. Repair and/or replace all missing radiator registers
 - b. Repair the leaking valve on the boiler
 - c. Repair all sensors on the water heater and properly secure electric connection
 - d. Repair and connect the exhaust blower on the boiler
 - e. Secure the boiler exhaust
- 5. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. (IPMC Section 605.1)

- a. Repair the electric box cover next to unit 300
- b. Remove the BX cable to the boiler and provide code compliant connection
- c. Repair the emergency lights near units 142 and 242
6. A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the International Fire Code. (IPMC Section 702.1)
 - a. Remove all aerosol containers in the boiler room
7. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. (IPMC Section 703.1)
 - a. Remove the "Great Stuff" foam used to seal penetrations in the boiler room walls and ceiling and replace with an intumescent fire caulk
8. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code. (IPMC Section 704.1)
 - a. Provide circuit breaker lockouts for the fire alarm control unit and the Keltron panel. (NFPA 72)
 - b. Provide the installation date on the stand-by batteries, the batteries may need to be replaced due to age. Batteries are required to be replaced every 3 to 5 years depending on the annual test. (NFPA 72)
 - c. Perform an annual inspection of the fire alarm system and provide copies of the report to the building and fire department. (NFPA 72 and IFC 901.6.2)
 - d. The conduit for the heat detector is not securely mounted to the ceiling (NFPA 72)
9. Floor drains shall be trapped and have a minimum water seal of 2 inches, and shall be provided with a removable strainer. The open area of the strainer shall be at least 2/3 of the area of the drain line to which it connects. (IPC Section 890.730(a))
 - a. Install a grate/strainer on the floor drain in the mechanical room
10. All threaded valve outlets shall have backflow protection in accordance with Section 890.1130. (IPC Section 890.1140(e)(1)) Hose and spray units or stations shall be protected by one of the following appropriate devices: fixed air gap, reduced pressure principle backflow preventer assembly, double check valve backflow preventer assembly, double check valve backflow preventer with atmospheric vent assembly, dual check valve backflow preventer assembly or atmospheric vacuum breaker unit. (IPC Section 890.1130(f)(6))
 - a. Install a vacuum breaker on the service sink faucet which has hose threads on it

147 Elk Trail:

1. All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door. (IPMC Section 304.15)
 - a. Repair the exterior doors, door jams and hardware
 - b. Replace the missing glass in the exterior door
2. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition... Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property. (IPMC Section 305.1)
 - a. Repair all damaged drywall including throughout the corridors

- b. Paint all surfaces with peeling paint
 - c. Repair holes in the interior doors
 - d. Provide a properly fitting attic access cover
 - e. Label the boiler room door
3. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair. (IPMC Section 305.4)
 - a. Replace damaged and/or missing tile in the entryway
4. All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function. (IPMC Section 603.1)
 - a. Repair and/or replace all missing radiator registers
 - b. Properly patch the holes in the chimney
5. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. (IPMC Section 605.1)
 - a. Repair and properly install electric to the water heater
 - b. Repair the exit signage for the exterior doors
 - c. Secure all conduits in the mechanical room
6. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. (IPMC Section 703.1)
 - a. Remove the “Great Stuff” foam used to seal penetrations in the boiler room walls and ceiling and replace with an intumescent fire caulk
7. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code. (IPMC Section 704.1)
 - a. Provide circuit breaker lockouts for the fire alarm control unit and the Keltron panel. (NFPA 72)
 - b. Perform an annual inspection of the fire alarm system and provide copies of the report to the building and fire department. (NFPA 72 and IFC 901.6.2)
 - c. The conduit for the heat detector is not securely mounted to the ceiling. (NFPA 72)
8. Floor drains shall be trapped and have a minimum water seal of 2 inches, and shall be provided with a removable strainer. The open area of the strainer shall be at least 2/3 of the area of the drain line to which it connects. (IPC Section 890.730(a))
 - a. Install a grate/strainer on the floor drain in the mechanical room
9. Water Heater Relief Discharge Outlet. The discharge line shall be installed from the relief valve to within 6 inches of the floor or receptor and the end of such line shall not be threaded. (IPC Section 890.1230(d)(2)) Any piping used for discharge from the relief valve shall be of metallic material and conform with the requirements of Appendix A, Table A (Approved Materials for Water Distribution Pipe) for potable water piping and shall drain continuously downward to the outlet. (IPC Section 890.1230(d)(3))
 - a. The Temperature and Pressure Relief Valve on the water heater must be piped in copper or galvanized pipe to within 6” of the floor
10. All threaded valve outlets shall have backflow protection in accordance with Section 890.1130. (IPC Section 890.1140(e)(1)) Hose and spray units or stations shall be protected by one of the following appropriate devices: fixed air gap, reduced pressure principle backflow preventer assembly, double check valve backflow preventer assembly, double check valve backflow preventer with atmospheric vent assembly, dual check valve backflow preventer assembly or atmospheric vacuum breaker unit. (IPC Section 890.1130(f)(6))

- a. Install a vacuum breaker on the service sink faucet which has hose threads on it

139-147 Elk Trail Exterior:

1. All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition. (IPMC Section 302.1)
 - a. Clean all surfaces covered in graffiti
 - b. Remove all junk and debris from the site
2. All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon
 - a. Provide downspout extensions and splash blocks
 - b. Replace all damaged downspouts
3. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. (IPMC Section 302.3)
 - a. Replace sunken, cracked or damaged walks
 - b. Re-surface and re-stripe parking lot
4. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. (IPMC Section 304.1)
 - a. Replace all windows with broken seals
5. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. (IPMC 304.13.2)
 - a. Repair or replace all damaged trim around the windows and doors
 - b. Scrape and paint all wood trim with peeling paint
6. Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored, shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch. (IPMC Section 304.14)
 - a. Replace all damaged or missing window screens
7. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. (IPMC Section 605.1)
 - a. All exterior outlets shall be gfcı protected
 - b. Repair or replace all damaged exterior lights
8. All threaded valve outlets shall have backflow protection in accordance with Section 890.1130. (IPC Section 890.1140(e)(1)) Hose and spray units or stations shall be protected by one of the following appropriate devices: fixed air gap, reduced pressure principle backflow preventer assembly, double check valve backflow preventer assembly, double check valve backflow preventer with atmospheric vent assembly, dual check valve backflow preventer assembly or atmospheric vacuum breaker unit. (IPC Section 890.1130(f)(6))
 - a. Install a vacuum breaker on hose bibs

151 THROUGH 159 ELK TRAIL:

151 Elk Trail:

1. All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door. (IPMC Section 304.15)

- a. Repair the exterior door to make is secure
2. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition... Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property. (IPMC Section 305.1)
 - a. Remove all graffiti
 - b. Repair all interior door jams
 - c. Paint all surfaces with peeling paint
 - d. Provide a properly fitting attic access cover
3. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair. (IPMC Section 305.4)
 - a. Replace carpeting where it is worn through and/or completely damaged
 - b. Replace damaged and/or missing tile in the entryway
 - c. Provide a safe and smooth transition at the floor access panel
4. All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function. (IPMC Section 603.1)
 - a. Repair and/or replace all missing radiator registers
5. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. (IPMC Section 605.1)
 - a. Replace the missing knockouts in all electric boxes
6. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. (IPMC Section 703.1)
 - a. Remove the "Great Stuff" foam used to seal penetrations in the boiler room walls and ceiling and replace with an intumescent fire caulk
7. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code. (IPMC Section 704.1)
 - a. Provide circuit breaker lockouts for the fire alarm control unit and the Keltron panel. (NFPA 72)
 - b. Perform an annual inspection of the fire alarm system and provide copies of the report to the building and fire department. (NFPA 72 and IFC 901.6.2)
8. All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. (IPMC Section 504.1)
 - a. Repair the hot water re-circulating line
9. Floor drains shall be trapped and have a minimum water seal of 2 inches, and shall be provided with a removable strainer. The open area of the strainer shall be at least 2/3 of the area of the drain line to which it connects. (IPC Section 890.730(a))
 - a. Install a grate/strainer on the floor drain in the mechanical room
10. Water Heater Relief Discharge Outlet. The discharge line shall be installed from the relief valve to within 6 inches of the floor or receptor and the end of such line shall not be threaded. (IPC Section 890.1230(d)(2)) Any piping used for discharge from the relief valve shall be of metallic material and conform with the requirements of Appendix A, Table A (Approved Materials for

Water Distribution Pipe) for potable water piping and shall drain continuously downward to the outlet. (IPC Section 890.1230(d)(3))

- a. The Temperature and Pressure Relief Valve on the boiler must be piped in copper or galvanized pipe to within 6" of the floor
11. All threaded valve outlets shall have backflow protection in accordance with Section 890.1130. (IPC Section 890.1140(e)(1)) Hose and spray units or stations shall be protected by one of the following appropriate devices: fixed air gap, reduced pressure principle backflow preventer assembly, double check valve backflow preventer assembly, double check valve backflow preventer with atmospheric vent assembly, dual check valve backflow preventer assembly or atmospheric vacuum breaker unit. (IPC Section 890.1130(f)(6))
- a. Install a vacuum breaker on the service sink faucet which has hose threads on it

155 Elk Trail:

1. All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door. (IPMC Section 304.15)
 - a. Repair the exterior door and hardware including the door closer, door latch and door jams
 - b. Replace the missing exit door
2. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition... Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property. (IPMC Section 305.1)
 - a. Repair all damaged drywall including throughout the hallways
 - b. Replace the missing door knobs
 - c. Replace the missing glass by the door
 - d. Repair the closer on the door to the boiler room
3. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair. (IPMC Section 305.4)
 - a. Replace damaged and/or missing tile in the entryway
4. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition (IPMC Section 305.5)
 - a. Secure and/or repair the handrails and guardrails
5. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. (IPMC Section 605.1)
 - a. Repair the damage light fixture in the hallway
 - b. Secure the electric to the water heater
 - c. Secure the conduit in the mechanical room
6. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. (IPMC Section 703.1)
 - a. Remove the "Great Stuff" foam used to seal penetrations in the boiler room walls and ceiling and replace with an intumescent fire caulk
7. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code. (IPMC Section 704.1)
 - a. Provide circuit breaker lockouts for the Keltron panel. (NFPA 72)

- b. Provide the installation date on the stand-by batteries, the batteries may need to be replaced due to age. Batteries are required to be replaced every 3 to 5 years depending on the annual test. (NFPA 72)
- c. Perform an annual inspection of the fire alarm system and provide copies of the report to the building and fire department. (NFPA 72 and IFC 901.6.2)
- 8. All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. (IPMC Section 504.1)
 - a. Replace the missing service sink
 - b. Replace the damaged valve on the water service
 - c. Repair the hot water re-circulating line
- 9. Water Heater Relief Discharge Outlet. The discharge line shall be installed from the relief valve to within 6 inches of the floor or receptor and the end of such line shall not be threaded. (IPC Section 890.1230(d)(2) Any piping used for discharge from the relief valve shall be of metallic material and conform with the requirements of Appendix A, Table A (Approved Materials for Water Distribution Pipe) for potable water piping and shall drain continuously downward to the outlet. (IPC Section 890.1230(d)(3)
 - a. The Temperature and Pressure Relief Valve on the water heater must be piped in copper or galvanized pipe to within 6" of the floor

159 Elk Trail:

- 1. All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door. (IPMC Section 304.15)
 - a. Repair the exterior doors and hardware
- 2. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition... Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property. (IPMC Section 305.1)
 - a. Repair all damaged drywall including throughout the hallways
 - b. Replace all missing trim and door jams
 - c. Replace the missing door closer
 - d. Repair the storage room door latch
- 3. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair. (IPMC Section 305.4)
 - a. Replace damaged and/or missing tile in the entryway
 - b. Repair the floor in the mechanical room
- 4. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition (IPMC Section 305.5)
 - a. Secure and/or repair the handrail and guardrails
- 5. All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function. (IPMC Section 603.1)
 - a. Repair and/or replace all missing radiator registers

6. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. (IPMC Section 605.1)
 - a. Repair the damaged light fixtures
 - b. Secure all conduit in the mechanical room
 - c. Remove the extension cord for the CCTV system and provide a permanent receptacle
 - d. Remove the extension cord running into unit 356
 - e. Repair the electric box cover next to unit 300
 - f. Repair the emergency lights near units 158 and 258
7. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. (IPMC Section 703.1)
 - a. Remove the "Great Stuff" foam used to seal penetrations in the boiler room walls and ceiling and replace with an intumescent fire caulk
8. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code. (IPMC Section 704.1)
 - a. Replace the fire sprinkler head in the storage unit which has plaster on it. (NFPA 13)
 - b. Provide circuit breaker lockouts for the fire alarm control unit and the Keltron panel. (NFPA 72)
 - c. Perform an annual inspection of the fire alarm system and provide copies of the report to the building and fire department. (NFPA 72 and IFC 901.6.2)
9. All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. (IPMC Section 504.1)
 - a. Re-install the service sink
 - b. Repair the hot water re-circulating line

151-159 Elk Trail Exterior:

1. All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition. (IPMC Section 302.1)
 - a. Clean all surfaces covered in graffiti
 - b. Remove all debris from the site
2. All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon
 - a. Provide downspout extensions and splash blocks
 - b. Replace all damaged downspouts
 - c. Repair the damaged drainage piping at the rear of the building
3. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. (IPMC Section 302.3)
 - a. Replace sunken, cracked or damaged walks
 - b. Re-surface and re-stripe parking lot
4. Building shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters.
 - a. Provide missing address number on all exterior doors

5. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. (IPMC Section 304.13)
 - a. Provide properly fitting air condition units in the framed openings in the walls
6. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. (IPMC 304.13.2)
 - a. Repair or replace all damaged trim around the windows and doors
 - b. Scrape and paint all wood trim with peeling paint
7. Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored, shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch. (IPMC Section 304.14)
 - a. Replace all damaged or missing window screens
8. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. (IPMC Section 605.1)
 - a. All exterior outlets shall be gfi protected
 - b. Repair or replace all damaged exterior lights
9. All threaded valve outlets shall have backflow protection in accordance with Section 890.1130. (IPC Section 890.1140(e)(1)) Hose and spray units or stations shall be protected by one of the following appropriate devices: fixed air gap, reduced pressure principle backflow preventer assembly, double check valve backflow preventer assembly, double check valve backflow preventer with atmospheric vent assembly, dual check valve backflow preventer assembly or atmospheric vacuum breaker unit. (IPC Section 890.1130(f)(6))
 - a. Install a vacuum breaker on hose bibs
 - b. Repair all leaking or damaged hose bibs

161 THROUGH 171 ELK TRAIL:

161 Elk Trail:

1. All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door. (IPMC Section 304.15)
 - a. Repair the exterior door and hardware so the door closes securely
2. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition... Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property. (IPMC Section 305.1)
 - a. Repair all damaged drywall including throughout the hallways, next to the service sink and in the boiler room
 - b. Scrape and paint all surfaces with peeling paint
 - c. Repair holes in door
 - d. Replace missing trim and door jam
 - e. Repair the door under the stairs
 - f. Repair the latch at the closet door
 - g. Label the boiler room door
 - h. Verify source of the signs of water damage near the attic access hatch

- i. Provide a properly fitting attic access cover
3. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair. (IPMC Section 305.4)
 - a. Patch the floor in the closet
 - b. Replace damaged and/or missing tile in the entryway
4. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition (IPMC Section 305.5)
 - a. Secure and/or repair the handrail and guardrails
5. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. (IPMC Section 605.1)
 - a. Repair the damage light fixtures
 - b. Remove the BX cable and replace with code complaint connection
6. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. (IPMC Section 703.1)
 - a. Remove the “Great Stuff” foam used to seal penetrations in the boiler room walls and ceiling and replace with an intumescent fire caulk
7. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code. (IPMC Section 704.1)
 - a. Provide circuit breaker lockouts for the fire alarm control unit and the Keltron panel. (NFPA 72)
 - b. Provide the installation date on the stand-by batteries, the batteries may need to be replaced due to age. Batteries are required to be replaced every 3 to 5 years depending on the annual test. (NFPA 72)
 - c. Perform an annual inspection of the fire alarm system and provide copies of the report to the building and fire department. (NFPA 72 and IFC 901.6.2)
 - d. Affix the ground wire of the fire alarm panel per applicable codes and standards (NFPA 72)
8. All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. (IPMC Section 504.1)
 - a. Replace the missing service sink
 - b. Repair or replace the valve on the water service with a missing handle
 - c. Repair the hot water re-circulating line
9. Water Heater Relief Discharge Outlet. The discharge line shall be installed from the relief valve to within 6 inches of the floor or receptor and the end of such line shall not be threaded. (IPC Section 890.1230(d)(2) Any piping used for discharge from the relief valve shall be of metallic material and conform with the requirements of Appendix A, Table A (Approved Materials for Water Distribution Pipe) for potable water piping and shall drain continuously downward to the outlet. (IPC Section 890.1230(d)(3)
 - a. The Temperature and Pressure Relief Valve on the water heater and boiler must be piped in copper or galvanized pipe to within 6” of the floor

167 Elk Trail:

1. All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door. (IPMC Section 304.15)
 - a. Repair the exterior doors, thresholds and hardware
2. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition... Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property. (IPMC Section 305.1)
 - a. Replace all missing trim
 - b. Replace missing door knob and latch
 - c. Remove all water damaged drywall by water meter
 - d. Repair all damaged drywall in the mechanical room
3. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair. (IPMC Section 305.4)
 - a. Replace carpeting where it is worn through
 - b. Replace damaged and/or missing tile in the entryway
4. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition (IPMC Section 305.5)
 - a. Secure and/or repair the handrail and guardrails
5. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation. (IPMC Section 308.1)
 - a. Roaches were seen in the hallway outside unit 364. Provide a copy of the exterminator's report indicating that treatment has been made.
6. All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function. (IPMC Section 603.1)
 - a. Repair and/or replace all missing radiator registers
7. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. (IPMC Section 605.1)
 - a. Replace the missing electric box cover with exposed wires
 - b. Remove BX cable to water heater and provide code compliant electric connection
 - c. Secure all conduit in the boiler room
8. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. (IPMC Section 703.1)
 - a. Remove the "Great Stuff" foam used to seal penetrations in the boiler room walls and ceiling and replace with an intumescent fire caulk
9. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code. (IPMC Section 704.1)
 - a. Replace the fire sprinkler head in the storage unit which has plaster on it. (NFPA 13)
 - b. Provide circuit breaker lockouts for the fire alarm control unit and the Keltron panel. (NFPA 72)

- c. Perform an annual inspection of the fire alarm system and provide copies of the report to the building and fire department. (NFPA 72 and IFC 901.6.2)
10. All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. (IPMC Section 504.1)
 - a. Repair the leak at the water meter
 - b. Replace the missing service sink
11. Floor drains shall be trapped and have a minimum water seal of 2 inches, and shall be provided with a removable strainer. The open area of the strainer shall be at least 2/3 of the area of the drain line to which it connects. (IPC Section 890.730(a)
 - a. Install a grate/strainer on the floor drain in the mechanical room
12. Water Heater Relief Discharge Outlet. The discharge line shall be installed from the relief valve to within 6 inches of the floor or receptor and the end of such line shall not be threaded. (IPC Section 890.1230(d)(2) Any piping used for discharge from the relief valve shall be of metallic material and conform with the requirements of Appendix A, Table A (Approved Materials for Water Distribution Pipe) for potable water piping and shall drain continuously downward to the outlet. (IPC Section 890.1230(d)(3)
 - a. The Temperature and Pressure Relief Valve on the boiler must be piped in copper or galvanized pipe to within 6" of the floor

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1. All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door. (IPMC Section 304.15)
 - a. Replace the missing glass at the exterior door
2. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition... Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property. (IPMC Section 305.1)
 - a. Repair all damaged drywall including throughout the hallways and in the boiler room
 - b. Repair or replace all damaged or missing door jams
 - c. Replace missing trim
 - d. Repair the door closer on the exterior door and the boiler room door
 - e. Identify and correct the source of the water stain at the foyer window and replace all damaged drywall
3. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair. (IPMC Section 305.4)
 - a. Replace damaged and/or missing tile in the entryway
4. All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function. (IPMC Section 603.1)
 - a. Properly patch the holes in the chimney
5. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. (IPMC Section 605.1)

- a. Replace all missing covers on electric boxes in the boiler room
- b. Repair the emergency light near unit 270
- c. Remove the BX cable and replace with a code complaint connection to the water heater
- d. Secure all conduit in the boiler room
6. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. (IPMC Section 703.1)
 - a. Remove the “Great Stuff” foam used to seal penetrations in the boiler room walls and ceiling and replace with an intumescent fire caulk
7. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code. (IPMC Section 704.1)
 - a. Replace the fire sprinkler head in the storage unit which has plaster on it. (NFPA 13)
 - b. Provide circuit breaker lockouts for the fire alarm control unit and the Keltron panel. (NFPA 72)
 - c. Perform an annual inspection of the fire alarm system and provide copies of the report to the building and fire department. (NFPA 72 and IFC 901.6.2)
 - d. The audio/visual device near unit 368 is not properly secure to the wall (NFPA 72)
 - e. Replace the batteries for the fire alarm control unit. Batteries are required to be replaced every 3 to 5 years depending on the annual test. (NFPA 72)
8. All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. (IPMC Section 504.1)
 - a. Replace the missing service sink
9. Floor drains shall be trapped and have a minimum water seal of 2 inches, and shall be provided with a removable strainer. The open area of the strainer shall be at least 2/3 of the area of the drain line to which it connects. (IPC Section 890.730(a)
 - a. Install a grate/strainer on the floor drain in the mechanical room
10. Water Heater Relief Discharge Outlet. The discharge line shall be installed from the relief valve to within 6 inches of the floor or receptor and the end of such line shall not be threaded. (IPC Section 890.1230(d)(2) Any piping used for discharge from the relief valve shall be of metallic material and conform with the requirements of Appendix A, Table A (Approved Materials for Water Distribution Pipe) for potable water piping and shall drain continuously downward to the outlet. (IPC Section 890.1230(d)(3)
 - a. The Temperature and Pressure Relief Valve on the water heater must be piped in copper or galvanized pipe to within 6” of the floor

161-171 Elk Trail Exterior:

1. All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition. (IPMC Section 302.1)
 - a. Remove the dead brush piles
2. All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon
 - a. Provide downspout extensions and splash blocks

3. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. (IPMC Section 302.3)
 - a. Replace sunken, cracked or damaged walks
 - b. Re-surface and re-stripe parking lot
4. No inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. (IPMC Section 302.8)
 - a. Remove all inoperable vehicles from the site
5. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. (IPMC Section 304.1)
 - a. Repair the damaged soffit
 - b. Repair the brick on the side of the building
 - c. Replace all windows with broken seals
6. All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. (IPMC Section 304.6)
 - a. Provide missing covers on air conditioning units
 - b. Scrape and paint all wood surfaces with peeling paint
7. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. (IPMC 304.13.2)
 - a. Repair or replace all damaged trim around the windows and doors
 - b. Scrape and paint all wood trim with peeling paint
8. Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored, shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch. (IPMC Section 304.14)
 - a. Replace all damaged or missing window screens
9. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. (IPMC Section 605.1)
 - a. All exterior outlets shall be gfci protected
 - b. Repair or replace all damaged exterior lights
10. All threaded valve outlets shall have backflow protection in accordance with Section 890.1130. (IPC Section 890.1140(e)(1)) Hose and spray units or stations shall be protected by one of the following appropriate devices: fixed air gap, reduced pressure principle backflow preventer assembly, double check valve backflow preventer assembly, double check valve backflow preventer with atmospheric vent assembly, dual check valve backflow preventer assembly or atmospheric vacuum breaker unit. (IPC Section 890.1130(f)(6))
 - a. Install a vacuum breaker on hose bibs

COMPLETED BY:

Steve Tisinai

Steve V. Tisinai, MCP, IL Licensed Plumber