

Timeline for 750 Blair Ave

November 18, 2016

10:44 AM: Rec'd forwarded message from AJN Re: 750 Blair and West Force background on prop.

11/18: left VM for Officer E. Diskerud re: scheduling inspection.

November 21, 2016

11/21: left VM and scheduled 750 Blair Ave for 11/28 at 2:30 PM to meet at property.

11/21: email to Jean LeClare to open C of O folder for the address as it was listed as Not a C of O prop.

November 28, 2016 Inspection Day

11:32 AM: Drove by property, in the neighborhood following up on complaints with ride-a-long Sarah Naglosky. Pictures (4) of exterior from alley taken at that time of back of building.

2:20 PM: Returned to property and waited for West Force Officers. Met WF officers Eric Diskerud and Jason (did not get last name), gave them my business card and proceeded to front door of 750 Blair Ave.

Basement

2:2X PM: No answer at front door, proceeded to east side of building and male exited the building, identified himself as property owner, Doug King. Introductions were made between PODK and West Force and DSI Fire Inspections. Doug asked where we would like to start and I replied that I like to start with the furnace, water heater and a review of the mechanicals from the basement. Doug led the way down stairs, into the basement of the dwelling. PODK led us to a gypsum board covered room in the east side of basement. Basement was difficult to navigate with low light conditions and lots of storage of hardware, parts, wood, and tools. WFO used their phone lights to move through the basement, DSIFI used flashlights. PODK led us to the door into room housing two boilers and two water heaters. Boilers are new, high efficiency and had Ryan P&H stickers on the side of the units. Water heater was hard-pipe vented with fan to the exterior. Second water heater was not in use as a water heater and as explained by PODK, he used it as storage tank before water entered the working water heater to warm up the cold water from city supply. Multiple pictures were taken by DSI Naglosky while DSI Huseby continued with PODK to the water meter located in pit to verify grounding of meter, no leaks.

DSI Huseby took video of the basement while walking back from water meter location with a discussion to PO about the concerning amount of storage, both combustible and otherwise in the basement.

A discussion with the PO about the laundry use, two dryers in basement and one washer continued, as washer works, dryers do not. One dryer was still hooked up to gas line, could not verify location or position of shut-off valve. Neither dryer was vented properly to the exterior. PODK was cautioned about the use of the dryers, need to be vented to outside, properly. WFO and DSI noticed a faint smell, not identifiable as natural gas in basement. Six pictures and video were taken in basement during inspection.

First Floor, Unit 1

2:43 PM: PODK led us to the first floor of the building. As we continued through the hallways, postings of the certificate of occupancy were evident in windows and on walls throughout the building. We entered through the kitchen and smelled faint smell of natural gas. We proceeded through sleeping rooms (3), bath and common areas, noting issues along the way with mouse droppings, dead mice, extension cords, multi-plug adapters use, windows blocked, hall way storage issues. 15 pictures taken of hallway to unit 1, unit 1 and hallway through the unit.

2:44 PM: DSI Naglosky texted 4 pictures to AJN regarding the basement area.

Third Floor, Unit 3

2:58 PM: proceeded up the stairs to Third Floor, unit 3 with review of kitchen, common space and 3 sleeping rooms, one that is not in use due to ceiling damage issues. PODK stated that he was taking care of the ceiling and a container of patching compound was noted on the floor of this sleeping room along with the statement from PODK: 'I will take care of it". I indicated at that time, this sleeping room should not be rented until the ceiling could be addressed (large portion of gypsum board/plaster missing from just above the entrance of sleeping room 'A' and another bulging crack close to ceiling light). Noted there was no visual of an escape from this unit's window, other than platform outside the window. We proceeded back through unit, noting an out of date fire extinguisher, leaking kitchen sink waste line, and out onto the fire escape. Fire escape is blocked at second landing with a storage container and boards-no attempt to scale the fire escape was made at this inspection due to issues observed below the unit. Looking over the west side of building, the roof of the Second Floor, Unit 2 was noted and 6 pictures were taken of the roof and one of garage roof.

Second Floor, Unit 2

3:05 PM: After review of the roof condition, I (DSI Huseby) spoke with the PO Doug King at length regarding unit 2 and the occupancy of this unit. Mr. King stated that he stayed in this unit once last month, that it was his private space and he was told that his unit was not subject to inspection. I agreed with Mr. King, this is true to a point and explained further that,

After observing the condition of the roof and the means with which he had tried to repair the roof, I had concerns for the safety of the structure and tenants, based on the condition of that roof. You have every right to deny access to the unit, and if he did, I would send my supervisor (AJN) pictures of the roof and request to access the unit due to structural issues.

3:08 PM Mr. King produced a key and allowed access to the unit. All four employees immediately detected a strong natural gas smell. Gas kitchen ranges are installed in all the units. Due to the amount of debris and combustible items stored in the kitchen of the unit, access to the range to determine if pilot lights were out or examination of the gas shut off was not possible. PODK led us through to the room below the damaged roof. Pictures were taken of the stained, fallen ceiling with exposed insulation and rafters. No dripping water was visible at this time. We proceeded through the unit, noting large amount of combustibles, lack of smoke and CO detector or fire extinguisher in place and the inability to walk directly through any room or hall way in the unit.

3:26 PM: Unit still has strong natural gas smell and I text AJN 6 pictures of roof and interior of Unit 2 with the wording "request to condemn owner occupied unit at 750 Blair, Doug King property.

3:28 PM: Supv. AJN calls and I explain the nature of issues identified and strong gas smell in the property. He indicates he is going to come out to property.

3:35 PM: AJN calls back and asks how bad is gas, I explain that it is overwhelming in Unit 2 of the building and we cannot access the gas line to kitchen range to verify a pilot light issue or problem with range shut off (valve). AJN instructs me to contact Fire Department Dispatch to report gas leak at property.

3:37 PM: I contact FDD, give them the required information on the property, report a gas leak and they are responding immediately.

3:40 PM: All four of us exit the building and can hear the sirens of FD trucks enroute.

3:45-4:15 PM: Fire department responds and sends several workers to second floor unit where the PO has been working to provide access to the gas line for the kitchen range. FD finds no gas levels of concern in second floor unit. They also check in the basement and determine there are a number of volatile organic chemicals off-gassing in the basement, but find no concerning levels of any gas.

4:10 PM: Xcel energy employee arrives and after short conversation with FD, heads to the basement. AJN and I follow. A video of the findings of the Xcel technician were recorded during the readings he took from several locations on gas piping in the basement.

4:15 PM: Video of Xcel energy reading from one line which was at 100% leakage, appeared to be a gas line run from an old gas light and improperly connected to a gas clothes dryer. After observing the magnitude of the leak(s), AJN told me to condemn the entire building with an immediate vacate, which was written on one condemnation sign.

4:XX PM: Xcel energy technician, after reviewing the gas lines and shut-offs reports that he is able to isolate the leaking gas lines. This results in the lack of hot water due to the gas line to water heater leaking and one boiler out of service. PODK is unwilling to provide alternative housing to tenants and tenants have no place to re-locate. PODK provides space heaters to tenants and tenants are allowed to remain until inspection on 11/29/16 at 12:00 PM. Property is posted as condemned/occupied.