

INSPECTION WORKSHEET (RTINSP-039745-2020) FOR CITY OF COLUMBIA, MISSOURI

Case Number:	ONS013574	Case Module:	Permit Management
Inspection Date:	04/07/2021	Inspection Status:	ONS - RH Re-inspection
Inspector:	David Brockhouse	Inspection Type:	ONS - Rental Housing
Job Address:	1000 Claudell Ln Columbia, MO 65203	Parcel Number:	1621600030010001

Contact Type	Company Name	Name	Phone
	S Y COLUMBIA SQUARE INVESTOR:	BRITTANY GOLDSMITH	573-445-1721 8165614240

Checklist Item	Passed	Comments
General Comments - General Comments	Yes	<p>Continue pest control for mice. Re-inspection for violations below by photos provided on or before April 26th to david.bockhouse@como.gov. Please include building and apt# with picture. Or call and we can set at time to go though the apts if it is easier. A random inspection of 10 apartments will be performed June 16th at 10:00am</p> <p>1026 apt 105 --- missing hall smoke up. 1028 apt 101 --- handrail needs repaired, Bath sink faucet need repaired 1028 apt 104 --- handrail needs repaired. 1030 apt 102 --- All smokes need replaced 1030 apt 103 --- very unsanitary, tenant needs to clean. 1030 apt 104 --- Treat residue on wall behind bath sink and paint. 1030 apt 106 --- All smoke alarms need replaced, replace GFI up bath 1032 apt 101 --- Replace hall smoke up. 1036 apt 104 --- no power, unsanitary condition, tenant need to clean. 1038 apt 101 --- need battery in downstairs smoke 1038 apt 102 --- Replace GFI kitchen 1040 apt 101 --- all smoke alarms need to be in good working order, handrail and door casing need repaired. 1042 apt 102 --- Replace missing bedroom smoke. 1042 apt 104 --- smoke alarms are not interconnected</p>

IPMC [F] 704.6.1.2 Groups R-2, R-3, R-4 and I-1 - IPMC [F] 704.6 Single- and multiple-station smoke alarms. Single- and multiple-station smoke alarms shall be installed in existing Group 1-1 and R occupancies in accordance with Sections 704.6.1 through 704.6.3 IPMC [F] 704.6.1.2 Groups R-2, R-3, R-4 and I-1. Single- or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and I-1 regardless of occupant load at all of the following locations:

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
2. In each room used for sleeping purposes.
3. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

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Checklist Item	Passed	Comments
IPMC 305.1 Interior Structure - General - IPMC 305.1 Interior Structure - General. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure that they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units , a hotel, a dormitory, two or more dwelling unit s 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 .	No	