

EXHIBIT C



CITY OF PHILADELPHIA
DEPARTMENT OF
LICENSES AND
INSPECTIONS

Operations Division, East District
Rising Sun Ave & Benner St, 2nd Floor
Philadelphia, PA 19111
Office: 215-685-0535
Email : OperationsEast@phila.gov

INITIAL NOTICE OF VIOLATION AND ORDER

PORTER RAYMOND
3386 PIN OAK LANE
CHALFONT PA 18914

L&I Case Number: 420407

Date of Notice: 03/03/2014

Property In Violation: 1916 CLARENCE ST

Dear Sir/Madam,

On 02/20/2014 the Department of License and Inspections conducted an inspection/investigation of the above property and found it in violation of the Philadelphia Code. The results of the inspection are included in the violation section below. A re-inspection will be conducted on or about 03/27/2014 to determine compliance with this order.

If you have any questions regarding this notice please contact Inspector Rashad Hudson or the District Office noted above.

YOU ARE ORDERED TO CORRECT THE FOLLOWING VIOLATIONS PRIOR TO THE NEXT REINSPECTION DATE INCLUDED ON THIS NOTICE

VIOLATIONS:

The subject premises lacks an operable approved smoke alarm(s) required by the Fire Code. Except as otherwise provided by the Fire Code, existing residential buildings and structures or residential parts thereof must be equipped with smoke alarms. You must have the required smoke alarm(s) properly installed.
(See F-907.3.2)

**Location: BASEMENT FIRST FLOOR AND SECOND FLOOR
INSTALL IN REQUIRED LOCATION**



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INITIAL NOTICE OF VIOLATION AND ORDER

L&I Case Number: 420407

Carbon monoxide detectors are not installed as required in this property. Approved carbon monoxide alarms must be installed, by the building owner, in any new or existing building with a Group R-3 or R-4 occupancy where a fossil fuel burning appliance is installed or a garage is attached. Fossil fuels include, but are not limited to coal, charcoal, wood, kerosene, building heating oil, natural gas and liquefied petroleum gas. The location of an installed alarm, its power source and interconnection to any other alarm must be in accordance with Section 908 of the Philadelphia Fire Code. You must have the required alarms properly installed. (See F-908.7, F-908.7.1 through F-908.7.5)

**Location: BASEMENT AND WITHIN 15' OF BEDROOM
INSTALL**

The roof must be repaired. The roof and flashing must be sound, tight and not have defects that admit rain. Roof drainage must be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof water must not be discharged in a manner that creates a health or safety hazard. (See PM-304.4)

**Location: 1916 CLARENCE ST
PLEASE SEND A COPY OF YOUR ROOF CERTIFICATION TO INSPECTOR HUDSON AT FAX NUMBER
215-683-1974**

The window(s) must be made weathertight. (See PM-304.8)
Location: BACK BEDROOM, FRONT BEDROOM LIVING ROOM WINDOW

The defective and/or obstructed wash basin drain must be repaired. (See PM-405.3.3)
**Location: BATHROOM
UNBLOCK SINK DRAIN**

The electric fixture(s) and/or outlet(s) must be properly fastened. (See PM-407.2)
**Location: FRONT BEDROOM
REPAIR LOOSE OUTLET**

The electric receptacle(s) must be repaired. (See PM-407.2)
**Location: DINING ROOM, LIVING ROOM
REPAIR OUTLET**

RIGHT TO APPEAL

You have the right to appeal these violations within thirty (30) days of the Date of this Notice or



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L&I Case Number: 420407

five (5) days for Unsafe or Imminently Dangerous violations. Appeals must be submitted in writing on approved forms to the Boards Administration Unit 11th floor Municipal Services Building 1401 John F Kennedy Blvd Philadelphia PA 19102. The appeal form can be downloaded from the L&I website at www.phila.gov/li. If you have any questions call (215) 686-2427.

Please Note: To appeal Fire Code violations submit your appeal to the Board of Safety and Fire Prevention at the Fire Administration Building, 240 Spring Garden St. Philadelphia, PA 19123. For questions on appeals to the Board of Fire Safety call (215) 686-1356. A copy of the appeal form can be downloaded from the Fire Departments website at www.phila.gov/fire/pdfs/variance_letter.pdf.

PENALTIES AND FEES

Fines shall be imposed from the date of this notice and shall be assessed in the amount of \$150 to \$2000 per violation each and every day the violation remains uncorrected.

Your failure to correct the violations may result in the revocation or suspension of certain licenses and permits. Your failure to correct the violations may also result in the City filing a legal action against you to obtain compliance, an injunction, and the imposition of fees and fines.

Failure to comply with the terms of this Notice will result in an automatic assessment of reinspection fees in accordance with Chapter 9 of the Philadelphia Code. \$75 will be imposed on the second failed reinspection doubling with each subsequent failure up to a \$300 fee-per reinspection.



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INITIAL NOTICE OF VIOLATION AND ORDER

MANZANO GABRIELA
1916 CLARENCE ST
PHILADELPHIA PA 19134-2017

L&I Case Number: 420407

Date of Notice: 03/03/2014

Property In Violation: 1916 CLARENCE ST

Dear Sir/Madam,

On 02/20/2014 the Department of License and Inspections conducted an inspection/investigation of the above property and found it in violation of the Philadelphia Code. The results of the inspection are included in the violation section below. A re-inspection will be conducted on or about 03/27/2014 to determine compliance with this order.

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(See F-907.3.2)

**Location: BASEMENT FIRST FLOOR AND SECOND FLOOR
INSTALL IN REQUIRED LOCATION**



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**Location: BASEMENT AND WITHIN 15' OF BEDROOM
INSTALL**

The roof must be repaired. The roof and flashing must be sound, tight and not have defects that admit rain. Roof drainage must be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof water must not be discharged in a manner that creates a health or safety hazard. (See PM-304.4)

**Location: 1916 CLARENCE ST
PLEASE SEND A COPY OF YOUR ROOF CERTIFICATION TO INSPECTOR HUDSON AT FAX NUMBER
215-683-1974**

The window(s) must be made weathertight. (See PM-304.8)
Location: BACK BEDROOM, FRONT BEDROOM LIVING ROOM WINDOW

The defective and/or obstructed wash basin drain must be repaired. (See PM-405.3.3)
**Location: BATHROOM
UNBLOCK SINK DRAIN**

The electric fixture(s) and/or outlet(s) must be properly fastened. (See PM-407.2)
**Location: FRONT BEDROOM
REPAIR LOOSE OUTLET**

The electric receptacle(s) must be repaired. (See PM-407.2)
**Location: DINING ROOM, LIVING ROOM
REPAIR OUTLET**

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PENALTIES AND FEES

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FINAL WARNING

PORTER RAYMOND
3386 PIN OAK LANE
CHALFONT PA 18914

L&I Case Number: 420407
Date of Notice: 04/09/2014

Property In Violation: 1916 CLARENCE ST

Dear Sir/Madam,

On 03/31/2014 the Department of Licenses and Inspections conducted a re-inspection of the above property and found that it remains in violation of the Philadelphia Code. The results are included in the violation section below. Your failure to correct the violations noted in this, and previous notices, requires the Department to pursue additional enforcement action against you as provided by law.

This is your final notice, if you have any questions regarding this matter please contact Inspector Rashad Hudson or the District Office noted above.

VIOLATIONS:

The subject premises lacks an operable approved smoke alarm(s) required by the Fire Code. Except as otherwise provided by the Fire Code, existing residential buildings and structures or residential parts thereof must be equipped with smoke alarms. You must have the required smoke alarm(s) properly installed.
(See F-907.3.2)

**Location: BASEMENT FIRST FLOOR AND SECOND FLOOR
INSTALL IN REQUIRED LOCATION**

Carbon monoxide detectors are not installed as required in this property. Approved carbon monoxide alarms must be installed, by the building owner, in any new or existing building with a Group R-3 or R-4 occupancy where a fossil fuel burning appliance is installed or a garage is attached. Fossil fuels include, but are not limited to coal, charcoal, wood, kerosene, building heating oil, natural gas and liquefied petroleum gas. The location of an installed alarm, its power source and interconnection to any other alarm must be in accordance with Section 908 of the Philadelphia Fire Code. You must have the required alarms properly installed.
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FINAL WARNING

L&I Case Number: 420407

Location: BASEMENT AND WITHIN 15' OF BEDROOM
INSTALL

The roof must be repaired. The roof and flashing must be sound, tight and not have defects that admit rain. Roof drainage must be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof water must not be discharged in a manner that creates a health or safety hazard. (See PM-304.4)

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Location: BACK BEDROOM, FRONT BEDROOM LIVING ROOM WINDOW

The defective and/or obstructed wash basin drain must be repaired.
(See PM-405.3.3)

Location: BATHROOM

UNBLOCK SINK DRAIN

The electric fixture(s) and/or outlet(s) must be properly fastened. (See PM-407.2)

Location: FRONT BEDROOM

REPAIR LOOSE OUTLET

The electric receptacle(s) must be repaired. (See PM-407.2)

Location: DINING ROOM, LIVING ROOM

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FINAL WARNING

MANZANO GABRIELA
1916 CLARENCE ST
PHILADELPHIA PA 19134-2017

L&I Case Number: 420407
Date of Notice: 04/09/2014

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Location: BACK BEDROOM, FRONT BEDROOM LIVING ROOM WINDOW

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Location: BATHROOM

UNBLOCK SINK DRAIN

The electric fixture(s) and/or outlet(s) must be properly fastened. (See PM-407.2)

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Location: DINING ROOM, LIVING ROOM

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PENALTIES AND FEES

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INITIAL NOTICE OF VIOLATION AND ORDER

MANZANO GABRIELA
1916 CLARENCE ST
PHILADELPHIA PA 19134-2017

L&I Case Number: 443960

Date of Notice: 07/24/2014

Property In Violation: 1916 CLARENCE ST 1916 CLARENCE ST

Dear Sir/Madam,

On 07/22/2014 the Department of License and Inspections conducted an inspection/investigation of the above property and found it in violation of the Philadelphia Code. The results of the inspection are included in the violation section below. A re-inspection will be conducted on or about 08/26/2014 to determine compliance with this order.

If you have any questions regarding this notice please contact Inspector Rashad Hudson (Rashad.Hudson@phila.gov) or the District Office noted above.

YOU ARE ORDERED TO CORRECT THE FOLLOWING VIOLATIONS PRIOR TO THE NEXT REINSPECTION DATE INCLUDED ON THIS NOTICE

VIOLATIONS:

No person shall operate a residential rental property without first obtaining the proper Housing Inspection License from the Department. For license information call 686-2490.
(See PM-102.1, PM-102.2 and PM-102.3)

Location: 1916 CLARENCE ST

No person shall offer for rent a one-family dwelling, two-family dwelling or rooming unit therein without first obtaining a Housing Inspection License from the Department. For license information, call 686-2490 (See PM-102.3)

Location: 1916 CLARENCE ST

OBTAIN

The roof must be repaired. The roof and flashing must be sound, tight and not have defects that admit rain. Roof drainage must be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof water must not be discharged in a manner that creates a health or safety hazard. (See PM-304.4)

Location: 1916 CLARENCE ST



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INITIAL NOTICE OF VIOLATION AND ORDER

L&I Case Number: 443960

PLEASE HAVE ROOF CERT FAX TO INSPECTOR HUDSON AT 215-683-1974

Loose and hanging glass and/or broken or deteriorated window elements must be repaired or replaced. (See PM-304.8)

Location: LIVING ROOM
WATER LEAKS FROM IN WINDOW

Loose and hanging glass and/or broken or deteriorated window elements must be repaired or replaced. (See PM-304.8)

Location: KITCHEN
PLACE OR REPAIR

The exterior door must be repaired or replaced. (See PM-304.8)

Location: LIVING ROOM
FRONT DOOR WILL NOT CLOSE COMPLETELY OR LOCK

The interior walls must be repaired and maintained in good, clean and sanitary condition. (See PM-305.3)

Location: KITCHEN
REPAIR WALL

The broken or missing cover plate(s) on electric switch and/or receptacle must be replaced. (See PM-407.2)

Location: 1916 CLARENCE ST
THROUGHOUT

RIGHT TO APPEAL

You have the right to appeal these violations within thirty (30) days of the Date of this Notice or five (5) days for Unsafe or Imminently Dangerous violations. Appeals must be submitted in writing on approved forms to the Boards Administration Unit 11th floor Municipal Services Building 1401 John F Kennedy Blvd Philadelphia PA 19102. The appeal form can be downloaded from the L&I website at www.phila.gov/li. If you have any questions call (215) 686-2427.

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INITIAL NOTICE OF VIOLATION AND ORDER

L&I Case Number: 443960

PENALTIES AND FEES

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INITIAL NOTICE OF VIOLATION AND ORDER

L&I Case Number: 443960

Date of Notice: 07/24/2014

ANCHOR REALTY NE
ANCHOR REALTY NE
2200 MINCHENER ST SUITE 12
PHILADELPHIA PA 19115

Property In Violation: 1916 CLARENCE ST 1916 CLARENCE ST

Dear Sir/Madam,

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Location: 1916 CLARENCE ST

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Location: 1916 CLARENCE ST
PLEASE HAVE ROOF CERT FAX TO INSPECTOR HUDSON AT 215-683-1974

Loose and hanging glass and/or broken or deteriorated window elements must be repaired or replaced. (See PM-304.8)

Location: LIVING ROOM
WATER LEAKS FROM IN WINDOW

Loose and hanging glass and/or broken or deteriorated window elements must be repaired or replaced. (See PM-304.8)

Location: KITCHEN
PLACE OR REPAIR

The exterior door must be repaired or replaced. (See PM-304.8)

Location: LIVING ROOM
FRONT DOOR WILL NOT CLOSE COMPLETELY OR LOCK

The interior walls must be repaired and maintained in good, clean and sanitary condition. (See PM-305.3)

Location: KITCHEN
REPAIR WALL

The broken or missing cover plate(s) on electric switch and/or receptacle must be replaced. (See PM-407.2)

Location: 1916 CLARENCE ST
THROUGHOUT

RIGHT TO APPEAL

You have the right to appeal these violations within thirty (30) days of the Date of this Notice or five (5) days for Unsafe or Imminently Dangerous violations. Appeals must be submitted in writing on approved forms to the Boards Administration Unit 11th floor Municipal Services Building 1401 John F Kennedy Blvd Philadelphia PA 19102. The appeal form can be downloaded from the L&I website at www.phila.gov/li. If you have any questions call (215) 686-2427.

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L&I Case Number: 443960

PENALTIES AND FEES

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INITIAL NOTICE OF VIOLATION AND ORDER

MANZANO GABRIELA
6282 KINDRED STREET
PHILADELPHIA PA 19149

L&I Case Number: 468651

Date of Notice: 10/03/2016

Property In Violation: 1916 CLARENCE ST 1916 CLARENCE ST

Dear Sir/Madam,

On 09/28/2016 the Department of License and Inspections conducted an inspection/investigation of the above property and found it in violation of the Philadelphia Code. The results of the inspection are included in the violation section below. A re-inspection will be conducted on or about 11/02/2016 to determine compliance with this order.

If you have any questions regarding this notice please contact Inspector Kendall Cooper (Kendall.Cooper@phila.gov) or the District Office noted above.

YOU ARE ORDERED TO CORRECT THE FOLLOWING VIOLATIONS PRIOR TO THE NEXT REINSPECTION DATE INCLUDED ON THIS NOTICE

VIOLATIONS:

The roof must be repaired. The roof and flashing must be sound, tight and not have defects that admit rain. Roof drainage must be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof water must not be discharged in a manner that creates a health or safety hazard. (See PM-304.4)

Location: rear kitchen

Loose and hanging glass and/or broken or deteriorated window elements must be repaired or replaced. (See PM-304.8)

Location: livingroom /
repair or replace/ water leak when rain

The broken or missing cover plate(s) on electric switch and/or receptacle must be replaced. (See PM-407.2)

Location: kitchen



CITY OF PHILADELPHIA
DEPARTMENT OF
LICENSES AND
INSPECTIONS

Operations Division, East District
Rising Sun Ave & Benner St, 2nd Floor
Philadelphia, PA 19111
Office: 215-685-0535
Email : OperationsEast@phila.gov

INITIAL NOTICE OF VIOLATION AND ORDER

L&I Case Number: 468651

ALL EXTERIOR DOORS, DOOR ASSEMBLIES AND HARDWARE SHALL BE MAINTAINED IN GOOD CONDITION. LOCKS AT ALL ENTRANCES TO DWELLING UNITS AND SLEEPING UNITS SHALL TIGHTLY SECURE THE DOOR. LOCKS ON MEANS OF EGRESS DOORS SHALL BE IN ACCORDANCE WITH CHAPTER 10 OF THE PHILADELPHIA FIRE CODE PM-304.15

Location: not weather tight

RIGHT TO APPEAL

You have the right to appeal these violations within thirty (30) days of the Date of this Notice or five (5) days for Unsafe or Imminently Dangerous violations. Appeals must be submitted in writing on approved forms to the Boards Administration Unit 11th floor Municipal Services Building 1401 John F Kennedy Blvd Philadelphia PA 19102. The appeal form can be downloaded from the L&I website at www.phila.gov/li. If you have any questions call (215) 686-2427.

PLEASE NOTE: TO APPEAL FIRE CODE VIOLATIONS ONLY, designated by an "F" prefix, you will need to file a FIRE CODE VIOLATION APPEAL with the Board of Safety and Fire Prevention.

The appeal form and directions can be downloaded from the Fire Department website by going to www.phila.gov/fire and clicking on FORMS.

PENALTIES AND FEES

Fines shall be imposed from the date of this notice and shall be assessed in the amount of \$150 to \$2000 per violation each and every day the violation remains uncorrected.

Your failure to correct the violations may result in the revocation or suspension of certain licenses and permits. Your failure to correct the violations may also result in the City filing a legal action against you to obtain compliance, an injunction, and the imposition of fees and fines.

Failure to comply with the terms of this Notice will result in an automatic assessment of reinspection fees in accordance with Chapter 9 of the Philadelphia Code. \$75 will be imposed on the second failed reinspection doubling with each subsequent failure up to a \$300 fee per reinspection.



CITY OF PHILADELPHIA
DEPARTMENT OF
LICENSES AND
INSPECTIONS

Operations Division, East District
Rising Sun Ave & Benner St, 2nd Floor
Philadelphia, PA 19111
Office: 215-685-0535
Email : OperationsEast@phila.gov

INITIAL NOTICE OF VIOLATION AND ORDER

ANCHOR REALTY NE
ANCHOR REALTY NE
2200 MINCHENER ST
SUITE 12
PHILADELPHIA PA 19115

L&I Case Number: 468651

Date of Notice: 10/03/2016

Property In Violation: 1916 CLARENCE ST 1916 CLARENCE ST

Dear Sir/Madam,

On 09/28/2016 the Department of License and Inspections conducted an inspection/investigation of the above property and found it in violation of the Philadelphia Code. The results of the inspection are included in the violation section below. A re-inspection will be conducted on or about 11/02/2016 to determine compliance with this order.

If you have any questions regarding this notice please contact Inspector Kendall Cooper (Kendall.Cooper@phila.gov) or the District Office noted above.

YOU ARE ORDERED TO CORRECT THE FOLLOWING VIOLATIONS PRIOR TO THE NEXT REINSPECTION DATE INCLUDED ON THIS NOTICE

VIOLATIONS:

The roof must be repaired. The roof and flashing must be sound, tight and not have defects that admit rain. Roof drainage must be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof water must not be discharged in a manner that creates a health or safety hazard. (See PM-304.4)

Location: rear kitchen.

Loose and hanging glass and/or broken or deteriorated window elements must be repaired or replaced. (See PM-304.8)

Location: livingroom /
repair or replace/ water leak when rain

The broken or missing cover plate(s) on electric switch and/or receptacle must be replaced. (See PM-407.2)

Location: kitchen



CITY OF PHILADELPHIA
DEPARTMENT OF
LICENSES AND
INSPECTIONS

Operations Division, East District
Rising Sun Ave & Benner St, 2nd Floor
Philadelphia, PA 19111
Office: 215-685-0535
Email : OperationsEast@phila.gov

INITIAL NOTICE OF VIOLATION AND ORDER

L&I Case Number: 468651

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Location: not weather tight

RIGHT TO APPEAL

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Failure to comply with the terms of this Notice will result in an automatic assessment of reinspection fees in accordance with Chapter 9 of the Philadelphia Code. \$75 will be imposed on the second failed reinspection doubling with each subsequent failure up to a \$300 fee per reinspection.



CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS

Code Enforcement Unit
Housing Division
1401 JFK Blvd.
11th Floor, Suite 1130
Philadelphia, PA 19102

VIOLATION NOTICE

ANCHOR REALTY NE
ANCHOR REALTY NE
2200 MINCHENER ST SUITE 12
PHILADELPHIA PA 19115

Case No: 468651

Date of Notice: 02/22/17

Subject Premises: 1916 CLARENCE ST 1916 CLARENCE ST
Inspection Type: HOUSING CODE ENFORCE INSP # 3

This is to inform you that the Department of Licenses and Inspections has inspected the subject premises and designated it as **in violation**, in whole or in part, within the meaning of the Philadelphia Code. This designation will remain until the violation(s) below is corrected.

If you fail to comply with this order, the City may take actions to comply with the city code by using its own forces or by contract. You, will be billed for all costs incurred including court and administrative fees. Failure to pay such bill will result in the City filing a lien in the amount against the title to the premises and/or costs and charges being recovered by a civil action brought against you.

If you have any questions regarding this notice, you may call the Code Enforcement Unit at 215-686-2596.

If you intend to appeal this violation, you must apply at Boards Administration, Public Services 11th Floor, Municipal Services Building, 1401 John F. Kennedy Blvd., Philadelphia, PA 19102, within 30 days of the date of this notice. Telephone inquiries concerning appeal process can be directed to 215-686-2427. It is necessary that you submit a copy of this notice with the appeal. (See A-801.2)

Please Note: Appeals for Fire Code requirements must be submitted to the Board of Safety and Fire Prevention, 240 Spring Garden Street, Philadelphia, PA 19123, (215) 686-1356.

INSPECTOR COOPER
Code Enforcement

VIOLATIONS:

Loose and hanging glass and/or broken or deteriorated window elements must be repaired or replaced. (See PM-304.8)

Location: livingroom /

repair or replace/ water leak when rain

The status of this violation is COMPLIED as of 02/23/17.

ALL EXTERIOR DOORS, DOOR ASSEMBLIES AND HARDWARE SHALL BE MAINTAINED IN GOOD CONDITION. LOCKS AT ALL ENTRANCES TO DWELLING UNITS AND SLEEPING UNITS SHALL TIGHTLY SECURE THE DOOR. LOCKS ON MEANS OF EGRESS DOORS SHALL BE IN ACCORDANCE WITH CHAPTER 10 OF THE PHILADELPHIA FIRE CODE PM-304.15

Location: not weather tight

The status of this violation is COMPLIED as of 02/23/17.



CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS

Code Enforcement Unit
Housing Division
1401 JFK Blvd.
11th Floor, Suite 1130
Philadelphia, PA 19102

VIOLATION NOTICE

ANCHOR REALTY NE
2200 MINCHENER ST SUITE 12
PHILADELPHIA PA 19115

Case No: 468651
Date of Notice: 02/22/17

The roof must be repaired. The roof and flashing must be sound, tight and not have defects that admit rain. Roof drainage must be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof water must not be discharged in a manner that creates a health or safety hazard. (See PM-304.4)

Location: rear kitchen

The status of this violation is COMPLIED as of 02/23/17.

The broken or missing cover plate(s) on electric switch and/or receptacle must be replaced. (See PM-407.2)

Location: kitchen

The status of this violation is COMPLIED as of 02/23/17.

A \$75 fee will be assessed on the third inspection failure doubling with each subsequent failure up to a \$300 fine per inspection.



CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS

Code Enforcement Unit
Housing Division
1401 JFK Blvd.
11th Floor, Suite 1130
Philadelphia, PA 19102

VIOLATION NOTICE

ARGENTINA IRINEO
6282 KINDRED ST
PHILADELPHIA PA 19149

Case No: 468651
Date of Notice: 02/22/17

Subject Premises: 1916 CLARENCE ST 1916 CLARENCE ST
Inspection Type: HOUSING CODE ENFORCE INSP # 3

This is to inform you that the Department of Licenses and Inspections has inspected the subject premises and designated it as **in violation**, in whole or in part, within the meaning of the Philadelphia Code. This designation will remain until the violation(s) below is corrected.

If you fail to comply with this order, the City may take actions to comply with the city code by using its own forces or by contract. You, will be billed for all costs incurred including court and administrative fees. Failure to pay such bill will result in the City filing a lien in the amount against the title to the premises and/or costs and charges being recovered by a civil action brought against you.

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INSPECTOR COOPER
Code Enforcement

VIOLATIONS:

Loose and hanging glass and/or broken or deteriorated window elements must be repaired or replaced. (See PM-304.8)

Location: livingroom /

repair or replace/ water leak when rain

The status of this violation is COMPLIED as of 02/23/17.

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Location: not weather tight

The status of this violation is COMPLIED as of 02/23/17.



CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS

Code Enforcement Unit
Housing Division
1401 JFK Blvd.
11th Floor, Suite 1130
Philadelphia, PA 19102

VIOLATION NOTICE

ARGENTINA IRINEO
6282 KINDRED ST
PHILADELPHIA PA 19149

Case No: 468651
Date of Notice: 02/22/17

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Location: rear kitchen

The status of this violation is COMPLIED as of 02/23/17.

The broken or missing cover plate(s) on electric switch and/or receptacle must be replaced. (See PM-407.2)

Location: kitchen

The status of this violation is COMPLIED as of 02/23/17.

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CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS

Code Enforcement Unit
Housing Division
1401 JFK Blvd.
11th Floor, Suite 1130
Philadelphia, PA 19102

VIOLATION NOTICE

MANZANO GABRIELA
6282 KINDRED STREET
PHILADELPHIA PA 19149

Case No: 468651
Date of Notice: 02/22/17

Subject Premises: 1916 CLARENCE ST 1916 CLARENCE ST
Inspection Type: HOUSING CODE ENFORCE INSP # 3

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INSPECTOR COOPER
Code Enforcement

VIOLATIONS:

Loose and hanging glass and/or broken or deteriorated window elements must be repaired or replaced. (See PM-304.8)

Location: livingroom /

repair or replace/ water leak when rain

The status of this violation is COMPLIED as of 02/23/17.

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Location: not weather tight

The status of this violation is COMPLIED as of 02/23/17.



CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS

Code Enforcement Unit
Housing Division
1401 JFK Blvd.
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Philadelphia, PA 19102

VIOLATION NOTICE

MANZANO GABRIELA
6282 KINDRED STREET
PHILADELPHIA PA 19149

Case No: 468651
Date of Notice: 02/22/17

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Location: rear kitchen

The status of this violation is COMPLIED as of 02/23/17.

The broken or missing cover plate(s) on electric switch and/or receptacle must be replaced. (See PM-407.2)

Location: kitchen

The status of this violation is COMPLIED as of 02/23/17.

A \$75 fee will be assessed on the third inspection failure doubling with each subsequent failure up to a \$300 fine per inspection.

Department of Licenses & Inspections

1401 JFK Blvd
Philadelphia, PA 19102

Case Inspection Detail

Report Date 11/02/2017 04:51 PM

Submitted By

Page 1

Inspection # 3421874 A/P # 468651 Insp Type HCEU INSPE-HOUSING CODE ENFORCE INSP # 3

Property Information

Address 01916 CLARENCE ST 0000000
PHILADELPHIA PA 19134-2017
Location 1916 CLARENCE ST

Application Information

Type CD ENFORCE CODE ENFORCEMENT UNITS Priority NH A/P Name
Desc of Case PM VIOLATION TENANT #215-475-7338 WENT TO PROPERTY NO ANSWER AT THE DOOR owner info 3 6097274995

Initial Inspection

Call Date/Time System Generated Assigned To 204662
Schedule Date/Time 01/17/2017 09:51 Order/Group 0 Preference
 Waived
Location

Inspection Results

Inspected By 204662 Same Trip as Insp # 0
Start Date/Time 02/22/2017 08:37 Odometer Start 0 Partial Inspection
Completed Date/Time 02/22/2017 08:37 Odometer Stop 0 Status Passed

Comments

No Comments

Code Violations

- Violation** PM-304.4/1 **Description** EXT S-ROOF REPAIR
Violation Date 09/28/2016 **Status** COMPLIED **Status Date** 02/22/2017
Location rear kitchen
Comments
Code Violation Text The roof must be repaired. The roof and flashing must be sound, tight and not have defects that admit rain. Roof drainage must be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof water must not be discharged in a manner that creates a health or safety hazard. (See PM-304.4)
- Violation** PM-304.8/16 **Description** EXT S-WINDOW REPAIR/REPLACE
Violation Date 09/28/2016 **Status** COMPLIED **Status Date** 02/22/2017
Location livingroom /
Comments repair or replace/ water leak when rain
Code Violation Text Loose and hanging glass and/or broken or deteriorated window elements must be repaired or replaced. (See PM-304.8)
- Violation** PM-407.2/7 **Description** ELEC-COVER PLATE DEFECTIVE-RES
Violation Date 09/28/2016 **Status** COMPLIED **Status Date** 02/22/2017
Location kitchen
Comments
Code Violation Text The broken or missing cover plate(s) on electric switch and/or receptacle must be replaced. (See PM-407.2)
- Violation** PM15-304.15 **Description** EXTERIOR STRUCTURE DOORS
Violation Date 09/28/2016 **Status** COMPLIED **Status Date** 02/22/2017
Location not weather tight
Comments
Code Violation Text ALL EXTERIOR DOORS, DOOR ASSEMBLIES AND HARDWARE SHALL BE MAINTAINED IN GOOD CONDITION. LOCKS AT ALL ENTRANCES TO DWELLING UNITS AND SLEEPING UNITS SHALL TIGHTLY SECURE THE DOOR. LOCKS ON MEANS OF EGRESS DOORS SHALL BE IN ACCORDANCE WITH CHAPTER 10 OF THE PHILADELPHIA FIRE CODE PM-304.15

History

Department of Licenses & Inspections
 1401 JFK Blvd
 Philadelphia, PA 19102

Case Inspection Detail

Report Date 11/02/2017 04:51 PM

Submitted By

Page 2

History

Inspection # 2713264	Inspection Type HCEU INSP CE-HOUSING CODE ENFORCE INSP	# 1	Status Failed	<input type="checkbox"/> Waived
Inspected By 204662	Order/Group 0	Scheduled 09/23/2016 10:30	Started 09/28/2016 11:30	Completed 09/28/2016 11:30
Location				
Comments				
Inspection # 3347717	Inspection Type HCEU INSP CE-HOUSING CODE ENFORCE INSP	# 2	Status Failed	<input type="checkbox"/> Waived
Inspected By 234876	Order/Group 0	Scheduled 11/02/2016 11:30	Started 12/12/2016 09:51	Completed 12/12/2016 09:51
Location				
Comments				
Inspection # 3421874	Inspection Type HCEU INSP CE-HOUSING CODE ENFORCE INSP	# 3	Status Passed	<input type="checkbox"/> Waived
Inspected By 204662	Order/Group 0	Scheduled 01/17/2017 09:51	Started 02/22/2017 08:37	Completed 02/22/2017 08:37
Location				
Comments				

Activity Review Details

No Activity Review Details

Inspection Details

Detail DEMOLITION CONTRACT PUNCH LIST	Modified By	Modified Date/Time
Comments No Comments		
Detail SIGN INSPECTION DETAIL	Modified By	Modified Date/Time
Comments No Comments		
Detail WM PACKAGE REPORT 1	Modified By	Modified Date/Time
Comments No Comments		
Detail WM PACKAGE REPORT 2	Modified By	Modified Date/Time
Comments No Comments		
Detail CI HZMT/TANK	Modified By	Modified Date/Time
Comments No Comments		
Detail CI CHILD DAY CARE	Modified By	Modified Date/Time
Comments No Comments		
Detail HC DAY CARE	Modified By	Modified Date/Time
Comments No Comments		
Detail HC PCH	Modified By	Modified Date/Time
Comments No Comments		
Detail HC HIRISE	Modified By	Modified Date/Time
Comments No Comments		
Detail WM BUYS	Modified By	Modified Date/Time
Comments No Comments		
Detail WM LRGSCALE	Modified By	Modified Date/Time
Comments No Comments		
Detail WM MTRTEST	Modified By	Modified Date/Time
Comments No Comments		
Detail WM SCANNER	Modified By	Modified Date/Time
Comments No Comments		