



DEVELOPMENT SERVICES
DEPARTMENT

City of Tarpon Springs, Florida

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Code Enforcement Update Memo

Date: 12/06/16
To: Mark LeCouris, City Manager
From: Anthony Mastracchio, Building Development Director
RE: 199 Grand Boulevard

199 Grand Boulevard Property Violations List

BUILDING DEVELOPMENT DEPARTMENT CODE VIOLATIONS

- Repair/replace any damaged window screens.
- Repair/replace any damaged window frames.
- Repair/replace any damaged door or door frames.
- Repair all gaps, deterioration or holes in the second floor wood shake shingles.
- Repair the first floor CMU (concrete masonry unit) wall that was damaged by a vehicle.
- Remove all electrical wiring that is exposed on the exterior.
- Areas of the second floor wall wood shake shingles appear to be deteriorated and are separating from the wall.
- Remove all damaged/broken exterior light fixtures.
- Rear/right side of the structure has a window that is covered up with plywood with an A/C unit installed. Remove plywood and repair and secure A/C unit.
- Chipping/flaking paint on the structure.
- Repair any broken/damaged glass in the window and/or doors.
- Repair the rain gutter system and attach to the structure.
- Remove all exterior debris.
- Remove all exposed romex wiring.
- Exposed wiring at the flex on the rear left side adjacent to the wall. Wiring pulled away from the wall.

- Gable areas display signs of deterioration. Repair/replace.
- Exposed wiring on the CMU property separation wall.
- The shingles roofing on the lower level displays signs of deterioration. Raised shingles are visible.
- Seal all hole/breaks in the exterior walls.
- The rear emergency egress stairs are deteriorated and not stable. Re-construct per code.
- Seal around and secure the A/C units installed in existing openings in the side and rear.
- Exposed romex wiring at rear electrical service.
- Secure the PVC pipe running along the rear wall and ensure proper water flow.
- Exposed pipe on grade at the electrical service. Please explain.
- PVC vent piping strapping is missing or broken.
- Flashing at the first roof area attached to the raised second story is not secure and sealed.

FIRE MARSHAL/FIRE DEPARTMENT CODE VIOLATIONS

- Building address not visible from the street.
- The structure needs to be marked with "RF" emblem for light weight truss roof and floors.
- Several window on the first floor are obstructed/blocked with plywood.
- Several window screens on the second floor are attached/secured to the frame.
- No visible fire extinguisher for the second floor.
- Missing light bulbs (live parts) in several light fixtures at the apartment entrances.
- The remaining fixtures throughout the complex have no bulbs (live parts).
- Several fixtures broken hanging wires.
- Exposed wiring in several areas along the complex.
- Wiring for lights on courtyard wall are not installed on a GFCI circuit.
- Conduit on the same wall is not attached.
- The junction box at the electrical meter is not mounted.
- Low hanging communication and electrical wiring behind the building.
- The second floor emergency egress stairs are decayed and not stable.