



# ✕ Violation Notice and Order to Correct

L&I File Number: CF-2023-090237



## DISTRICT OFFICE

Property Maintenance Unit  
5TH FLR  
2401 Walnut St  
Philadelphia, PA 19103  
215-683-0575

## PROPERTY IN VIOLATION

5826 LARCHWOOD AVE, Philadelphia, PA 19143-1913

## DATE OF NOTICE

09/02/2023

On 09/01/2023 the Department of Licenses and Inspections inspected/investigated the property in violation and found the following condition(s) or activity which violate the Philadelphia Code. Based on these the property is deemed:

## IN VIOLATION

The property will remain in this status until all the violations below are corrected and the Department of Licenses and Inspections has verified the corrective action. You are the person responsible for the correction of these violations.

Any permit or license obtained to comply a violation of working without or in excess of a permit or a license will result in an additional inspection fee equal to the cost of the permit or license. (Phila. Code § A-901.13)

YOU ARE ORDERED TO MAKE THE NECESSARY REPAIRS AND/OR TAKE THE NECESSARY ACTION(S) TO CORRECT THE CITED CONDITIONS PRIOR TO 10/06/2023

## VIOLATIONS

|                                                                                                                                                                                                                                                                                                                                    |                                |                                                                                                                                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| <b>PHILA. CODE §</b><br>PM15-305.3                                                                                                                                                                                                                                                                                                 | <b>FINE AMOUNT</b><br>\$300.00 | <b>SCAN QR CODE FOR HOW TO RESOLVE</b><br> |
| <b>PHILA. CODE LANGUAGE</b><br>All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected. |                                |                                                                                                                                 |
| <b>CONDITION IN VIOLATION</b><br>Make all walls, floors and ceilings smooth, clean and tight. Paint areas of walls and ceilings that have been patched.                                                                                                                                                                            |                                |                                                                                                                                 |
| <b>LOCATION</b><br>Living/Dining room, 1st floor bathroom and 2nd floor bathroom tiles and Kitchen area.                                                                                                                                                                                                                           |                                |                                                                                                                                 |



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## VIOLATIONS

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|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|--------------------------------------------------------------------------------------------------------------------------|
| PHILA. CODE §<br>F-915.1.1                                                                                                                                                                                                                                                                                                                                           | FINE AMOUNT<br>\$300.00 | SCAN QR CODE FOR HOW TO RESOLVE<br>   |
| PHILA. CODE LANGUAGE<br>Carbon monoxide detection shall be provided in Group I-1, I-2, I-4 and R occupancies and in classrooms in Group E occupancies in the locations specified in Section 915.2 where any of the conditions in Sections 915.1.2 through 915.1.6 exist.                                                                                             |                         |                                                                                                                          |
| CONDITION IN VIOLATION<br>Install Co2 detector.                                                                                                                                                                                                                                                                                                                      |                         |                                                                                                                          |
| LOCATION<br>15feet from bedrooms.                                                                                                                                                                                                                                                                                                                                    |                         |                                                                                                                          |
| PHILA. CODE §<br>F-1103.8                                                                                                                                                                                                                                                                                                                                            | FINE AMOUNT<br>\$300.00 | SCAN QR CODE FOR HOW TO RESOLVE<br>  |
| PHILA. CODE LANGUAGE<br>Single- and multiple-station (single-station wired together to enable all to sound an alarm when one activates) smoke alarms shall be installed in existing Group R occupancies in accordance with Sections F-1103.8.1 through F-1103.8.3.                                                                                                   |                         |                                                                                                                          |
| CONDITION IN VIOLATION<br>Ensure all smoke detectors are working properly.                                                                                                                                                                                                                                                                                           |                         |                                                                                                                          |
| LOCATION<br>Basement, 1st and 2nd floors.                                                                                                                                                                                                                                                                                                                            |                         |                                                                                                                          |
| PHILA. CODE §<br>PM15-604.3                                                                                                                                                                                                                                                                                                                                          | FINE AMOUNT<br>\$300.00 | SCAN QR CODE FOR HOW TO RESOLVE<br> |
| PHILA. CODE LANGUAGE<br>The electrical system at the premises constitutes a hazard to the occupants due to one or more of the following: inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the defects must be corrected to eliminate the hazard. |                         |                                                                                                                          |
| CONDITION IN VIOLATION<br>Remove hanging wires.                                                                                                                                                                                                                                                                                                                      |                         |                                                                                                                          |
| LOCATION<br>2nd floor hallway.                                                                                                                                                                                                                                                                                                                                       |                         |                                                                                                                          |



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|                                                                                                                                                                                                                                                                                                                                                                |                                |                                                                                                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| <b>PHILA. CODE §</b><br>PM15-504.1                                                                                                                                                                                                                                                                                                                             | <b>FINE AMOUNT</b><br>\$300.00 | <b>SCAN QR CODE FOR HOW TO RESOLVE</b><br> |
| <b>PHILA. CODE LANGUAGE</b><br>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. |                                |                                                                                                                               |
| <b>CONDITION IN VIOLATION</b><br>Repair leaking and defective fixtures.                                                                                                                                                                                                                                                                                        |                                |                                                                                                                               |
| <b>LOCATION</b><br>2nd floor bathroom.                                                                                                                                                                                                                                                                                                                         |                                |                                                                                                                               |

|                                                                                                                                                                                                                                                                                                                        |                                |                                                                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| <b>PHILA. CODE §</b><br>PM15-304.15                                                                                                                                                                                                                                                                                    | <b>FINE AMOUNT</b><br>\$300.00 | <b>SCAN QR CODE FOR HOW TO RESOLVE</b><br> |
| <b>PHILA. CODE LANGUAGE</b><br>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. |                                |                                                                                                                                |
| <b>CONDITION IN VIOLATION</b><br>Repair broken glazing.                                                                                                                                                                                                                                                                |                                |                                                                                                                                |
| <b>LOCATION</b><br>Exterior front door.                                                                                                                                                                                                                                                                                |                                |                                                                                                                                |



Failure to timely correct the violations listed above by or before the correction date listed above will result in the stated fine amount being imposed against you. The fines will be imposed on a per day basis for each violation that remains uncorrected AFTER the stated correction date. Phila. Code § A-601. If you timely correct each violation by the stated correction date, no fines will be due.

In addition to the fines listed above, failure to timely correct the violations will result in you being charged:

- Labor and material costs for any work performed by the City, such as a demolition; sealing of windows or doors; clearing of weeds, trash or debris; relocation expenses for removing occupants, costs associated with cease operations orders. Such costs are subject to an additional administrative fee of 21% (Phila. Code § A-503);
- An additional \$100 fee for repeat abatement work (Phila. Code § A-503.2); and
- Reinspection fees as follows: \$100 for the third inspection, \$200 for the fourth inspection, and \$350 for any additional inspections (Phila. Code § A-901.12.2).



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YOU HAVE THE RIGHT TO APPEAL THIS NOTICE. YOUR APPEAL MUST BE FILED BY 02/18/2024.

IF YOU DO NOT TIMELY FILE AN APPEAL THEN YOU WAIVE YOUR RIGHT TO LATER CHALLENGE ANY PART OF THIS NOTICE. This includes waiving your right to argue: whether the violations existed, whether you were responsible to correct the violations, whether you had enough time to correct the violations, whether the City should have abated the violations, and whether the City can impose fines, fees, or costs against you.

For more information on filing an appeal and/or to obtain the approved form visit the appeals section of the Department of Licenses and Inspections website at [www.phila.gov/li](http://www.phila.gov/li) or the Boards Administration Unit, 11th Floor Municipal Services Building, 1401 J.F.K. Blvd., Philadelphia PA.

Appeals of the Technical Codes, such as the Zoning Code and/or Fire Code, need to be submitted to the appropriate Technical Appeal Board such as the Zoning Board of Adjustment and/or the Board of Safety and Fire Prevention. For additional information call 215-686-8686.

IF YOU HAVE ANY LEGAL QUESTIONS YOU SHOULD CONSULT WITH AN ATTORNEY.

If you do not have an attorney, you can contact the Philadelphia Bar Association Referral and Information Line at 215-238-6333 to have an attorney referred to you. You can also find a list of legal aid service providers at <http://palegalaid.net/legal-aid-providers-in-pa>.



The Philadelphia Code may be found online for free at [www.phila.gov](http://www.phila.gov) under "Open government."

If you have any questions regarding this notice or would like to schedule a re-inspection, please contact: Francheska Sanchez [Francheska.Sanchez@phila.gov](mailto:Francheska.Sanchez@phila.gov) or the district office noted above.

ATTENTION: This is an important notice! For information in your language, call 215-686-8686

ATENCIÓN: ¡Este es un aviso Importante! Para recibir información en su idioma, llame al 215-686-8686

注意: 这是重要通知! 如果您需要以您的语言获得此信息, 请致电 215-686-8686

CHÚ Ý: Đây là thông báo quan trọng! Nếu bạn cần thư này bằng ngôn ngữ khác, vui lòng gọi 215-686-8686

주의: 중요 통지입니다! 이 서신을 귀하의 언어로 받고 싶으시면 215-686-8686번으로 전화하시기 바랍니다

توجہ فرمائیں: یہ ایک ضروری اطلاع نامہ ہے! ترجمے کی خدمات کے لیے 215-686-8686 پر کال کریں

ATTENTION : Cet avis est important ! Si vous avez besoin de cet avis dans une autre langue, appelez le 215-686-8686