

Violation Notice and Order to Correct

L&I File Number: CF-2025-011990



DISTRICT OFFICE

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

PROPERTY IN VIOLATION

3420 W CLEARFIELD ST, Philadelphia, PA 19132-1820

DATE OF NOTICE

02/26/2025

On 02/25/2025 the Department of Licenses and Inspections inspected/investigated the property in violation and found the following condition(s) which violate the Philadelphia Code. Based on all or some of these Code Violations the property is deemed:

UNFIT/A PUBLIC NUISANCE

The property will remain in this status until all the necessary 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.

The Department of Licenses and Inspections hereby certifies that the violations at this property create a condition of immediate danger or hazard to health safety and welfare which requires immediate compliance and/or are intentional.

If these violations are not corrected before 03/06/2025 the Department will issue a Cease Operations Order requiring the property to be vacated that same day.

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 REPAIRS AND/OR TAKE NECESSARY ACTION TO CORRECT THE CITED CONDITIONS PRIOR TO 03/06/2025

VIOLATIONS

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VIOLATIONS

PHILA. CODE § PM15-109.1		FINE AMOUNT \$2,000.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE The Department has deemed the structure referenced in this order Unfit. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public. The owner shall be prohibited from admitting any new tenants to any tenant space within such dwelling for the duration of such unfit designation.			
CONDITION IN VIOLATION Property is unfit due to no heat. Owner must repair /restore heat.			
LOCATION 3420 W. Clearfield st.			

PHILA. CODE § 9-3902 (1)		FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE The owner of any one or two -family dwelling let for occupancy must obtain a rental license. No person shall collect rent with respect to any property that is required to be licensed pursuant to this Section unless a valid rental license has been issued for the property. 9-3902			
CONDITION IN VIOLATION Owner must obtain Renters license.			
LOCATION 3420 W. Clearfield st.			

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PHILA. CODE § PM15-504.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE 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.		
CONDITION IN VIOLATION Restore water fixtures to supply running water to apartment		
LOCATION 3420 W. Clearfield st.		
PHILA. CODE § PM15-504.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE The plumbing system in this structure constitutes a hazard to the occupants due to one or more of the following: inadequate service, inadequate venting, cross connection, back siphonage, improper installation, deterioration or damage or for similar reasons, and must be corrected to eliminate the hazard.		
CONDITION IN VIOLATION Tenant states that owner illegally shut off the water by cutting water line. Owner must restore / repair water fixtures to supply running water.		
LOCATION 3420 W. Clearfield st.		
PHILA. CODE § PM15-604.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Every occupied building shall be provided with an electrical system in compliance with the requirements of this code.		
CONDITION IN VIOLATION Install / Repair electricity circuit breaker box in basement. Apartment has no working electricity throughout apartment		
LOCATION 3420 W. Clearfield st.		

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PHILA. CODE § PM15-604.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE 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 Supply electric service throughout the apartment.		
LOCATION 3420 W. Clearfield st.		
PHILA. CODE § PM15-602.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Heat shall be supplied continuously at the temperature and in the rooms specified in Section PM-602.2 from October 1 to April 30 inclusive, and in addition thereto during the months of May or September when the outside temperature falls below 60 degrees F (15 degrees C) by every owner or operator of every two-family dwelling, multiple-family dwelling and rooming house except where there are separate heating facilities for each dwelling unit, whose facilities are under the sole control of the occupant of such dwelling unit		
CONDITION IN VIOLATION Supply / repair heat fixtures throughout the apartment.		
LOCATION 3420 W. Clearfield st.		

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PHILA. CODE § PM15-304.10	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.		
CONDITION IN VIOLATION Repair cracked / damaged steps		
LOCATION Exterior front		
PHILA. CODE § PM15-304.13	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE All glazing materials shall be maintained free from cracks and holes and shall be easily openable and capable of being held in position by window hardware.		
CONDITION IN VIOLATION Repair all broken windows		
LOCATION 1. First floor 2. Second floor		
PHILA. CODE § PM15-304.15	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE 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.		
CONDITION IN VIOLATION Repair / Replace front door and hardware to door. Door has no locks or handles.		
LOCATION Front door		

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PHILA. CODE § PM15-304.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).		
CONDITION IN VIOLATION Install property identifying features (number address)		
LOCATION 3420 W. Clearfield (front)		

PHILA. CODE § PM15-304.12	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.		
CONDITION IN VIOLATION Install handrail on front steps exterior		
LOCATION 3420 W. Clearfield (front)		

PHILA. CODE § PM15-604.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE 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 Remove electrical hazards of running an extension cord from one apartment to the next door apartment to supply electricity to 3420 from 3418.		
LOCATION Top floor bedroom		

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PHILA. CODE § PM15-505.4	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature of not less than 110°F (43°C). A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless adequate combustion air is provided. An approved combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.		
CONDITION IN VIOLATION Install water heater		
LOCATION Basement		



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:

- The removal of all occupants and a Cease Operations Order being imposed;
- 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 03/28/2025.

Appeal of this Notice does not extend the time for you to comply nor will it stop any action by the City of Philadelphia.

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 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 Preventions. 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 under "Open government."

If you have any questions regarding this notice or would like to schedule a re-inspection, please contact: Jamal Tucker Jamal.Tucker@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