

✕ Violation Notice and Order to Correct

L&I File Number: CF-2025-118191

V1 	DISTRICT OFFICE
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PROPERTY IN VIOLATION 7317 E WALNUT LN, Philadelphia, PA 19138-1331	DATE OF NOTICE 12/17/2025
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On 12/08/2025 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 01/20/2026

VIOLATIONS

PHILA. CODE § PM15-302.4	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10" All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.		
CONDITION IN VIOLATION The rear yard and driveway had overgrown weeds and dried leaves on both side fences and on the ground. Please cut the weeds and clean up the rear driveway and yard.		
LOCATION rear of property at 77317 Walnut Lane.		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2025-118191

VIOLATIONS

PHILA. CODE § PM15-302.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE All exterior property and premises must be maintained in a clean, safe and sanitary condition and free from any accumulation of rubbish or garbage.		
CONDITION IN VIOLATION . There were trash and debris on the rear metal deck. please remove the trash and debris off the rear deck.		
LOCATION Rear deck of the property at 7317 walnut lane.		

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 The mail slot detaching from the door. There is a gap at the top of the rear kitchen door to the deck. The front door is missing a strike plate on the door frame. please fix the front and rear doors to unit # 1.		
LOCATION front and rear doors at unit #1 at 7317 Walnut Lane.		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2025-118191

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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 There is a hole in the metal deck seen from the driveway. Please fix the hole in the metal deck flooring.		
LOCATION rear deck of property.		
PHILA. CODE § PM15-305.6	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE (QR Code Unavailable)
PHILA. CODE LANGUAGE Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers, or tracks.		
CONDITION IN VIOLATION The bathroom door has a loose hinge at the bottom of the door and there is damage on the inside of the door. The closet doors were off the rails. Please fix the doors in the above-named locations.		
LOCATION unit # at 7317 Walnut Lane.		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2025-118191

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PHILA. CODE § PM15-305.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE 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.		
CONDITION IN VIOLATION There were damaged tiles next to the bathroom sink and next to the sink faucet in the bathroom. The ceiling had chipped paint in the kitchen. The kitchen flooring tile was damaged. There was a hole in the basement wall. The flooring between the bathroom and the closet on the first-floor sags. The floor next to the window was sagging when walked on in the bedroom part of the unit. There was hole in the wall on the first floor by bedroom wall. Please fix the walls, ceiling and flooring in the above-named locations.		
LOCATION First floor unit and basement of the property at 7317 walnut lane.		

PHILA. CODE § F-604.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Identified electrical hazards shall be abated. Identified hazardous electrical conditions in permanent wiring shall be brought to the attention of the responsible code official. Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used.		
CONDITION IN VIOLATION There was a broken face plate on the outlet/ light switch in the kitchen. Please fix the broken face plate in the kitchen.		
LOCATION unit # 1 kitchen.		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2025-118191

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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 The kitchen sink had a hot water temp reading 61.8 degrees less than minimum required. Please have licensed contractor troubleshoot the plumbing system and make any necessary repairs of adjustments to provide the required minimum hot water temperature.		
LOCATION kitchen of unit #1		

PHILA. CODE § F-1103.9.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Carbon monoxide alarms shall be installed in accordance with Section 915.2. Where the alarm is a combination smoke and carbon monoxide alarm, it shall be located in accordance with the installation instructions for the smoke alarm.		
CONDITION IN VIOLATION The first-floor unit lacked a Co alarm. The Co alarm in the basement that did not function when tested. Please install two new Co alarms or Combo smoke /Co alarms on the first and basement.		
LOCATION unit #1 and basement of the property at 7317 Walnut Lane.		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2025-118191

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PHILA. CODE § F-1103.8	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE 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 There was a missing smoke detector in the basement stairs. There was a missing smoke detector near the front of the unit. There was a missing smoke detector in the basement ceiling also. There was a missing smoke detector on the first-floor unit near the kitchen. please install new smoke detectors in the first-floor unit and in the basement.		
LOCATION unit #1 and basement of property at 7317 Walnut Lane.		

PHILA. CODE § PM15-304.13	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.		
CONDITION IN VIOLATION One of the front windows is nailed shut and unable to open. The other window has a bottom window section that not able to be locked as top window is not properly seated at the top. Please fix windows to properly open and shut and to be able to be locked in the front of unit #1.		
LOCATION Unit #1 front porch windows.		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2025-118191

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PHILA. CODE § PM15-607.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Duct systems shall be maintained free of obstructions and shall be capable of performing the required function		
CONDITION IN VIOLATION The bathroom ceiling exhaust fan failed to work when the switch was turned on. The ceiling exhaust fan has a gap around the ceiling. There were dirt, rust and possible mold inside the kitchen exhaust fan. The kitchen exhaust fan was covered by plastic. Please have LICNESED CONTRACTOR make any necessary repairs to the kitchen and bathroom exhaust fans and ducts and have them the ducts cleaned. Provide documentation of work performed.		
LOCATION Bathroom and kitchen of unit #1.		

PHILA. CODE § PM15-309.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent reinfestation.		
CONDITION IN VIOLATION The door to basement was taped off to prevent mice. . There were mouse droppings on the ledge of the basemen stair wall. Please have LICENSED PEST CONTROL COMPANY treat unit #1 and basement treated for mouse infestation and sealed any holes where mice ac enters the unit and basement. PROVIDE WRITTEN DOCUMENTATION OF TREATMKENT FOR MICE INFESTATION.		
LOCATION Property at 7317 walnut LANE Unit #1 and the basement.		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2025-118191

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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 Property rental license #911795 for 2 Units is expired on Dec 1, 2025. Please acquire rental license for the two units at the property.		
LOCATION property at 7317 E Walnut lane		



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 01/16/2026.

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, Concourse 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 under "Open government."

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