



Justin Elicker  
Mayor

**LIVABLE CITY INITIATIVE**  
**Housing Code Compliance Notice**

165 Church Street, 3 Floor New Haven, CT 06510  
Phone: (203) 946-7090 ~ Fax: (203) 946-4899

Certified Mail: 7020 2450 0001 6091 1596  
(Must be returned within ten days if undeliverable)  
**RETURN RECEIPT REQUESTED**

Date: 10/06/2021

DANIELLE TRIVERS, MANAGER  
ITSHAK NIMNI LLC  
101 WHITNEY AVE. STE. 6B  
NEW HAVEN, CT 06510

Re: 167 SCRANTON ST 3<sup>rd</sup> FL.  
Case # C-21-01421  
Inspector: John Lahey

**ORDER**

Dear Sir/Madam;

I am writing to inform you that an inspection of the above premises was performed by this department on 10/04/2021. The inspection revealed violations of the City of New Haven's Housing Code Ordinance. As owner (or as a designated agent of the owner) of the subject premises in question you are hereby ordered to correct all cited violations below in the time frame indicated. A re-inspection will be conducted at the expiration of the order period (see Deadline below).

The Details of the violations discovered, as well as the remedies required, are listed below to this order.

**LIST OF VIOLATIONS**

Location	Unit	Code	Description	Comment	Deadline
		Par. 302(a)	Repair holes in roof		21 Days
		Par. 302(a)	Correct condition causing roof to leak		21 Days
- Throughout rear hallways Walls and Ceilings. - In Rear Left Bedroom and Closet in Third Floor Unit. - In Rear Left Bedroom and Closet in Second Floor Unit.		Par. 302(a)	Remove molded drywall, replace with new drywall and repair damage		21 Days
Second and Third Floor Bathrooms		Par. 302(a)	Correct condition causing ceiling to be damp.		24 Hours

Second and Third Floor Bathrooms		Par. 302(a)	Correct condition causing ceiling to be damp.		24 Hours
Second and Third Floor Bathrooms		Par. 302(a)	Correct condition causing ceiling to bulge. Repair and Repaint Ceiling		24 Hours
Basement		Par. 611	Provide fire rating to basement. Consult fire marshal to discuss methods of doing so.		24 Hours
- One Smoke Detector Required in Each Bedroom of Each Unit. - One Smoke Detector Required on Each Hallway Landing of Both Common Stairways Front and Rear - At Least One Smoke Detector Required in Basement.		Par. 601	Install/Replace smoke detectors		24 Hours
- One Carbon Monoxide Detector Required in each unit of building - Carbon Monoxide Detector Required in Basement.		Par. 610	Install/Replace carbon monoxide detectors		24 Hours
Replace all interior and exterior doors that are warped and ill fitting (including rear entry to building, rear		Par. 302(k)	Repair/Replace missing/loose/broken or deteriorated door		21 Days

entry to second and third floor units, door to attic, door to basement, interior closet doors, etc...)					
		Par. 302(f)	Replace rotted/defective/missing gutters and/or down spouts		24 Hours
1st Floor Unit		General Inspection	Inspector was unable to gain entry to 1st floor unit.		21 Days
Rear interior common staircase.		Par. 302(c)	Correct condition causing interior stairs to be in danger of collapse		21 Days

**Failure to comply with this Order represents a violation of the City of New Haven's Housing Code and may be subject you to criminal prosecution by the State's Attorney's Office. Violators may also be subject to \$100.00 penalty per day of violation per paragraph 102 of the New Haven Housing Code Ordinance.**

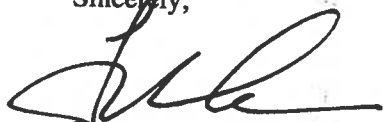
Any person adversely affected by any order which has been issued in connection with the enforcement of any provisions of this title may request an appeal, within 20 days of service of this order, per paragraph 203 of the Housing Code Ordinance of the City of New Haven.

The City of New Haven's Housing Code Ordinance is available at the City Town Clerk's office, located at 165 Church street or Online at [www.municode.com](http://www.municode.com)

The City of New Haven does not discriminate on the basis of disability in admission to, access to, or operations of programs, services, or activities. Individuals who need an accommodation, publications in alternate formats or who need auxiliary aids for effective communication in programs and services of the City of New Haven can make such requests by calling (203) 946-7090 or 203-946-8386.

Your attention and cooperation to this matter is appreciated. Should you have any further questions or concerns, please contact this office at 203-946-7090 or 203-946-8386.

Sincerely,



Frank D'Amore  
Deputy Director  
Property Services, LCI

\*\*"Custom" used under location indicates further information is provided in the comment section.  
\*\*\*"Throughout" if means throughout entire unit/structure, wherever the same violation is present.



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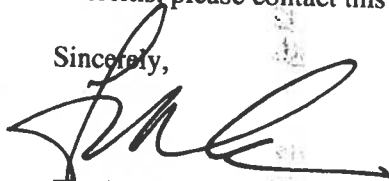
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