



CODE ENFORCEMENT OFFICE

City Hall, 258 Main Street
Oneonta, NY 13820-2589

Phone: 607.433-3435

Fax: 607.432-0945

Internet Address:

www.oneonta.ny.us

E-Mail Address:

codeenforcement@oneonta.ny.us

195-201 Main Street Housing Reinspection Report January 15th, 2019 at 1:00 P.M.

Stephen Yerly, John Hester, Melania Pervu, Kenneth Williams and unidentified female were present. The owner and/or her agents videotaped the inspection.

Summary: Many of the code violations noted in the original report still exist throughout the building. Notations below show the observed violations in each room or area of the inspected premises. Photos are attached.

General Notes on Conditions at the Inspected Premises:

-A licensed plumber has made plumbing corrections throughout the building. Though the piping was installed correctly, many of the vanities and cabinet units in the apartments still require replacement due to deteriorated condition and water damage.

-Many of the apartment units still have non-compliant floor, ceiling and wall coverings due to damaged or deteriorated conditions as well as an overall lack of cleanliness. Some units have had new flooring installed; apparently over the existing flooring. It is hard to determine if this flooring was installed per the manufacturer's specifications. It does not appear to have been done professionally.

- The sprinkler system is now blocked by non-compliant suspended ceiling tiles installed beneath the sprinkler pipes throughout the building. These tiles are not rated for installation below an automatic sprinkler system. These tiles would block or hinder the fire suppression capability of the system in the event they are triggered by a fire.

-There are portions of the building that are currently under various states of demolition and/or construction. These areas are not ready for a final inspection.



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-This property currently has many significant Code violations and will require a re-inspection and be in compliance with the appropriate codes prior to the granting of a Certificate of Compliance.

SPECIFIC VIOLATIONS

Apt. 5A

- ***Living room ceiling, signs of water damage***

Apt. 5H

- ***Rear Hall- smoke detector not installed***
- ***Rear Hall door leading to rear exit stairway is hollow core***
- ***Shower surround deteriorated***
- ***Ceiling tiles show signs of water damage. Disrepair***

Apt. 5I

- ***Light installed in hood vent is inoperable***
- ***Bathroom shower/tub wall is repaired with duct tape, not to generally accepted standards***
- ***Rear bedroom- no smoke detector installed***

Apt. 5B

- ***Entry door damaged near door knob***
- ***Carpet in poor condition***
- ***Damage on base of wall between living area and kitchen***

Apt. 5G

- ***Ceiling has signs of water damage and possible active water leak***



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Apt. 5C

- ***Hood fan installed over kitchen range is inoperable***

Apt. 5D

- ***Floor/ceiling has signs of water damage***

Apt. 5F

- ***Interior walls abutting common hallway are bare studs (fire separation is not in place)***

Apt. 5G

- ***Poor condition (signs of water leaks, bare studs, lath and plaster missing and contains large holes, fire separations compromised)***

Apt. 5E

- ***Ceilings have signs of water damage***

Room 403

- ***bathroom sink continuously dripping***
- ***no cooking facilities***
- ***Door knob missing from bedroom door***

Room 405

- ***smoke detector inoperable***

Room 406

- ***Electrical breakers inside wood paneled room are unlabeled***
- ***Smoke detector mounted too high on wall***
- ***Door frame inside bedroom leading to hallway is damaged/cracked***



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Room 410

- ***missing smoke detector outside of bedroom***

Room 414

- ***missing smoke detector outside of bedroom***
- ***Baseboard heating element covers loose or unattached***

Room 417

- ***no access***

Room 420

- ***installed smoke detectors are over 10 years old (expired)***

Room 423

- ***Room does not contain a kitchen sink, cooking appliance or refrigerator***

Room 424

- ***bathroom sink contains s-trap***

Room 428

- ***Bathroom does not have proper ventilation***
- ***Baseboard heating element covers loose or unattached***

Fourth Floor Hallway

- ***Floor covering is ripped at seams, tripping hazard***
- ***rear exit light is not illuminated leading to egress window to fire escape***



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Fourth Floor Thermostat Room

- **plumbing pipes penetrating common hallway wall are not fire caulked**
- **portions of lath and plaster wall covering missing around plumbing waste line**
- **lath and plaster has large hole in ceiling (fire separation compromised)**

4th Floor electrical panel room

- **Breakers not labeled**

Room 301

- **no cooking facilities**
- **flooring throughout unit is filthy**
- **wall vanity installed 4-6 inches away from wall**
- **shower pan and walls are filthy**

Room 304-(no access)

Room 305

- **light inoperable on the kitchen hood range**
- **living room ceiling tiles have water stains**
- **bottom of sheetrock wall that meets bathtub is deteriorated and water damaged**

Room 310

- **Smoke detector located in the living room has no battery**
- **Smoke detector is not installed in area between bedroom and kitchen**
- **Wall vanity not installed against wall**



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Room 312

- ***Bathroom door missing***
- ***Bathroom-Metal threshold loose (tripping hazard)***

Room 317

- ***Baseboard heating element covers loose or unattached***

Room 320

- ***smoke detectors are expired, over 10 years old***

Room 323

- ***no cooking facilities***
- ***shower pan filthy***

Room 324

- ***no cooking facilities***
- ***baseboard heating element cover loose/unattached or damaged***

Room 325

- ***bottom of sheetrock wall where wall meets bathtub***

Room 328

- ***Tile wall covering missing where wall meets tub***
- ***Bathroom- rear of bathtub to left of sink repair not to generally accepted standards***
- ***Hasp style lock installed on bedroom door***

3rd floor rear stairway- storage room off landing

- ***room appears to be full of personal belongings/discarded items/trash***
- ***large hole in rear wall near plumbing cleanout***



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3rd floor room (labeled Men's Room)

- ***portion of sheetrock missing near plumbing waste line***
- ***heavy peeling paint***

3rd floor- hallway

- ***Floor covering torn at seams, tripping hazards***
- ***Smoke detector located in front of elevator is not seated flush on ceiling surface***

Apt. 2A

- ***additional smoke detector should be installed between front door and hallway leading to rear bedroom***
- ***bedroom smoke detector is mounted too high on wall***
- ***bathroom- hole in wall behind toilet***

Room 2B

- ***entry door should be self closing***
- ***wall and floor near bathtub are water damaged/deteriorated***
- ***rear bedroom- baseboard heating element covers loose or disconnected***

Apt. 204

- ***kitchen storm window cracked***
- ***entry door should be self closing***

Room 206

- ***missing smoke detector in bedroom***

Room 210

- ***double keyed lock on bedroom door***
- ***baseboard heating element cover loose/unattached or damaged***



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Room 222

- ***smoke detector missing in bedroom***

2nd floor rear stairway

- ***panel located behind door entering apt. 2B- breakers are not fully labeled.***
- ***Electrical wiring passing into apartment from stairwell are not fire caulked***

2nd floor room (labeled service room)

- ***Evidence of active water leak***

Basement

- ***Main sprinkler water flow valve unlocked***
- ***East boiler room, unlabeled electrical panel- breakers are not labeled and breaker directory is upside down***
- ***Basement area of Tiger Asian restaurant smoke detector is beeping, improperly installed plumbing (sink waste line), standing water near grease trap (grease trap appears to be overflowing with grease)***
- ***West Boiler room- water line from boiler has severe corrosion and active water leak, lath and plaster missing rear of room (fire separation compromised)***
- ***Ceiling just outside of west boiler room is missing lath and plaster (fire separation is compromised)***
- ***Rear exit stairway leading from basement- egress restricted (fiberglass ladder, bookcase and other furniture blocking egress)***

Elevator:

- ***No record of inspection***



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Sprinkler:

- ***Ceiling grid suspended from pipe. Electrical wire on pipe.***
- ***Sprinkler heads located above drop ceiling tiles.***

Electrical Inspection:

- ***Final electrical violation report has not been provided as clear***

This property will require a re-inspection prior to the issuance of a Certificate of Compliance, as there are significant outstanding violations.