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Ramone & Sharu Bennett
267 South First Avenue
Mount Vernon NY 10550

Memo RE: Violations to be cleared immediately at 267 South First Avenue

Dear Ramone & Sharu Bennett,

This letter serves as a follow-up to this Department's visit to your premise at **267 South First Avenue**. The house must adhere with Mt. Vernon's City Code. We are writing to impress upon you the immediate need to address and comply with the following identified violations of the 2015 International Property Maintenance Code®.

The Department of Buildings is pro-business but our obligation to the safety and health of the people of Mount Vernon must come first. Each of the identified code violations must be cured. The violations include, but are not limited to, the following:

1. Glass on entrance door is defective.
2. Apartment door leading to second floor not self-closing and not fire rated.
3. Five different rooming units noted on 2nd floor level (change of occupancy)
4. No Carbon Monoxide detector noted on 2nd level of premise. Carbon Monoxide detectors are required within 15" of every bedroom or combustion appliance or source.
5. Evidence of repairs to the kitchen ceiling. Kitchen ceiling left in unsanitary condition after repairs were made.
6. Refrigerator defective.
7. Crack noted in bedroom ceiling of complainant.
8. Evidence of leaks in ceiling access to attic.
9. Receptacle defective.
10. Bedroom window locks defective.

We will do our best to continue managing you into compliance. It is essential that you become responsive to this Department's request.

I encourage you to visit the DOB to clear these matters ASAP. Our office is open 8:30am -4:30PM each day.

Respectfully,

Dan P. F. Jones, PMP
Commissioner, Department of Buildings