



**DEH ID: 2019-RH-CMP-1074**

**Facility Information**

RESIDENCE  
 1002 -1010 E 17TH AVE  
 DENVER, CO 80218

**Complainant Information**

[REDACTED]

**Owner Information**

*Contact Name:* WAYMAN INVESTORS LLC  
*Company :*  
*Address:*  
*City/State/Zip: ,,*

**Complaint Information**

**Complaint Type:** Residential Health  
**CRM Case #:**

*Received Date:* 10/28/2019 10:38:00 AM  
*Received By:* Bernadette Giron

*Referred By:* 311  
*Referred To:* Department of Public Health & Environment  
*Referred Date:* 10/28/2019 10:38:00 AM

**Complaint Notes**

*Complaint Date:* 10/28/2019 10:38:00 AM  
*Assigned To:* Reid Matsuda  
*Assigned Date:* 10/28/2019 10:38:00 AM

**Nature of Complaint:**

Homeless sleeping in the halls. Defecating in the halls

**Investigation Notes**

*Investigation Date:* 10/28/2019 12:15:00 PM  
*Contact Complnt:* False  
*Contact Date:*

**Investigation Comments:**

10/28/19 at 10:38AM Investigator called the complainant via phone and set up an appointment time of 12:15PM. Investigator conducted a site visit and walk through of the dwelling unit. Complaint founded. Human waste found on the front entry, smeared on the walls and door knobs. Investigator identified numerous holes throughout the interior hallway walls. Investigator found numerous spots on the 3rd floor that were soiled. Also vomit was found on the landing between the 1st and 2nd floor. Investigator to issue immediate orders for compliance. RKM

10/29/19 Investigator sent orders to PK management, management team via email. RKM

10/31/19 Investigator conducted a compliance check of the common areas of the dwelling unit. Numerous other violations were identified at the time of inspection and outstanding violations were identified as well. The investigator tightened up the requirements and will conduct a follow up inspection to verify compliance on Monday 11/4/19. RKM

11/5/19 Investigator received a call from the complainant stating that an attempt was made by the management to clean the carpets but not much else. Investigator conducted a site visit and walk through of the common areas. The investigator identified feces smeared on the exterior door handle, feces identified on the baseboards near the back door, vomit spot still on the stairwell landing, walls not cleaned, baseboards not cleaned. Due to the makeshift attempt at sanitizing the common areas from wall to ceiling. Investigator to present case for review for possible further enforcement action. RKM

11/6/2019 Due to lack of compliance an administrative citation (2019-RH-AC-0030) was sent to the PK management. TLO

11/13/19 Investigator conducted a site visit and walk through of the dwelling unit. The carpet was still soiled, urine still on front doors, feces still on the baseboards, no deep cleaning from floor to ceiling observed. A few of the interior holes in the wall had been repaired. Due to the non

compliance for another week, the investigator will present to management greater enforcement action. RKM

11/13/19 Due to lack of compliance an administrative citation (2019-RH-AC-0032) was sent to the PK management. TLO

11/20/19 Investigator conducted a site visit and walk through. The carpet was soiled in same locations throughout the interior common hallway. Dried urine is still on the interior door of #106. Dried feces is still on the baseboard near the back door. The interior wall on the 2nd floor still had holes on the interior wall. No deep cleaning observed throughout the interior common hallway. Due to the inactivity and non compliance for another 7 days, the investigator will present to management for possible increased enforcement action. RKM

11/22/19 Due to lack of compliance an administrative citation (2019-RH-AC-0036) was sent to the PK management. TLO

12/3/19 Investigator conducted a site visit and walk through of the common areas of the dwelling. The front foyer had been completely cleaned. The locking mechanism had been repaired. But feces still remained on the baseboard adjacent to the back door. Urine like stains on the walls throughout the back stair well. Urine like stain still observed on the unit #106. Holes in the interior walls were still present on the 2nd floor. No deep cleaning observed throughout the interior common hallway. Due to the inactivity and non compliance for another now 13 days, the investigator will present to management for possible increased enforcement action. RKM

12/3/219 Due to lack of compliance an administrative citation (2019-RH-AC-0040) was sent to the PK management. TLO

12/12/19 Property manager [REDACTED] sent an email with photos showing the efforts to bring the property into compliance. Investigator advised [REDACTED] that an inspection would have to take place to verify compliance. RKM

12/13/19 at 11:47AM Investigator conducted a site visit and walk through of the interior common hallways. At the time of inspection a painter was painting the walls and all of the baseboards. The painter advised the investigator that if any urine or feces is identified that maintenance will be called to clean the areas or concerns. Most of the identified areas had been cleaned except for one location. Investigator to advise PK management of the issue. Investigator called the complainant via phone and left a message to call back. PK management immediately sent out maintenance to clean and provided photographic documentation showing the final repairs. This matter has been resolved. RKM

**Approved By:** Tara Olson

**Complaint Status:** Founded

**Finalization Date:** 12/16/2019 8:43:00 AM

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## Complaint Handling

**Site Visit** ■

**Letter** ■

**Office Visit** □

**Telephone** ■

**Recieved Via:**

**Received Via Comments:**

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## RHH Details

*Complet 149*

*Complet Master*

*Recording / Release*

*Dispostition:* CMP

*Recall Date:*

*Notice Type:*

*Delivery Type:*

*Use Change:*

*Demolition:*

*Bath Share*

***Violations:***

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*Violation 1:*

*Violation 2:*

*Violation 3:*

*Violation 4:*

*Violation 5:*

*Violation 6:*

*Count:*

*Corrected:*

***Violation Comments:***

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*GV Number*

*Court Date*

*Appeal Type:*

*Appeal Number:*

*Recording Date:*

*Recording Reception #:*

*Release Date:*

*Release Reception #:*

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