

To: Columbus Code Enforcement
111 N. Front St.
Columbus, Oh. 43215

Date: September 16, 2021

RE: 297, 299, 301 and 303 East Duncan St. (single four row duplex)

Recently I inquired and visited about renting 299 E. Duncan St. in Columbus, Ohio. I found the property to be deficient as to access, electrical & fire safety as well as no smoke, fire or CO (Carbon Monoxide) detectors.

- First thing I noticed was the parking was the remnants of gravel that had long faded to essentially parking on the lawn,
- Access from the front was one set of steps with no hand rail.
- Access to back door of each unit was obtained from an uneven sidewalk with spalding.
- Back door to unit 299 E. Duncan St. was in disrepair including the door's window being boarded up. The window to door was boarded up with unprotected (bare or unfinished) wood.
- There were no smoke detectors, fire detectors, Carbon Monoxide detectors present on my visit.
- Electrical outlets were painted over in violation of NEC, National Electrical Code:

Section 110.12 Mechanical Execution of Work. Electrical equipment shall be installed in a neat and workmanlike manner.

- (A) Unused Openings. Unused cable or raceway openings in boxes, raceways, auxiliary gutters, cabinets, cutout boxes, meter socket enclosures, equipment cases, or housings shall be effectively closed to afford protection substantially equivalent to the wall of the equipment. Where metallic plugs or plates are used with nonmetallic enclosures, they shall be recessed at least 6 mm (1/4 in.) from the outer surface of the enclosure.
- (B) Subsurface Enclosures. Conductors shall be racked to provide ready and safe access in underground and subsurface enclosures into which persons enter for installation and maintenance.
- (C) Integrity of Electrical Equipment and Connections. Internal parts of electrical equipment, including busbars, wiring terminals, insulators, and other surfaces, shall not be damaged or contaminated by foreign materials such as paint, plaster, cleaners, abrasives, or corrosive residues. There shall be no damaged parts that may adversely affect safe operation or mechanical strength of the equipment such as parts that are broken; bent; cut; or deteriorated by corrosion, chemical action, or overheating.

I wish to make this complaint anonymously as to the fear of retaliation.