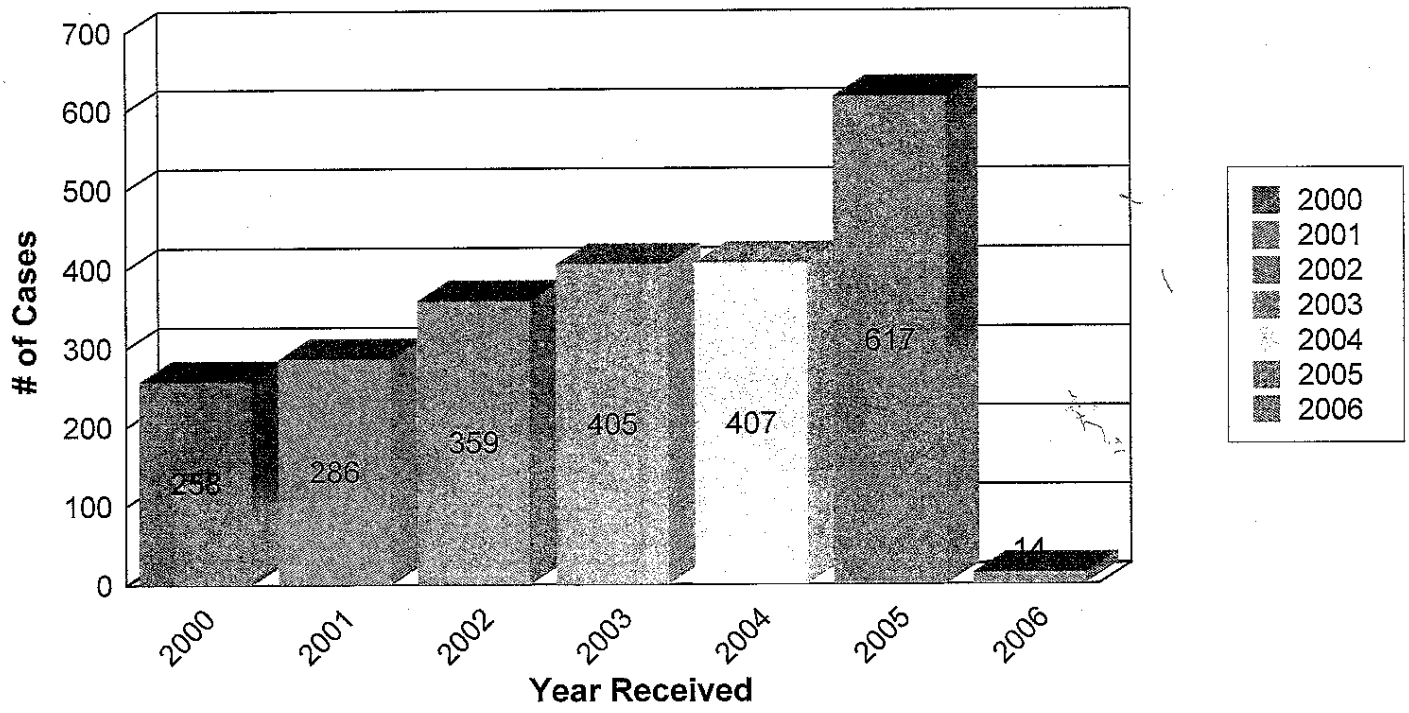
Complaints Received for Multiple Occupancy/Multiple Dwelling



MULTIPLE OCCUPANCY AND MULTIPLE DWELLING COMPLAINTS RECEIVED BETWEEN 1/1/2000 AND 1/11/2006

1/11/2006 9:11:37AM

2000	Multiple Dwelling	57
	Multiple Occupancy	201
		258
2001	Multiple Dwelling	99
	Multiple Occupancy	187
		286
2002	Multiple Dwelling	97
	Multiple Occupancy	262
		359
2003	Multiple Dwelling	115
	Multiple Occupancy	290
		405
2004	Multiple Dwelling	121
	Multiple Occupancy	286
		407
2005	Multiple Dwelling	168
	Multiple Occupancy	449
		617
2006	Multiple Dwelling	3
	Multiple Occupancy	11
		14

GRAND TOTAL: 2,235

MULTIPLE OCCUPANCY AND MULTIPLE DWELLING COMPLAINTS RECEIVED BETWEEN 1/1/2000 AND 1/11/2006

1/11/2006 4:23:09PM

2000

COMPLIANCE	242
UNFOUNDED (NO PROBLEM FOUND)	**1**
	258

2001

COMPLIANCE	255
UNFOUNDED (NO PROBLEM FOUND)	**2**
	286

2002

COMPLIANCE	327
INFORMATION PROVIDED	1
UNFOUNDED (NO PROBLEM FOUND)	**1**
	359

2003

OPEN	3
ADJUDICATED	1
CIVIL DISPUTE	1
COMPLIANCE	298
DUPLICATE CASE	4
INFORMATION PROVIDED	1
UNFOUNDED (NO PROBLEM FOUND)	**60**
	405

2004

OPEN	7
COMPLIANCE	106
CASE REISSUED UNDER NEW OWNER	1
DUPLICATE CASE	9
INFORMATION PROVIDED	4
ADJUDICATED	1
REFERRED TO OTHER AGENCY	6
UNFOUNDED (NO PROBLEM FOUND)	**273**
	407

2005

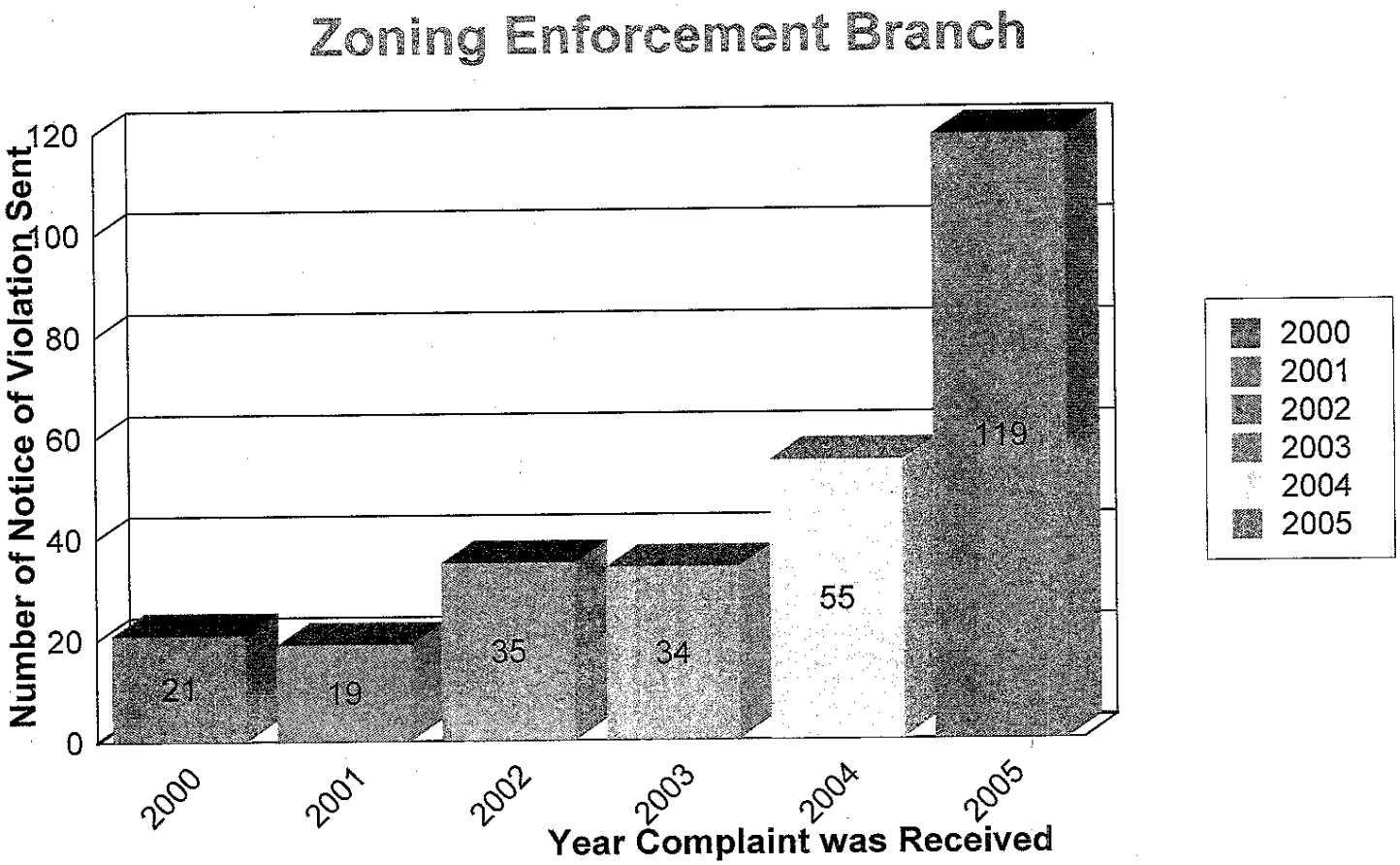
OPEN	71
COMPLIANCE	157
DUPLICATE CASE	29
INFORMATION PROVIDED	19
REFERRED TO OTHER AGENCY	15
UNFOUNDED (NO PROBLEM FOUND)	**326**
	617

2006

OPEN	15
DUPLICATE CASE	1
	16

GRAND TOTAL: 2,237

NOVs Sent for Multiple Occupancy/Multiple Dwelling



SUMMARY OF NOV SENT for Multiple Dwellings and Multiple Occupancy

Between 01/ 1/2000 and 01/11/2006

01/11/06 9:47:55 am

2000	
Multiple Dwelling	10
Multiple Occupancy	12
	21
2001	
Multiple Dwelling	8
Multiple Occupancy	13
	19
2002	
Multiple Dwelling	15
Multiple Occupancy	22
	35
2003	
Multiple Dwelling	17
Multiple Occupancy	21
	34
2004	
Multiple Dwelling	26
Multiple Occupancy	29
	55
2005	
Multiple Dwelling	50
Multiple Occupancy	69
	119
ZEB Total NOV's sent:	**283**

Fairfax County Government
12055 Government Center Parkway
Fairfax, VA 22035

Zoning Case Detail

Report Date: 10/28/05

CASE #: 6895

Problem Code: ZMOCC: Multiple Occupancy
Source: PHON
Date Rcvd: 02/22/2005
Assigned To: MONCURE
Res.Code: COMPL

Location: 6308 Pioneer Dr, Springfield VA 22150-0000

Caller's Info:

Name: Linda Waller
Address: [redacted]
Day Phone: (703)971-6262 x
Evening Phone:

Caller's Comments:

Possible M/O and M/D.

Inspections Information:

Inspection Date	Inspection #	Inspection Status	Insp Sqnce #	Inspected By
10/28/05 6:56 am	**2337398**	**CLOSED**	5	WMONCU

Inspection of the property found it to be in compliance with the notice . No further violation exist.

03/07/05 11:01 am	**2337397**	**FAILED**	4	WMONCU

Ms. Gonzales advised during the interview that she was the co-owner of the property and she would see that the persons living in the house received shelter. Ms. Gonzales is currently residing at 6108 Pinto Place with her mother and two brothers.

03/07/05 11:00 am	**2337286**	**FAILED**	3	WMONCU

A request from DPWES Code Enforcement Inspector George Ford to accompany him to the location based on the referral to his agency. This inspector contacted all other agencies involved to coordinate a mutual response. The fire marshals office, health department,zoning enforcement and code enforcement swooped down on the location at the same time. Inspector Ford to the lead and condemned the work on the site and with Inspector Gary Haines of the Health Department declared the location unsafe and that there could be no workers or owners allowed on the site. This was in part due to lack of approved permits, unlicensed contractors, unsafe construction, OSHA violations, and safety concerns for the subjects living there. The Washington Gas Company (red tagged) ordered the gas cut off to the property. The gas stove had been repaired with duct tape, the furnance was unsafe and the hot water heater needed to be replaced as well as the flue system. The removal of the tenants at this time negated the issue of the multiple occupancy, but the previously observed accessory storage structure in the rear of the property that exceeded the 8.5 ft. height restriction is still in violation and must be addressed.
It was determined during this inspection the the owner was on site and identified herself as Maria I. Gonzales and that she had sold the property to her uncle, Francesco Zapata of Arlington, Va. Mr. Zapata has failed to record this transaction, but according to Ms. Gonzales she is the

03/03/05 2:19 pm	**2337267**	**FAILED**	2	WMONCU

Closed

		Problem Code:	ZMOCC: Multiple Occupancy		
CASE #:	6895	**Source:**	PHON		
Date Rcvd:	02/22/2005	**Assigned To:**	MONCURE	**Res.Code:**	COMPL

Inspections Information:

Inspection Date	Inspection #	Inspection Status	Insp Sqnce #	Inspected By

Inspection of the property discovered the following information: The area of construction is being built over an existing structur that is housing seven (7) persons, (one family of three, three males in one area and one male in another). There are no kitchen facilities, The only working bathroom is located in the bedroom are belonging to the family. No facilities are available for the other males. There were no permits on site at the time of this inspection, no permit on site for the work being done, no authorization indicating that the house could be occupied during construction, the gas furnace appeared to be leaking gas at the time of inspection, a gasoline can was located next to the gas hot water heater pilot. An accessory storage structure was located in the rear yard next to the side and rear lot lines in excess of 8 1/2 ft. in height. In order to effectively handle this issue and based on observations the following actions were initiated. The Washington Gas Company was notified of potential gas leak,the Fairfax County Fire Marshal's Office was contacted concerning the gas leak, the gasoline storage, and the damaged flue pipe. The DPWES Code Enforcement section was notified of the persons living in the house, the lack of plans and permits. The Fairfax County Health Department was notified of the living conditions that the people were found in . This office is issuin a notice of violation for the multiple occupancy and the storage structure.

03/01/05 5:00 pm	**2336919**	**FAILED**	1	WMONCU

Inspection of the property found extensive renovation underway. Construction workers located on site but indication of the house being used based on its condition. Location to be monitored.

Code Violation Information:

Violation Date	Code Violation	Viol. Status	Status Date
03/03/05	Outdoor Storage	VERBAL	03/04/05
03/03/05	Multiple Occupancy	OPEN	03/07/05
03/07/05	Accessory Storage Structure	VERBAL	03/09/05
03/03/05	Multiple Occupancy	CLOSED	03/09/05
03/07/05	Accessory Storage Structure	LTRSENT	03/11/05
03/07/05	Accessory Storage Structure	CLOSED	10/28/05

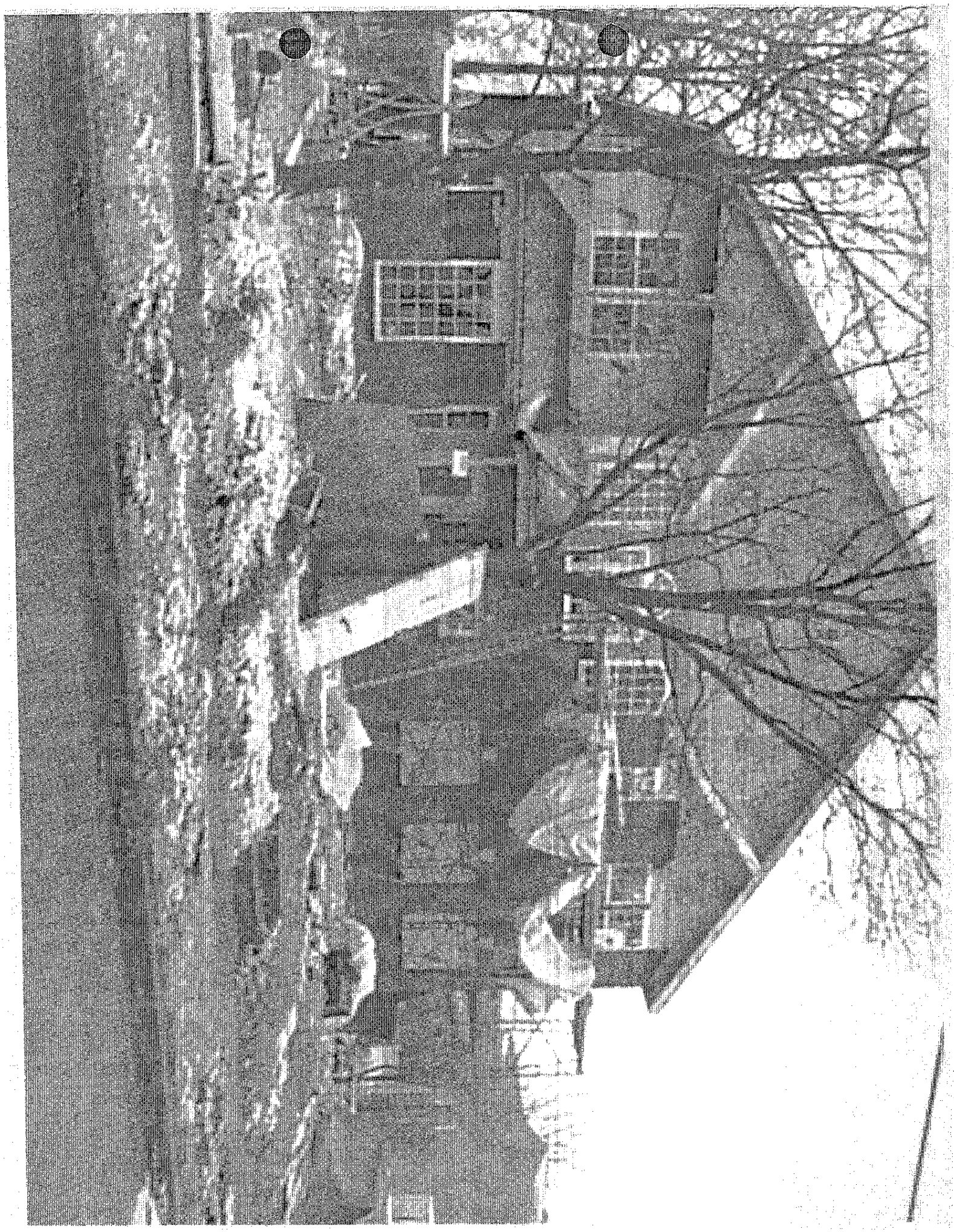
Certified Notice of Violation Information:

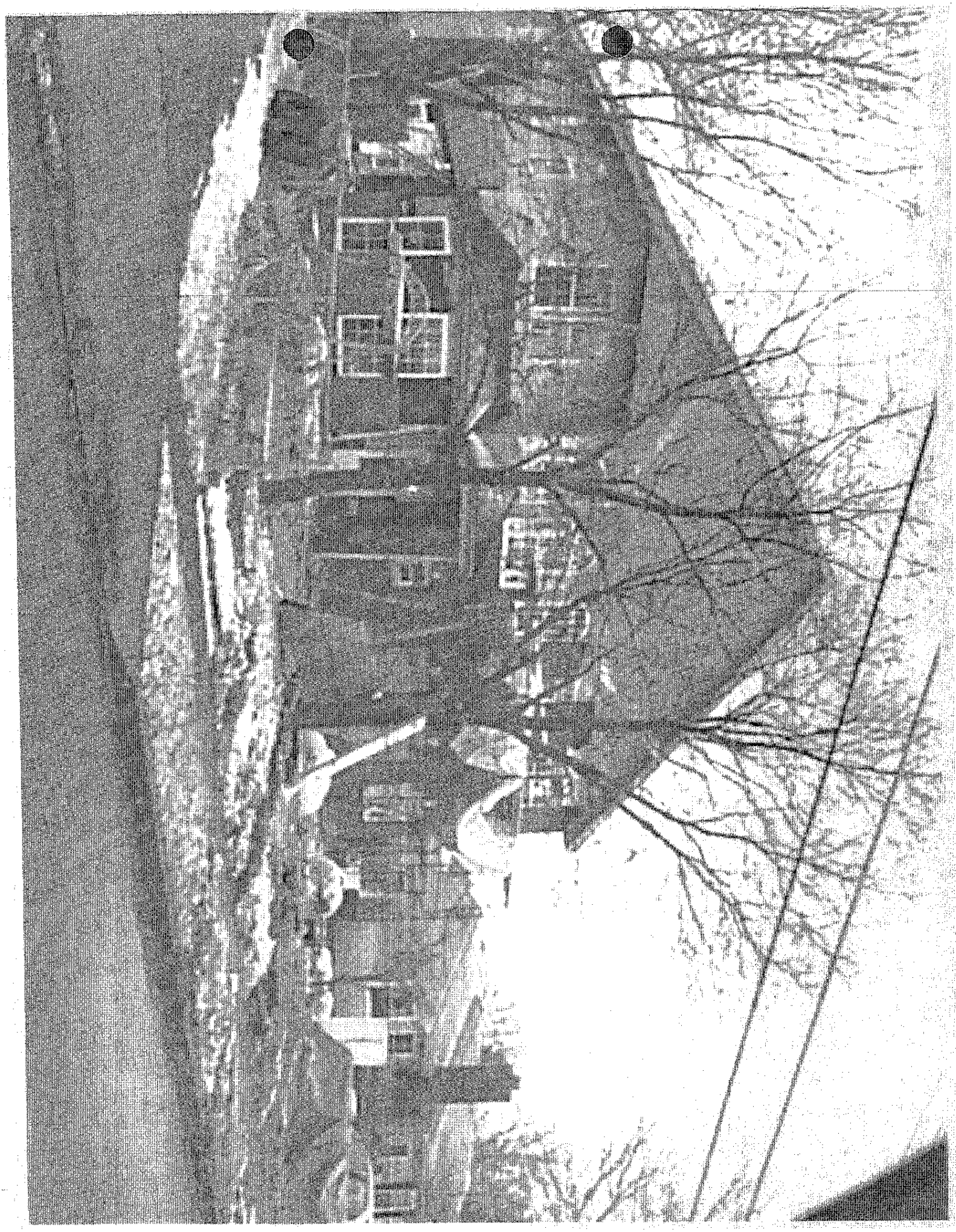
Certificate #	Sent	Received	Days to Comply	Follow up/ Expiration	Secondary Rcvd
SHERIFF'S LETTER	3/11/05		30	4/18/05	3/17/05
SHERIFF'S LETTER	3/11/05		30	4/18/05	3/17/05

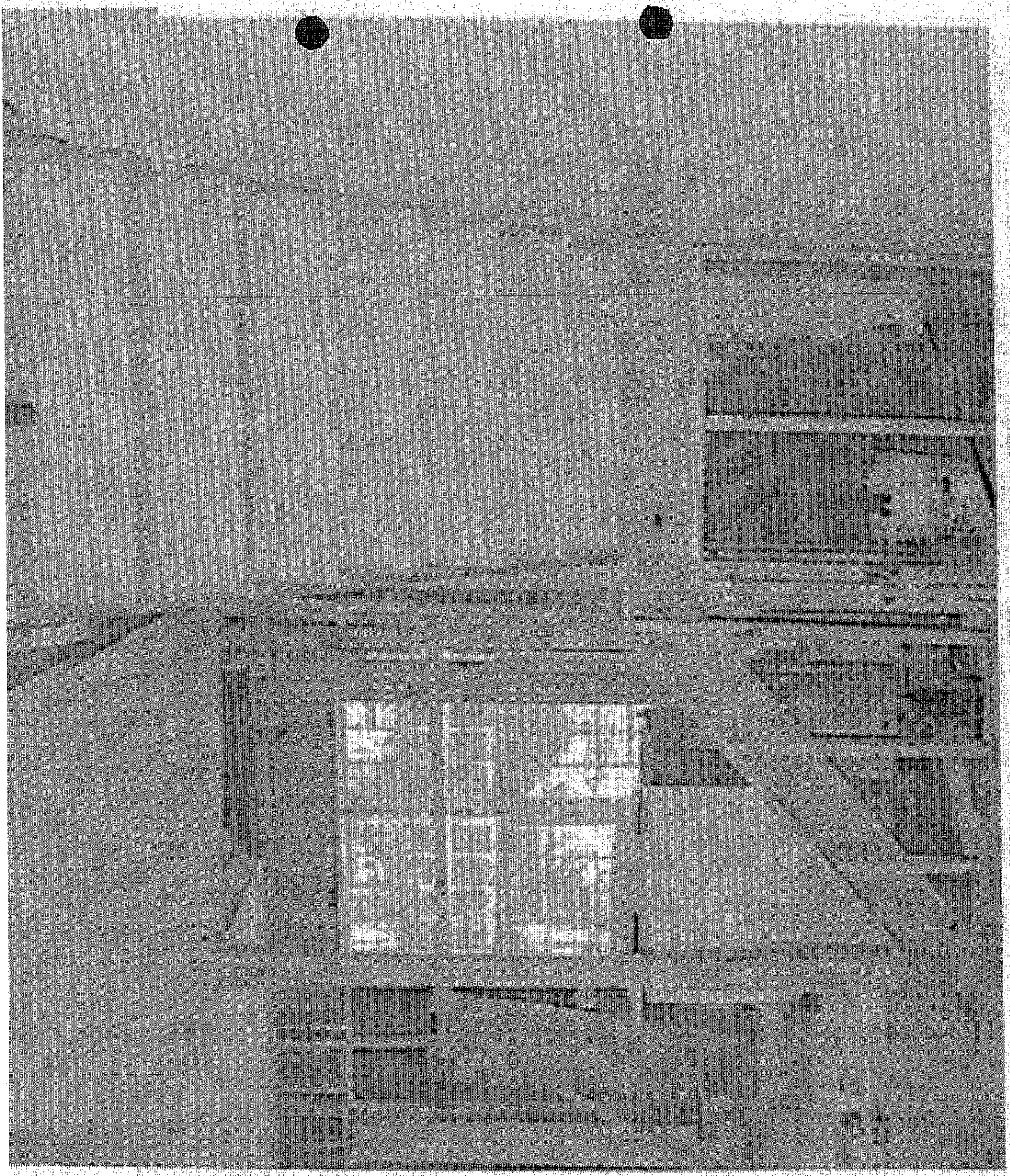
Verbal Notice of Violation: No Verbal NOV is linked to this CASE.

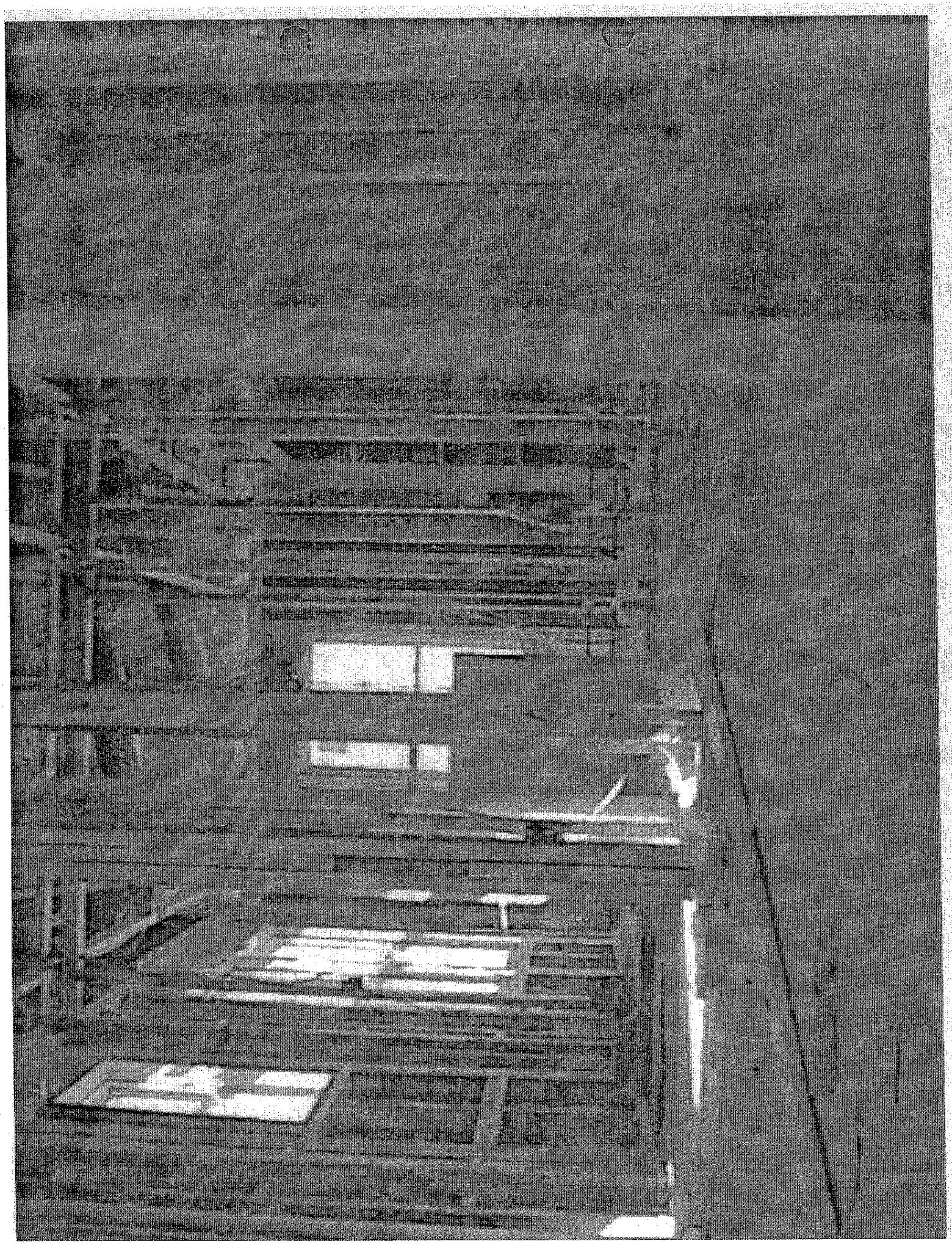
Log Actions:

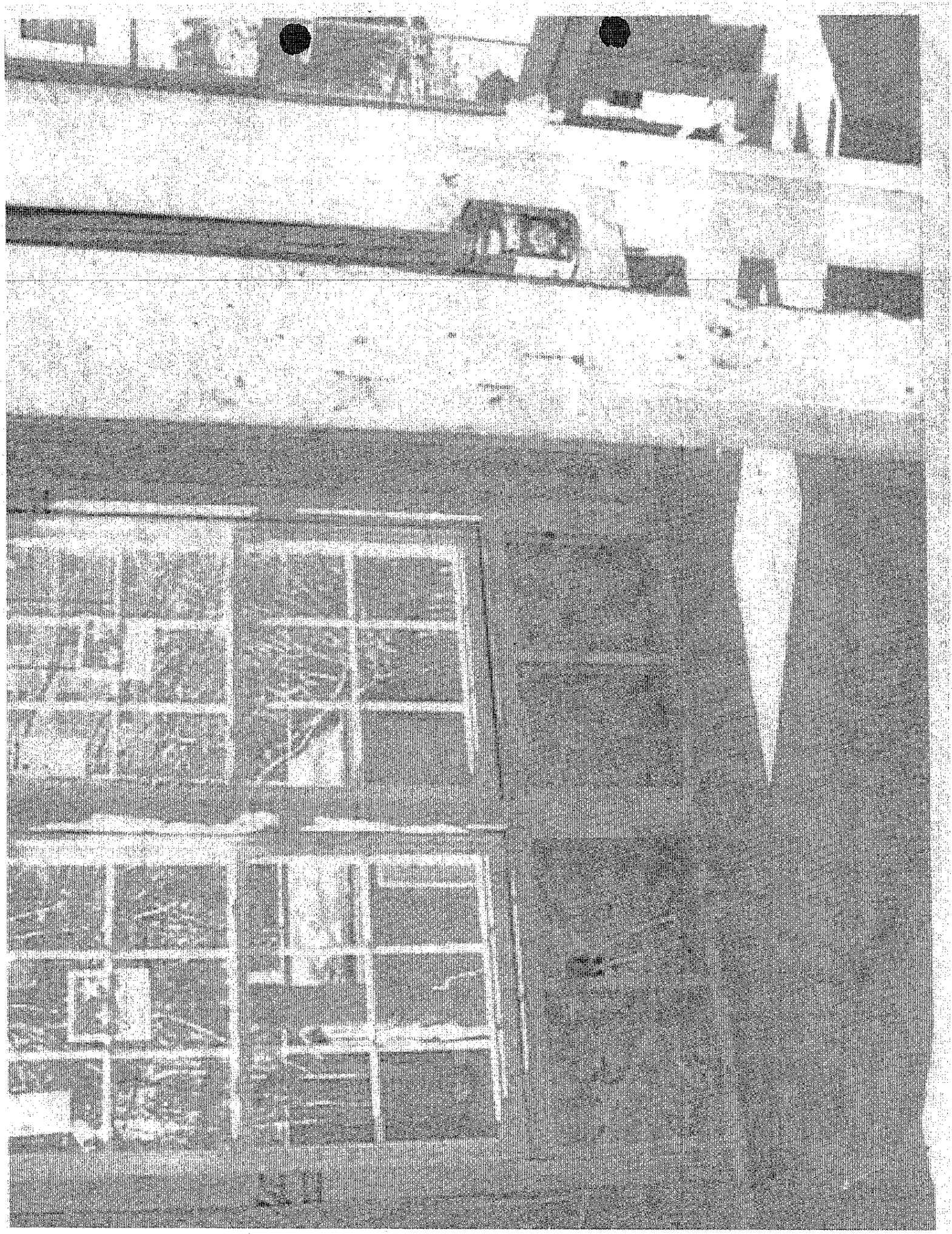
Date	Log Type	Comments
3/17/05	Notice Of Viol Receipt Rcved	
3/17/05	Notice Of Viol Receipt Rcved	
3/11/05	Notice Of Violation Sent	
3/11/05	Notice Of Violation Sent	

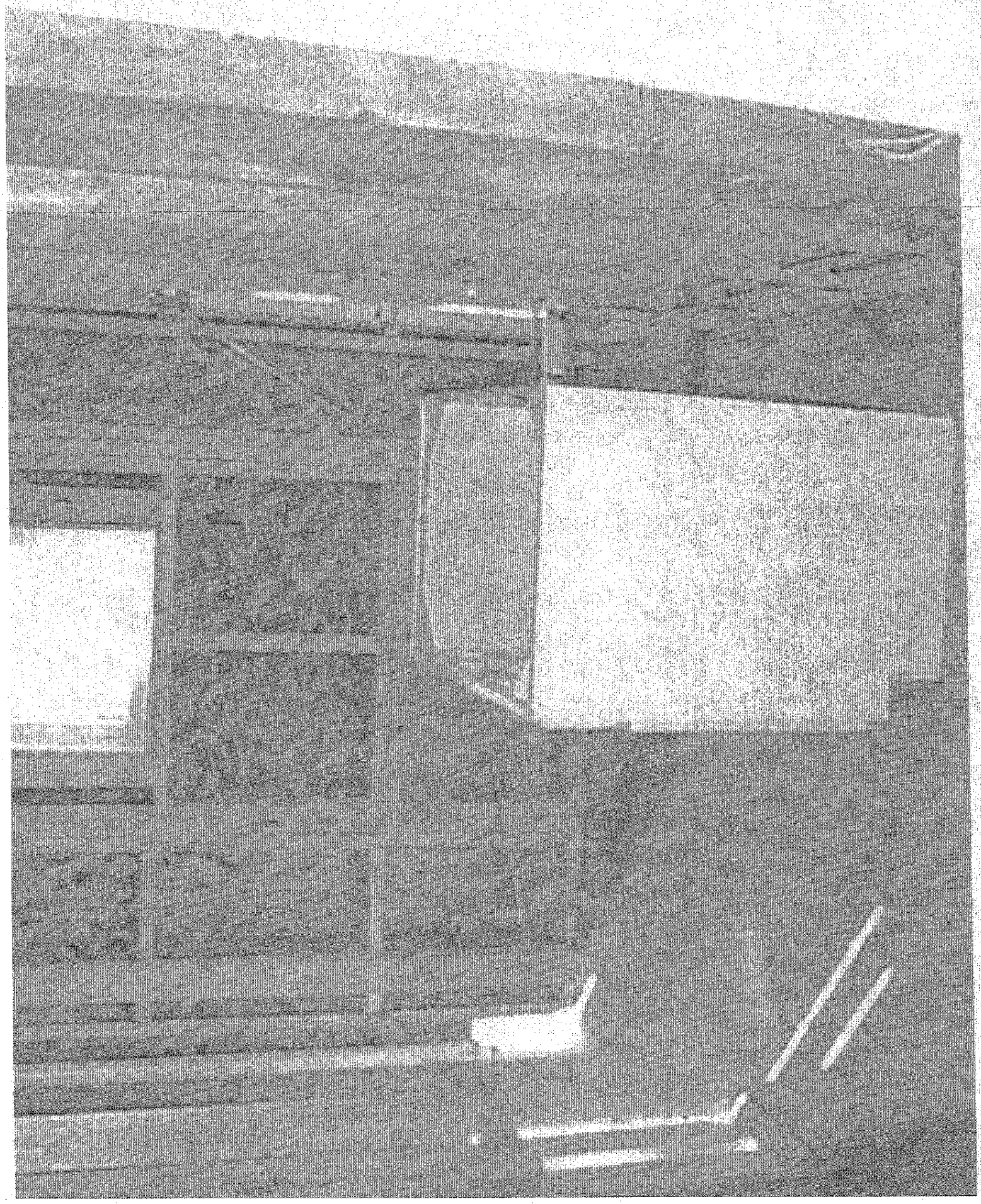


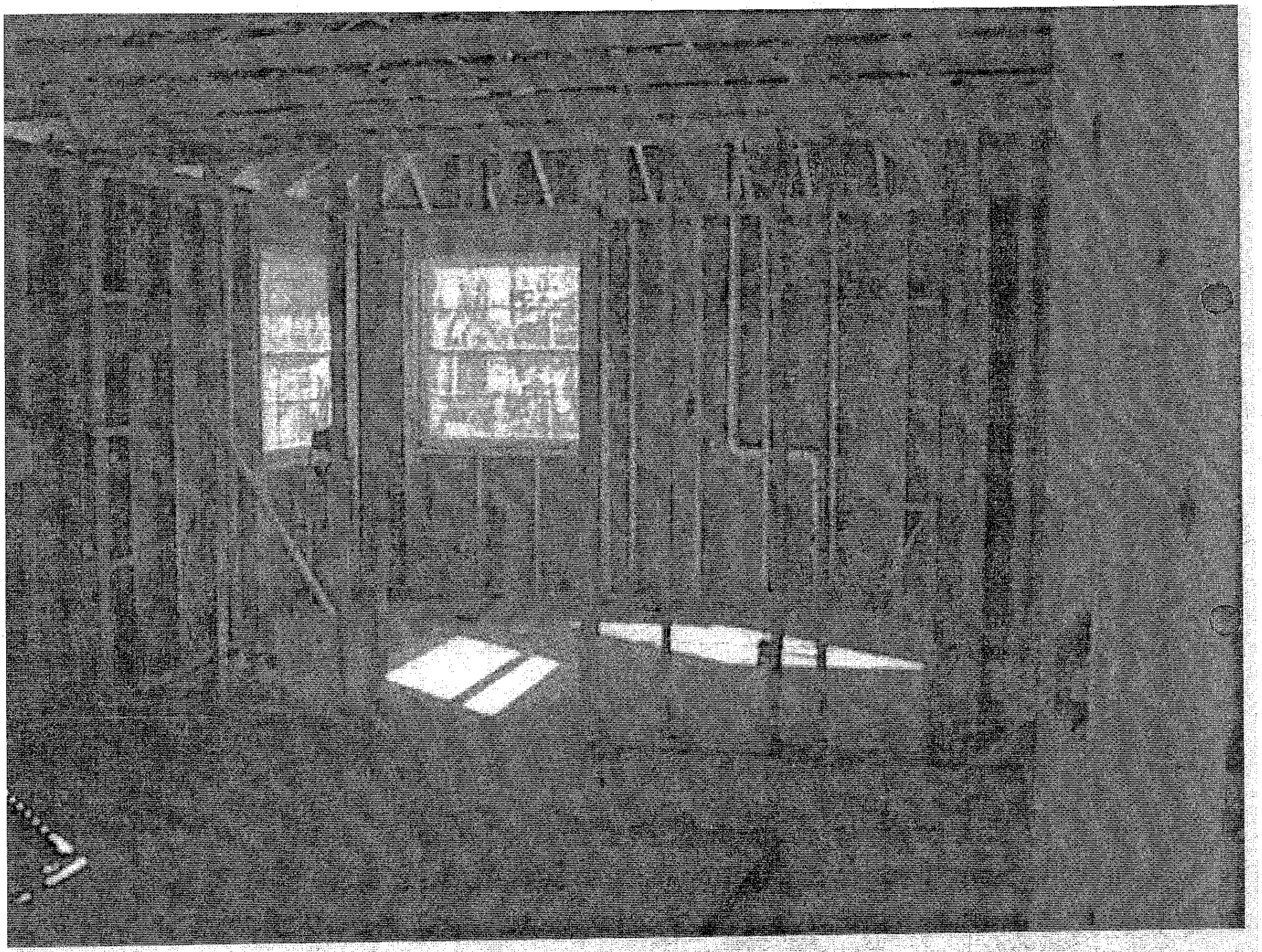


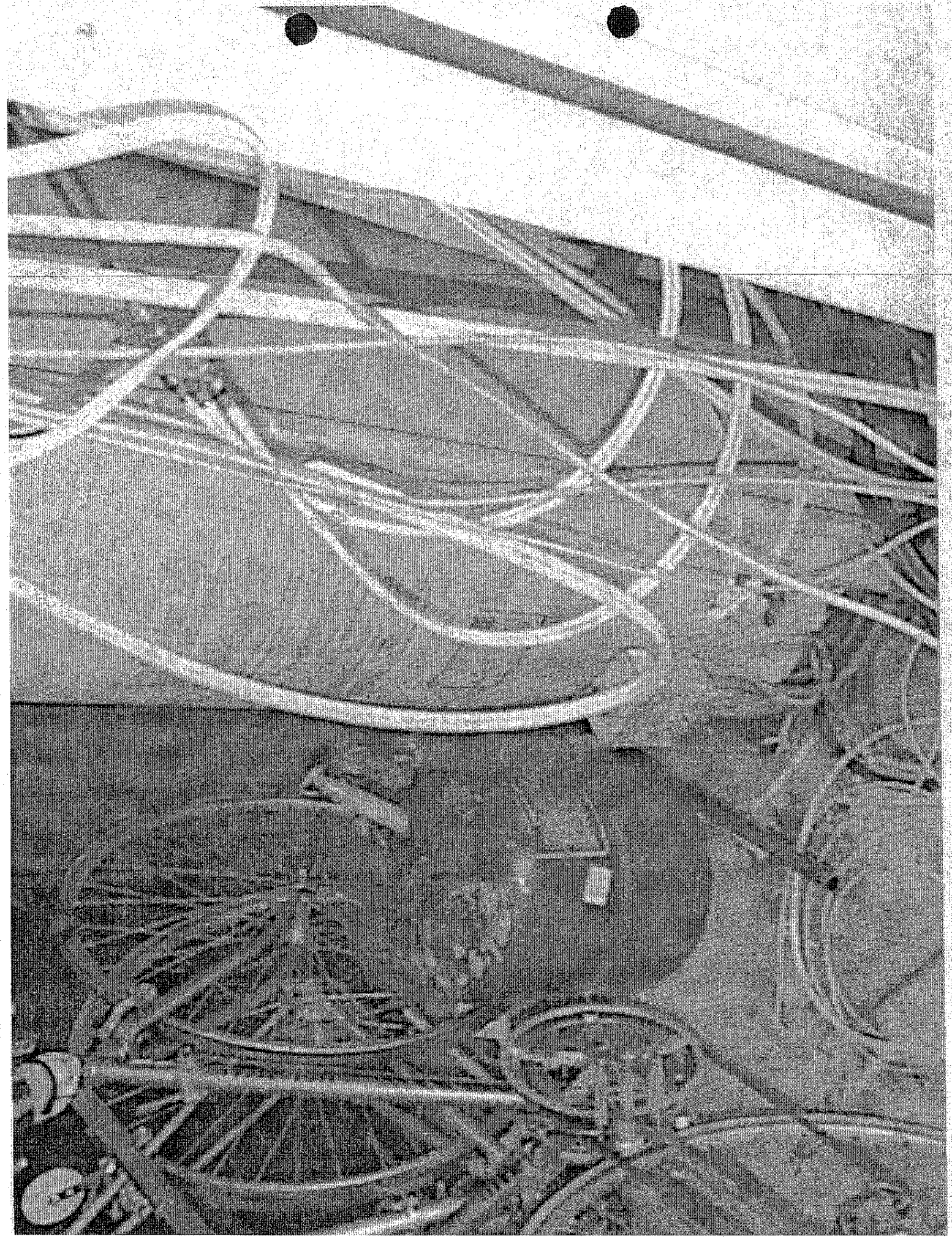


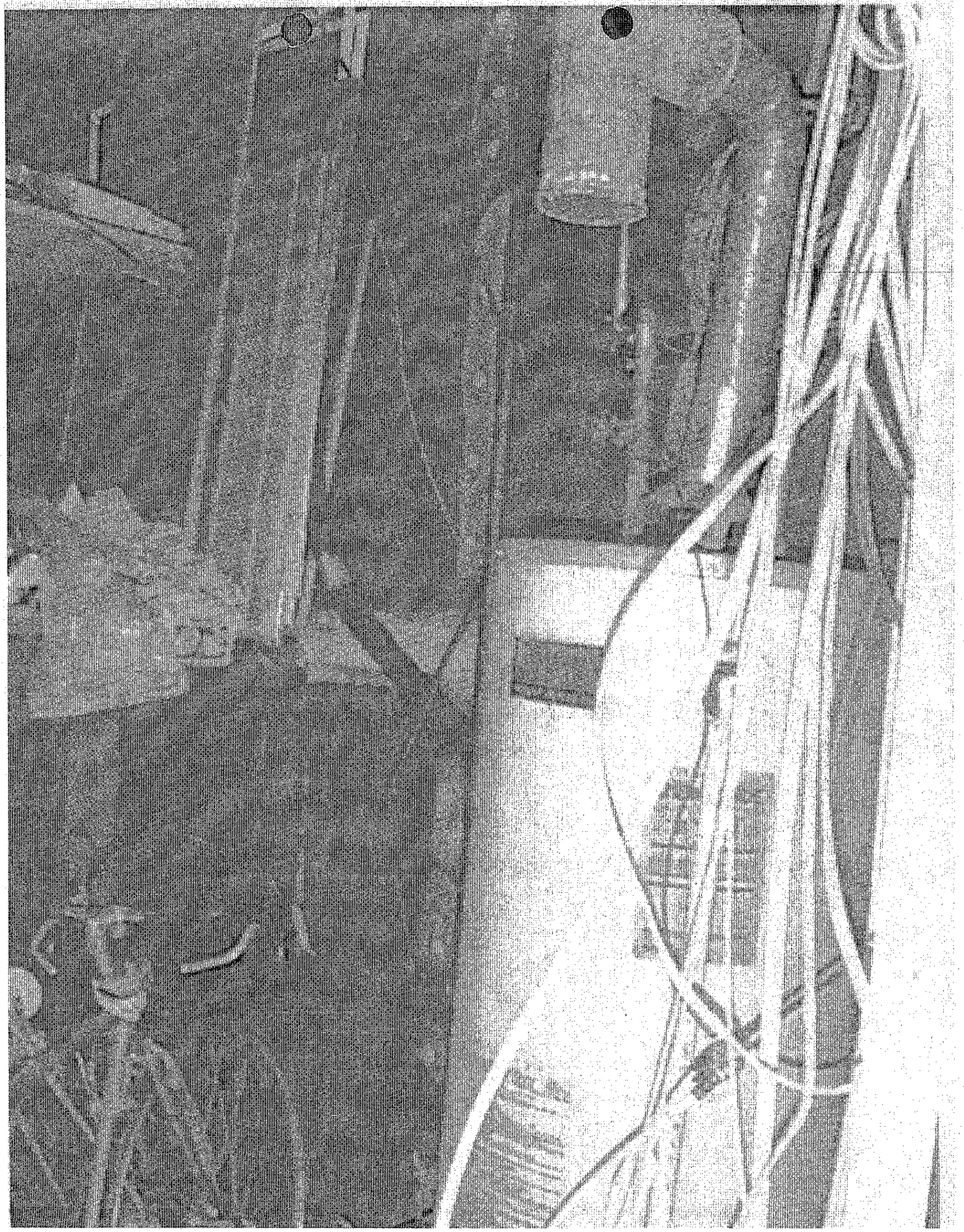


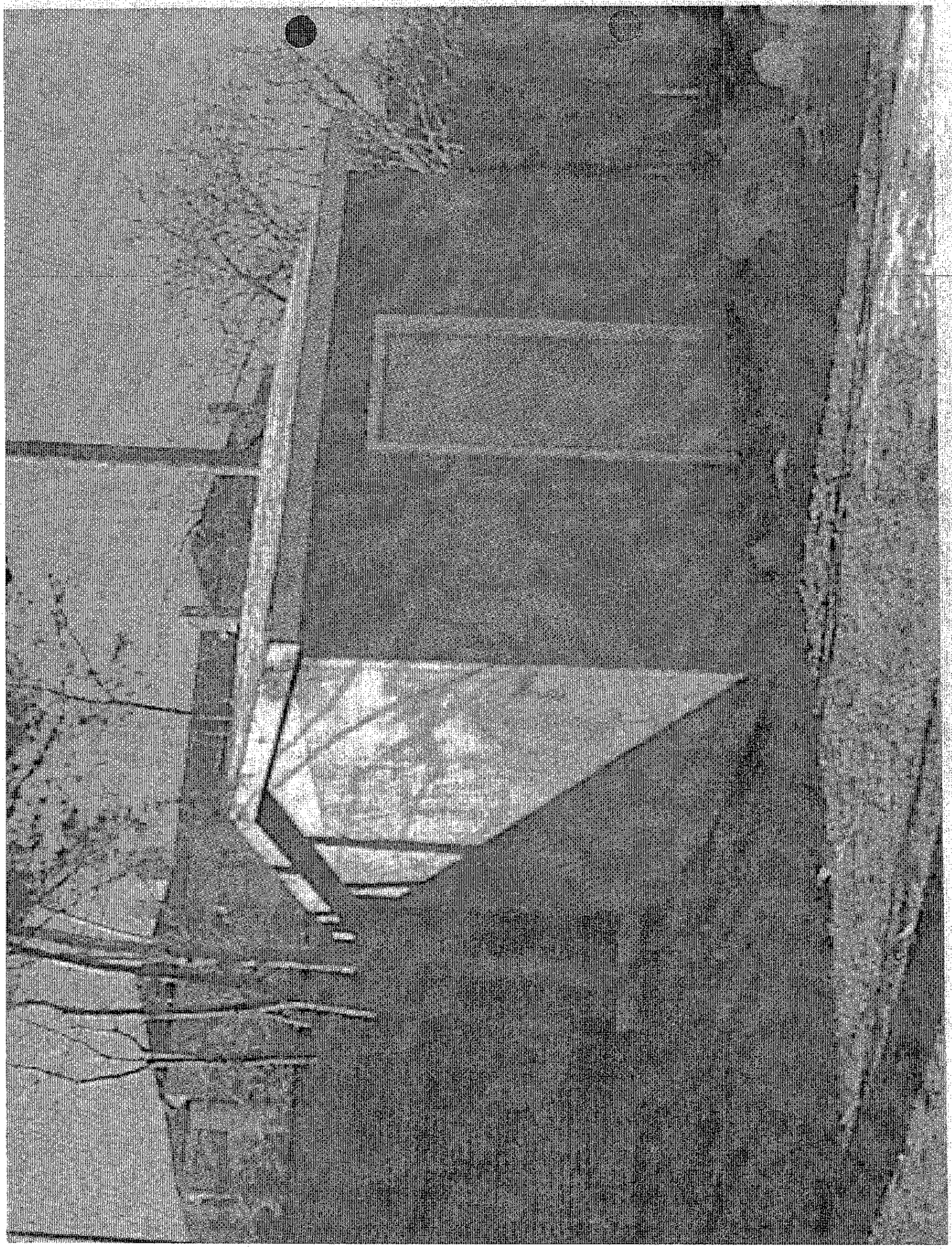


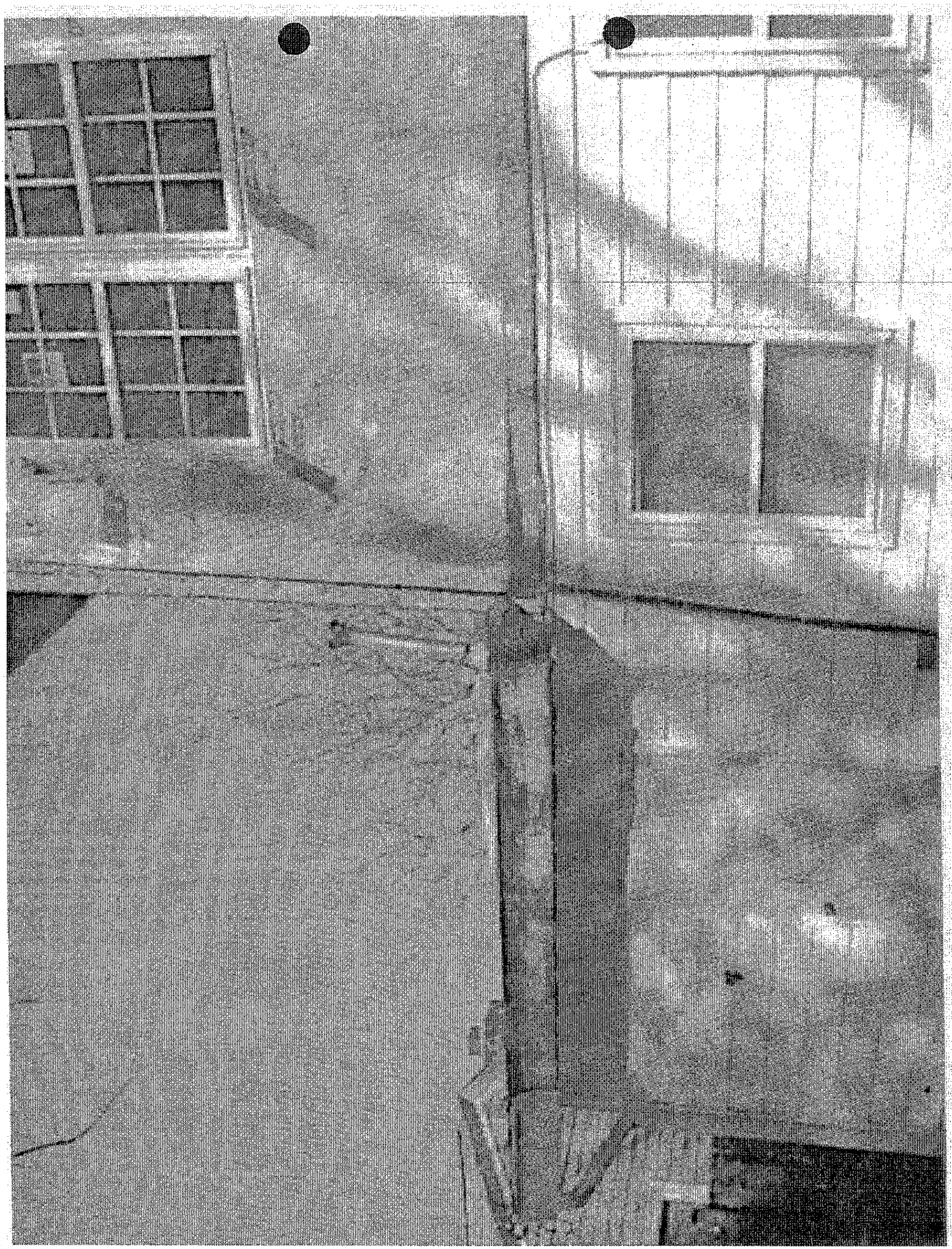












Fairfax County Government
12055 Government Center Parkway
Fairfax, VA 22035

Zoning Case Detail

Report Date: 4/7/05

CASE #: 7477

Problem Code: ZMOCC: Multiple Occupancy
Source: PHON

Date Rcvd: 04/05/2005 **Assigned To:** MONCURE **Res.Code:** OPEN

Location: 7053 Lanier St, Annandale VA 22003-0000

Owner: Tran Paul J And Loi Mai K

Caller's Info:

Name: Gary Haines

Address: Health Department, Fairfax VA 22035

Day Phone: (703)246-8414 x **Evening Phone:**

Caller's Comments:

Running a rooming house. Please have inspector assigned to this case, call Gary, so that they can do the inspection together.

Inspections Information:

Inspection Date	Inspection #	Inspection Status	Insp Sqnce #	Inspected By
04/05/05 11:30 am	2338244	FAILED	1	WMONCU

Inspection of the property was done in response to a request from Inspector Gary Haines of the Health Department. This inspector responded to the location and meet with Inspector Haines, Fire Marshal Doug Emerson and Master Inspector George Ford of Residential Inspections. The house was found to contain a complete second dwelling unit in the basement (kitchen, bathroom, sleeping quarters) and seven persons living in the dwelling (none of which are related). As a result of the investigation the health department placard the house and ordered all occupants to vacate the property, except for gathering their belongings. There were health and safety issues present that caused the order. Notice will be issued to the owner of the property.

Code Violation Information:

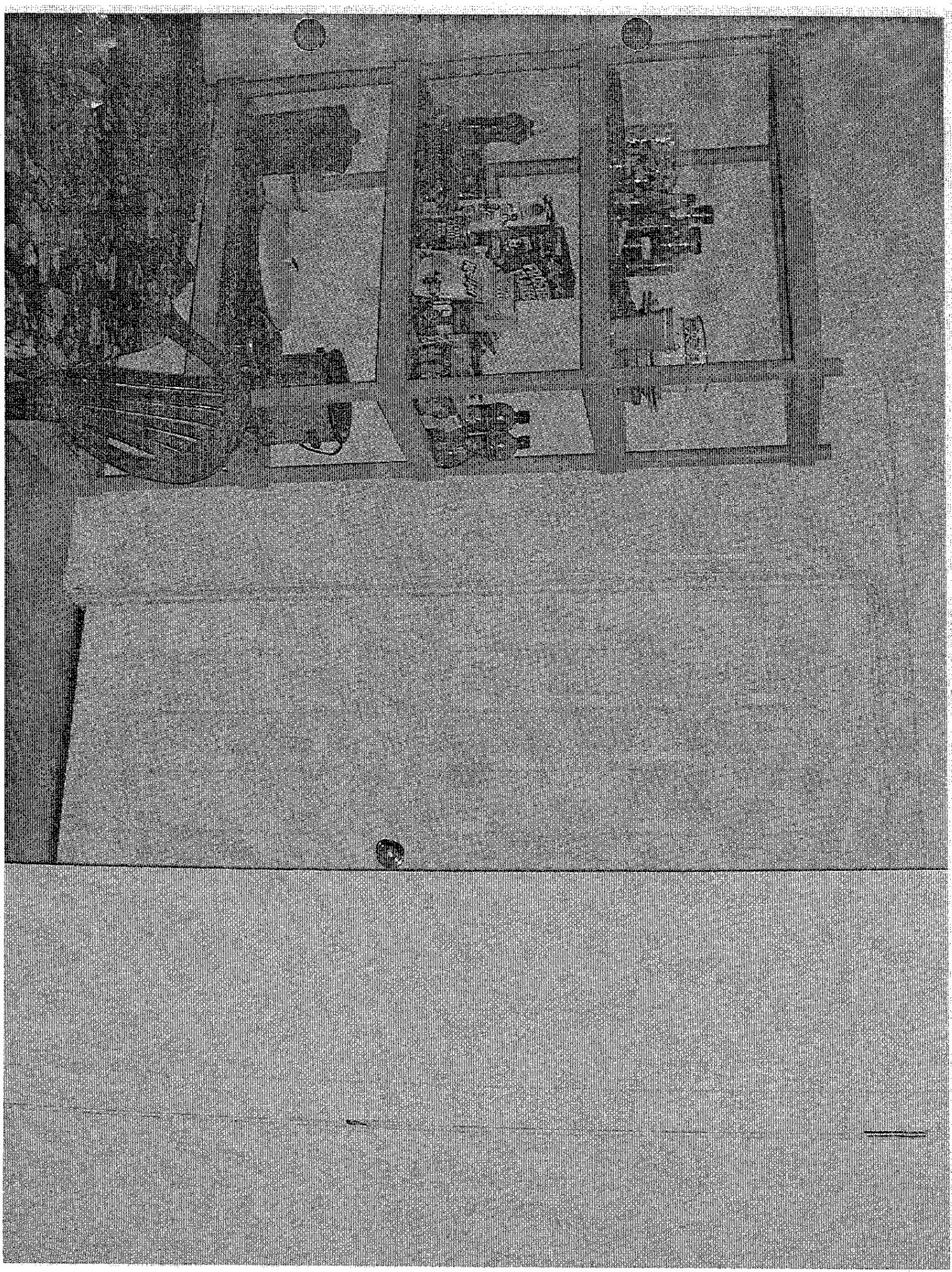
Violation Date	Code Violation	Viol. Status	Status Date
04/05/05	Multiple Dwelling	OPEN	04/07/05
04/05/05	Multiple Occupancy	OPEN	04/07/05

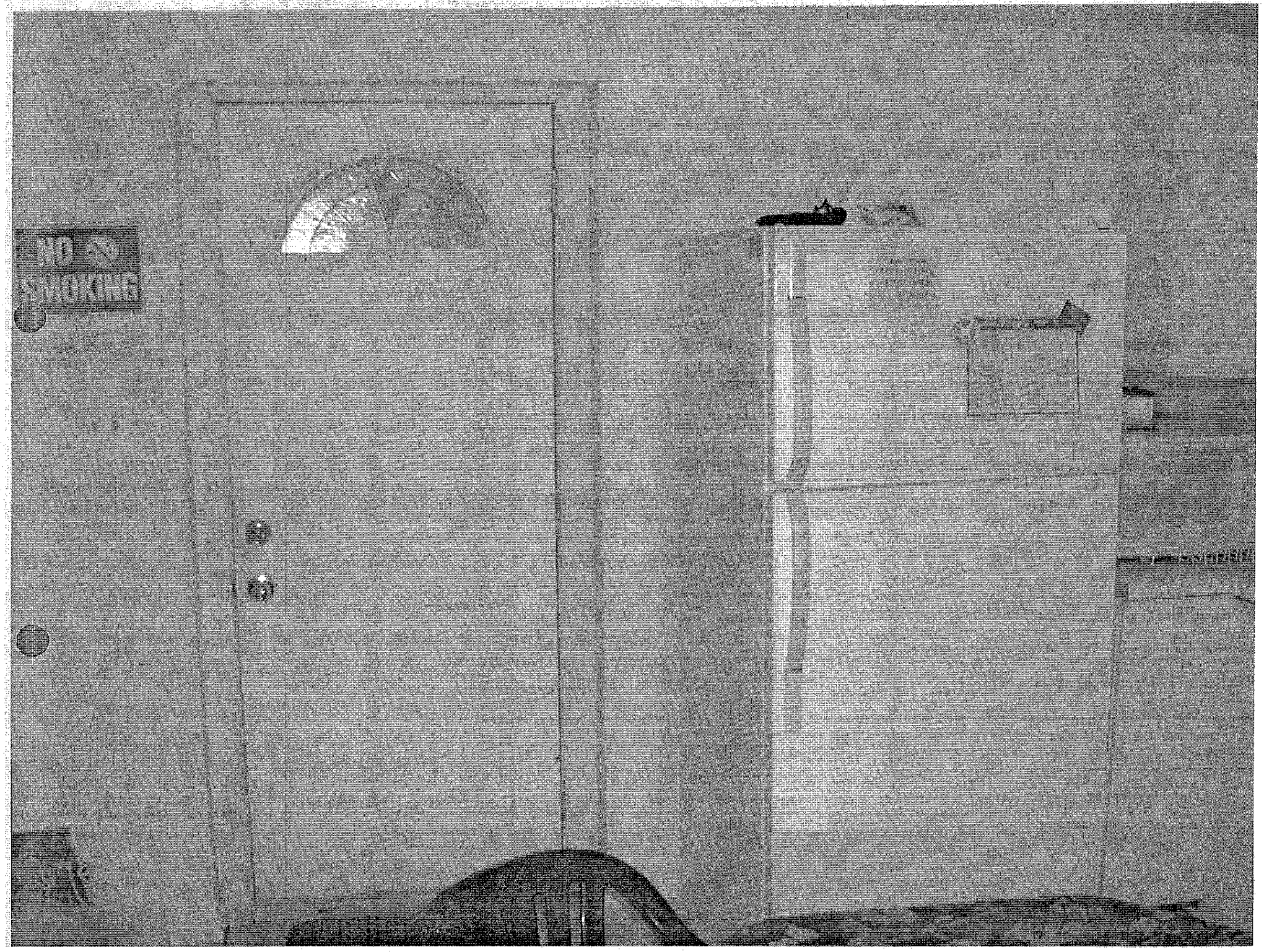
Certified Notice of Violation Information: No Certified NOV is linked to this CASE.

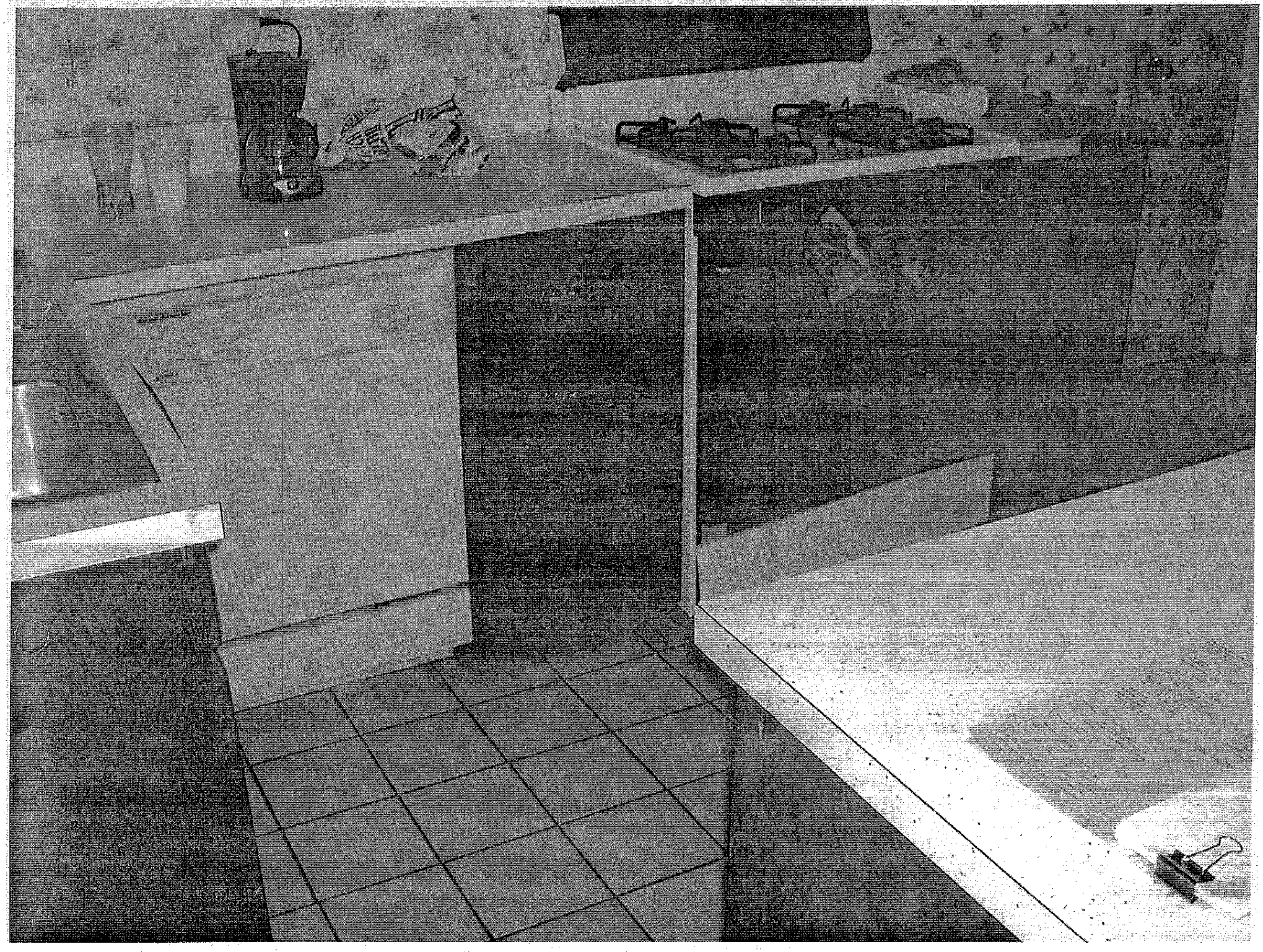
Verbal Notice of Violation: No Verbal NOV is linked to this CASE.

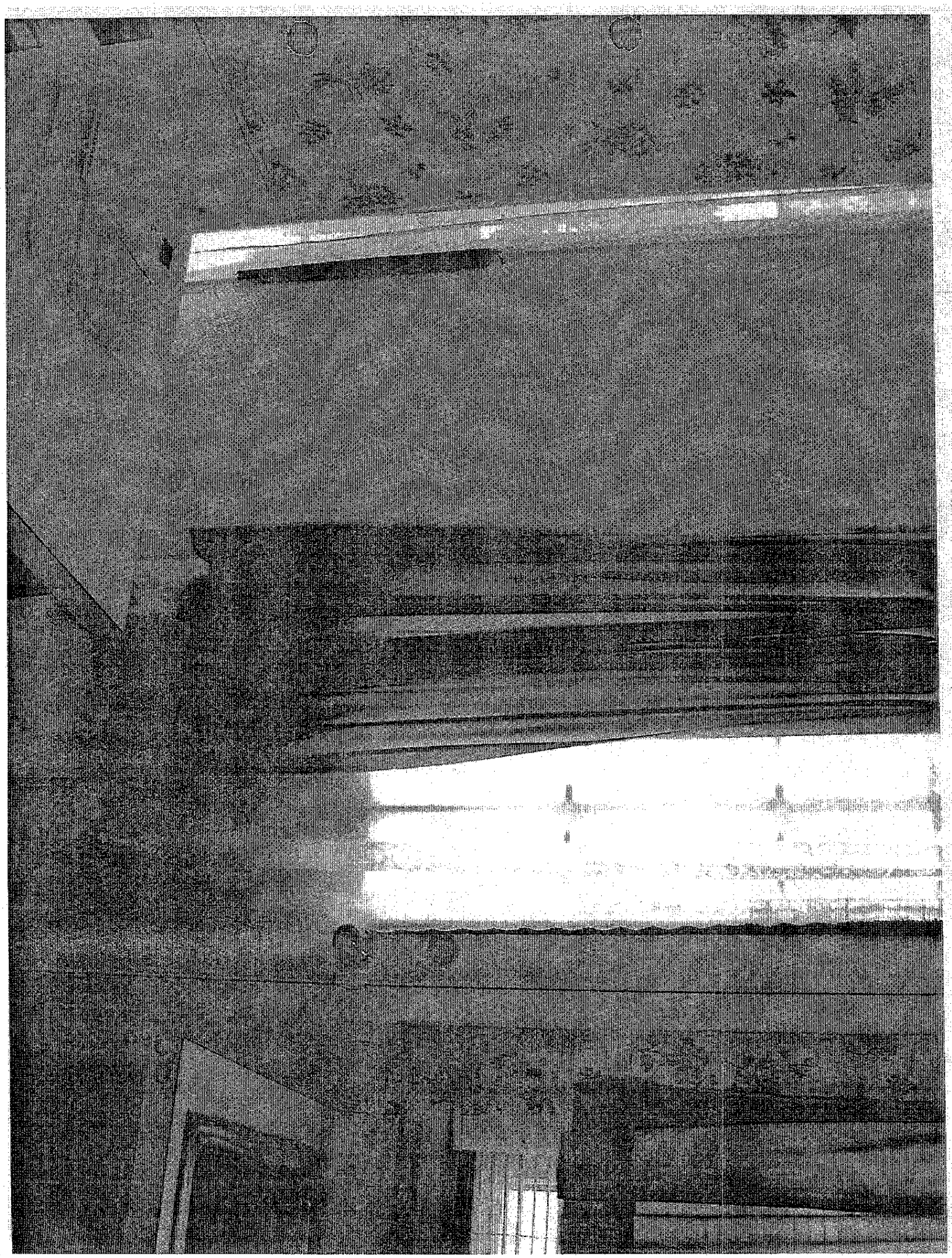
Log Actions:

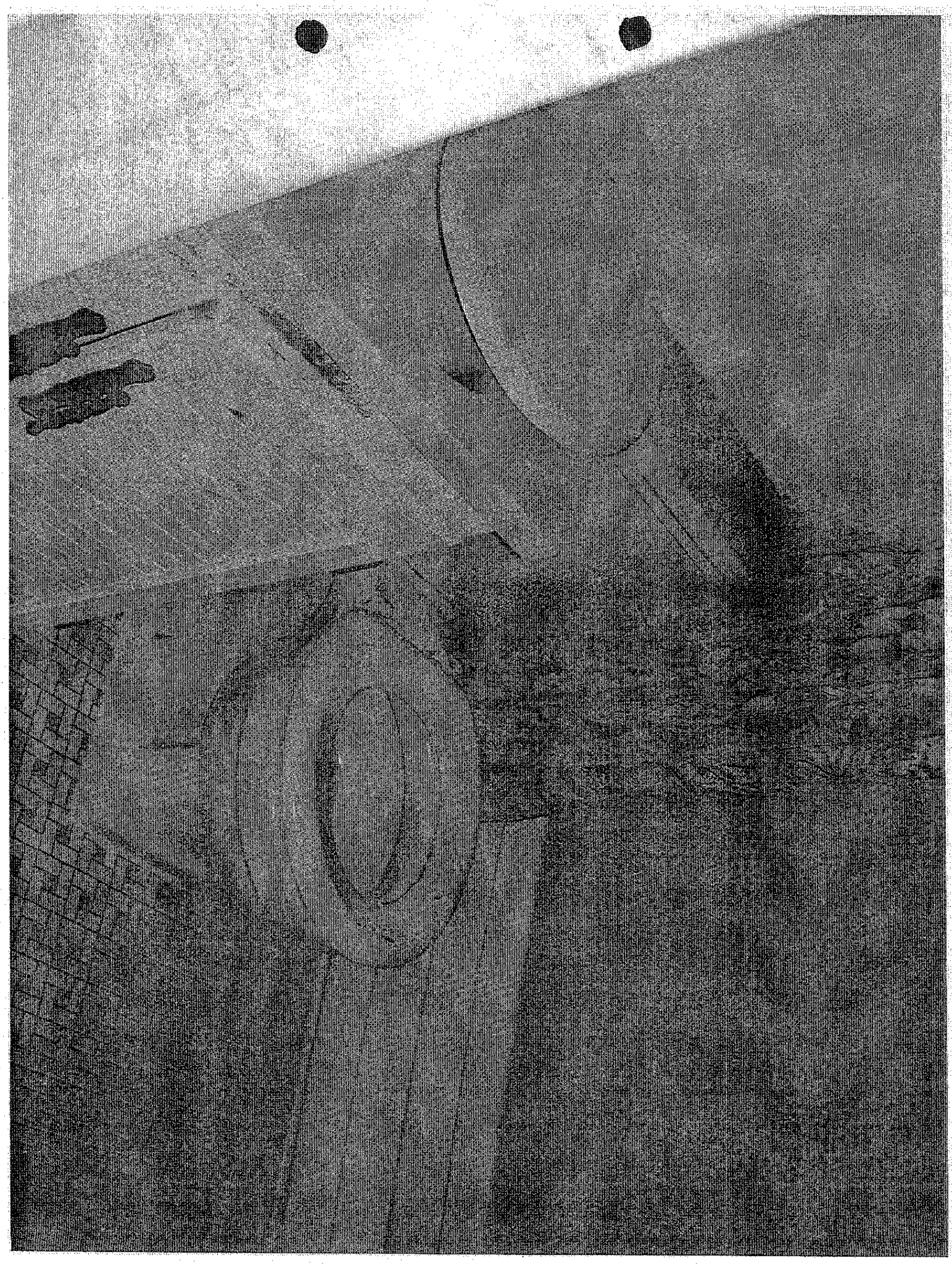
Date	Log Type	Comments
4/5/05	Re-Assigned	MONCURE, CHIP
4/5/05	Assigned Case To Inspector	BROWN, TAMMY

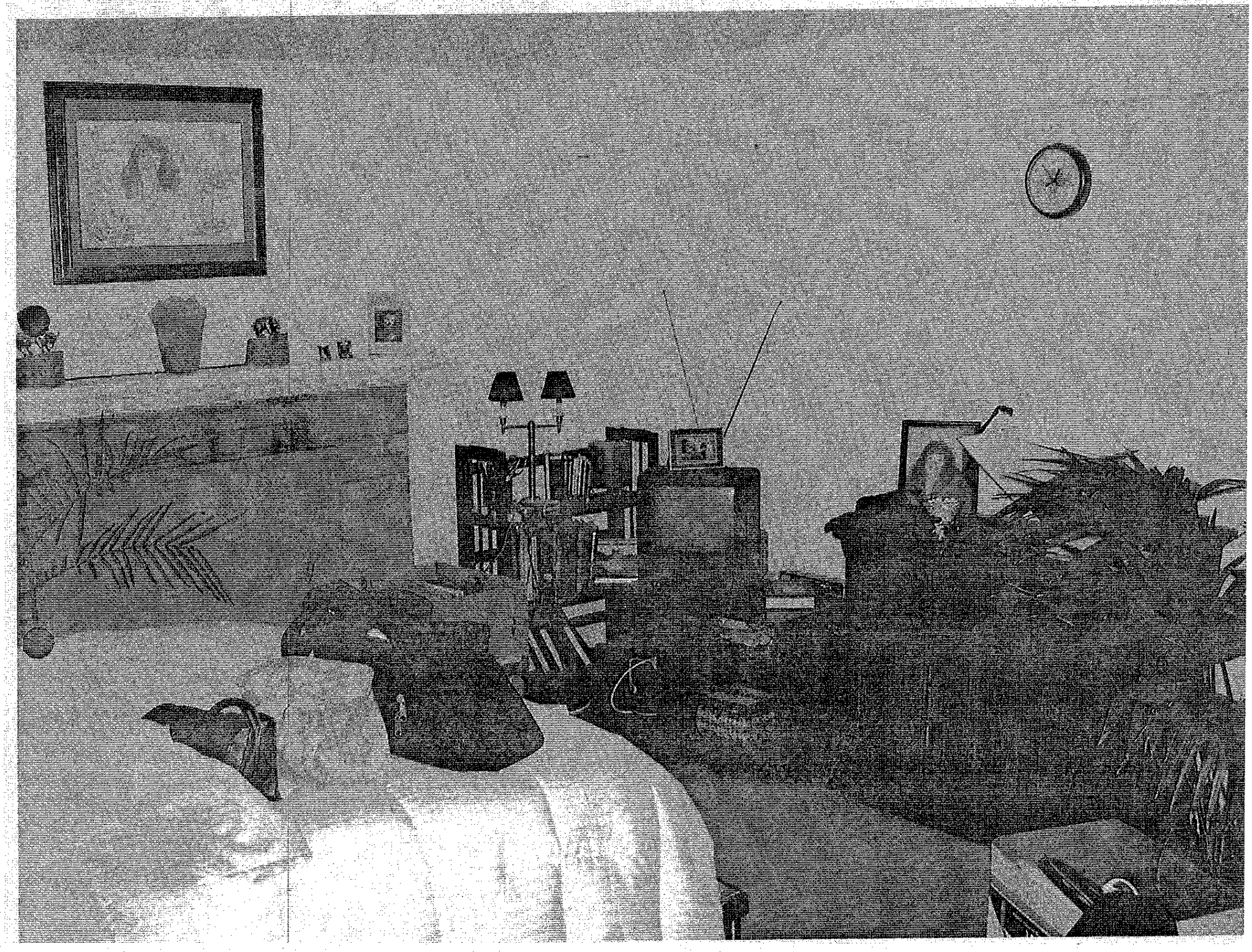


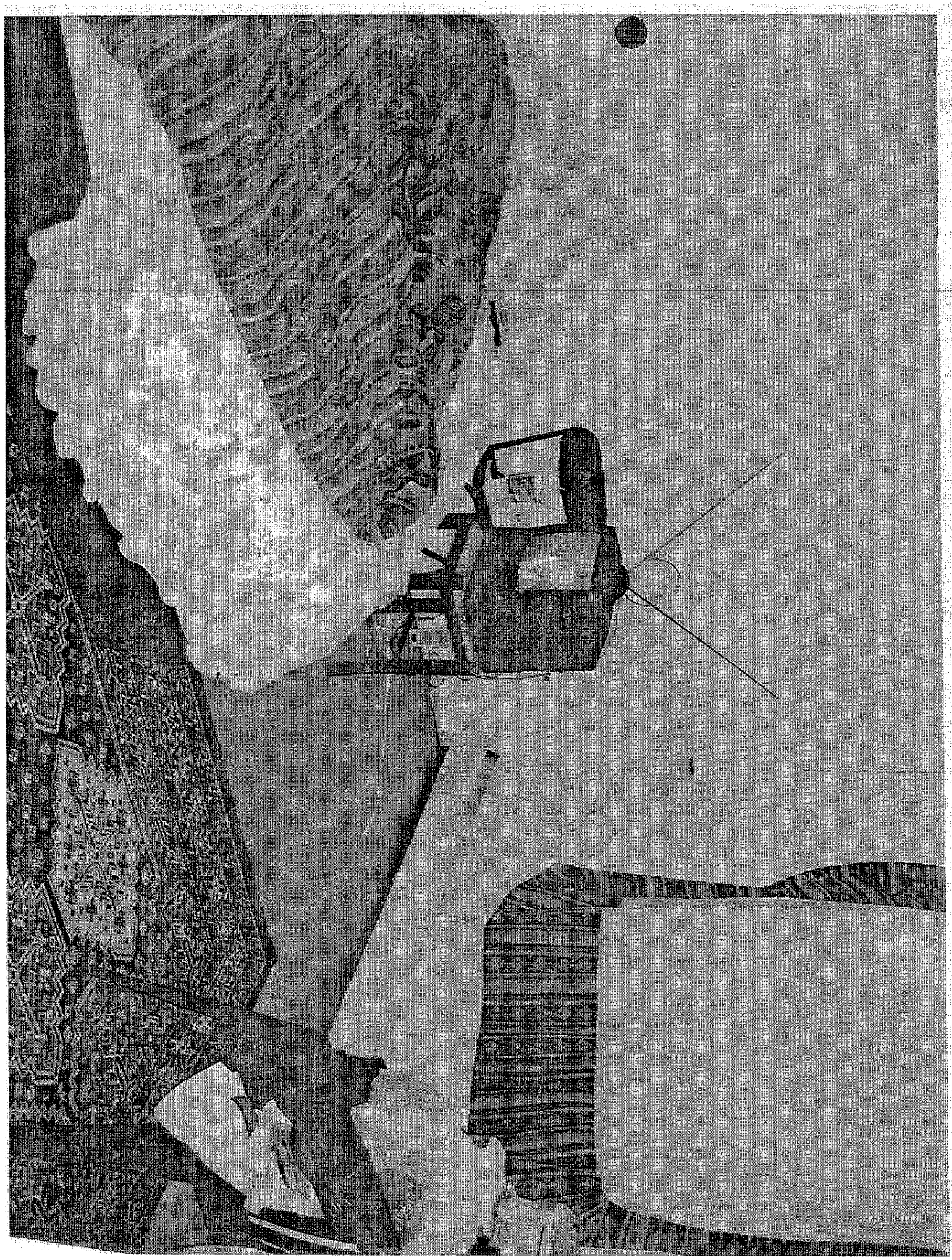

NO SMOKING

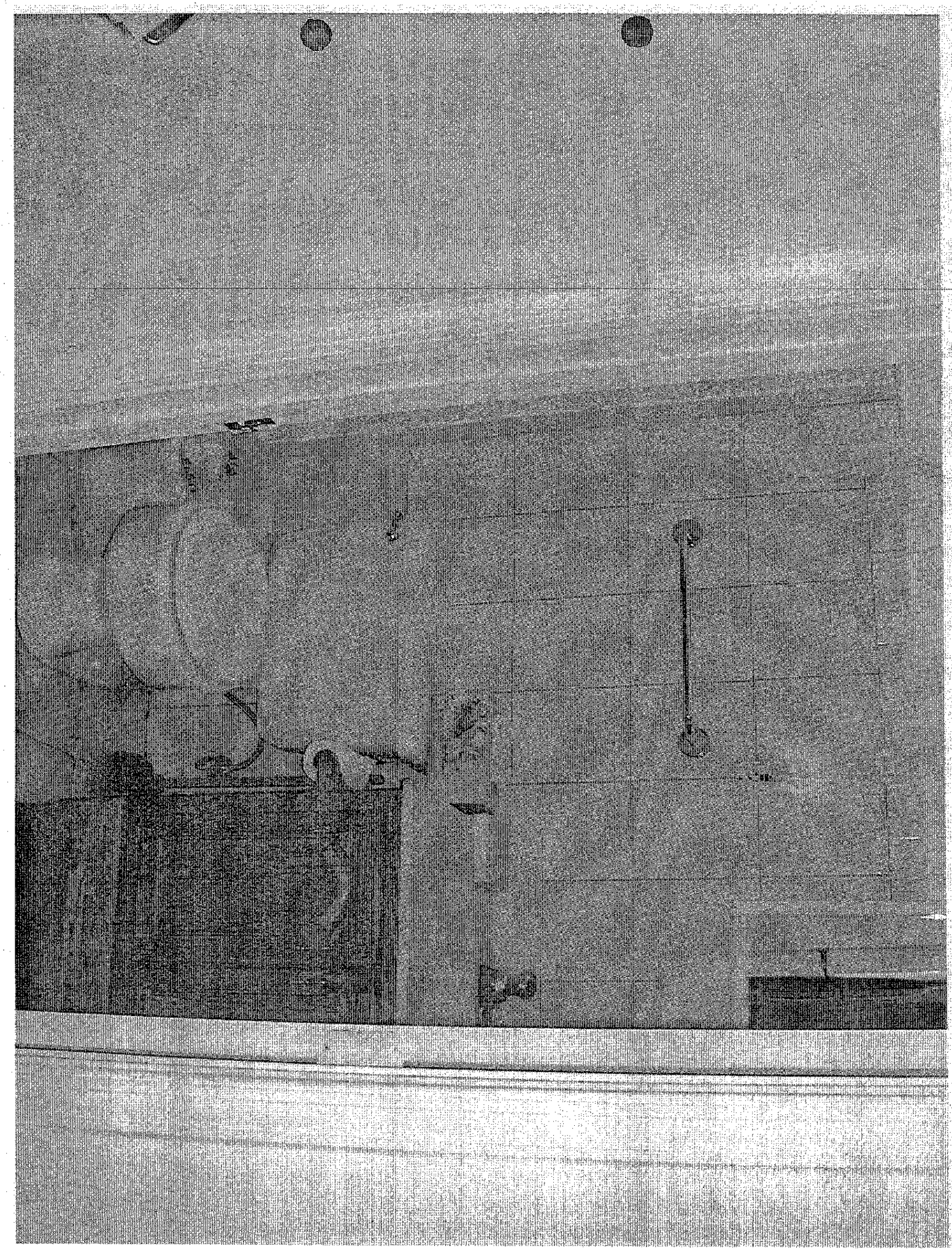


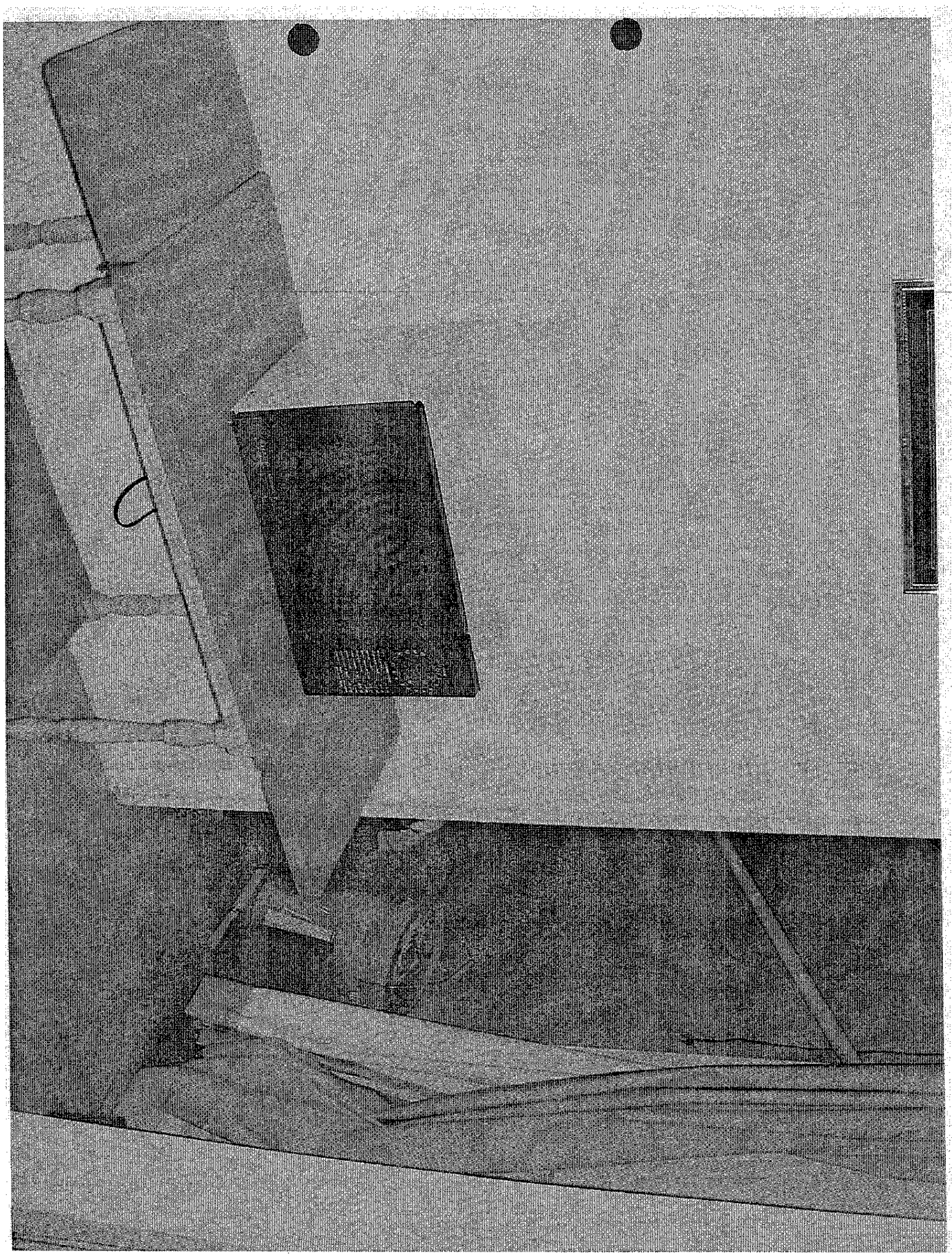


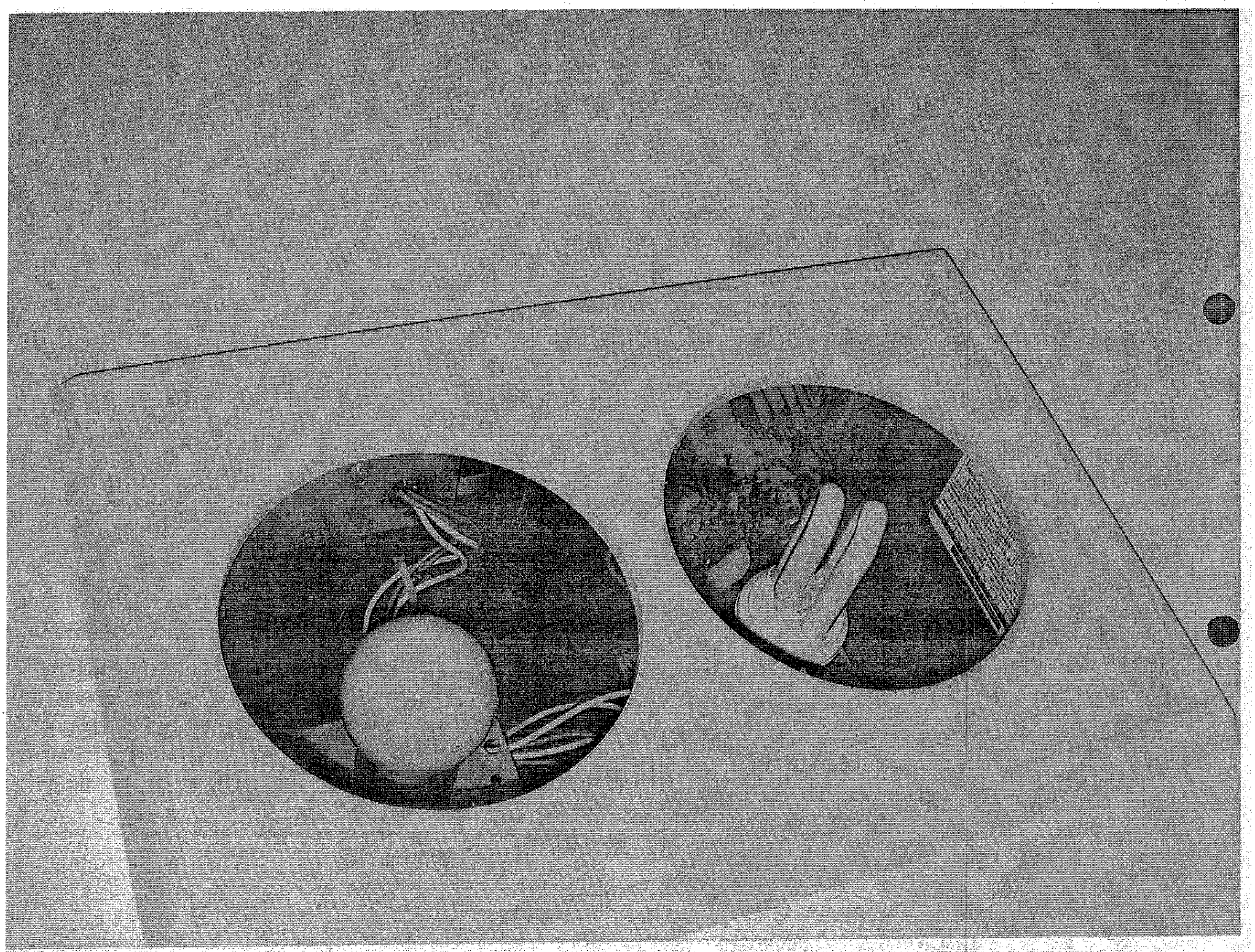


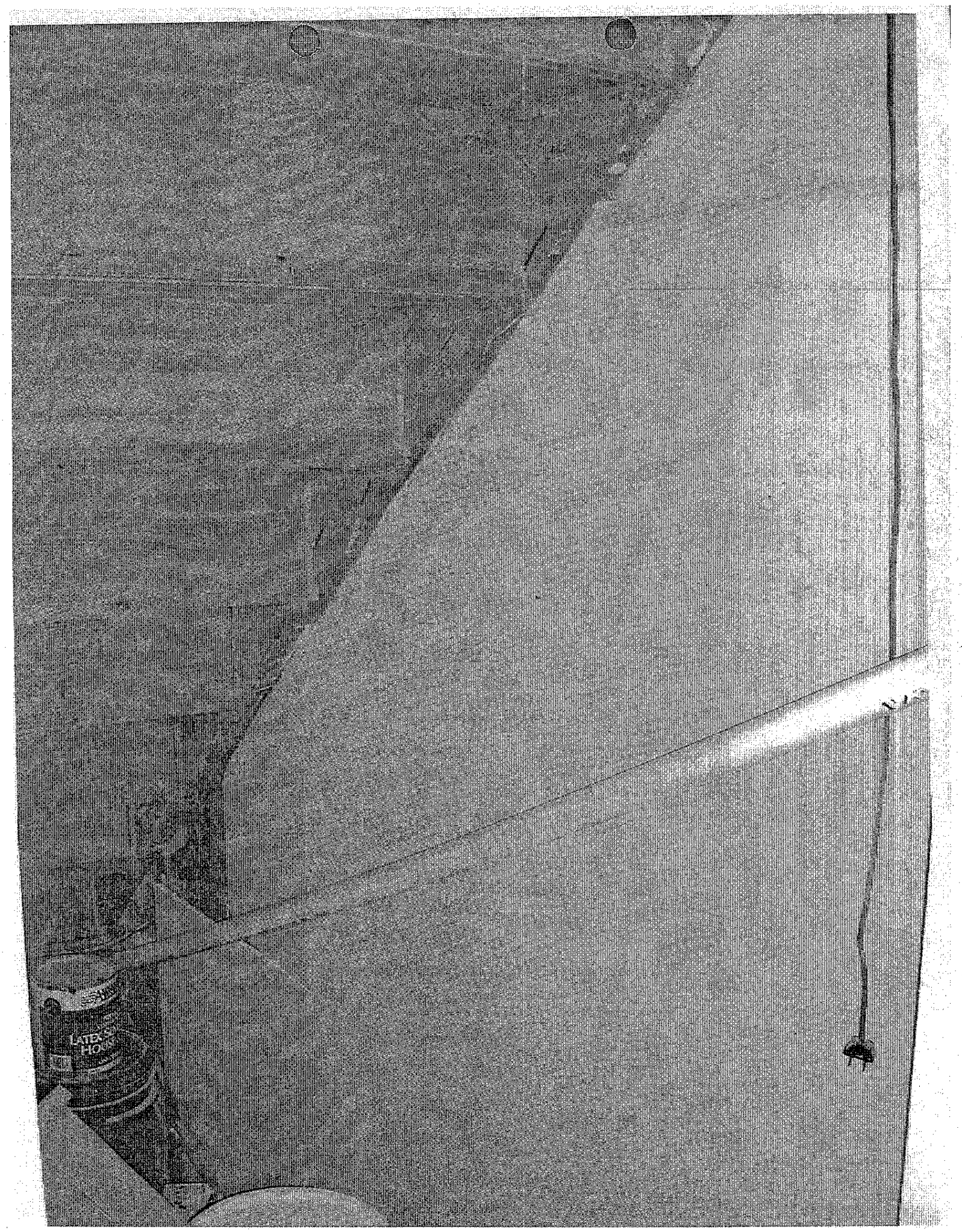


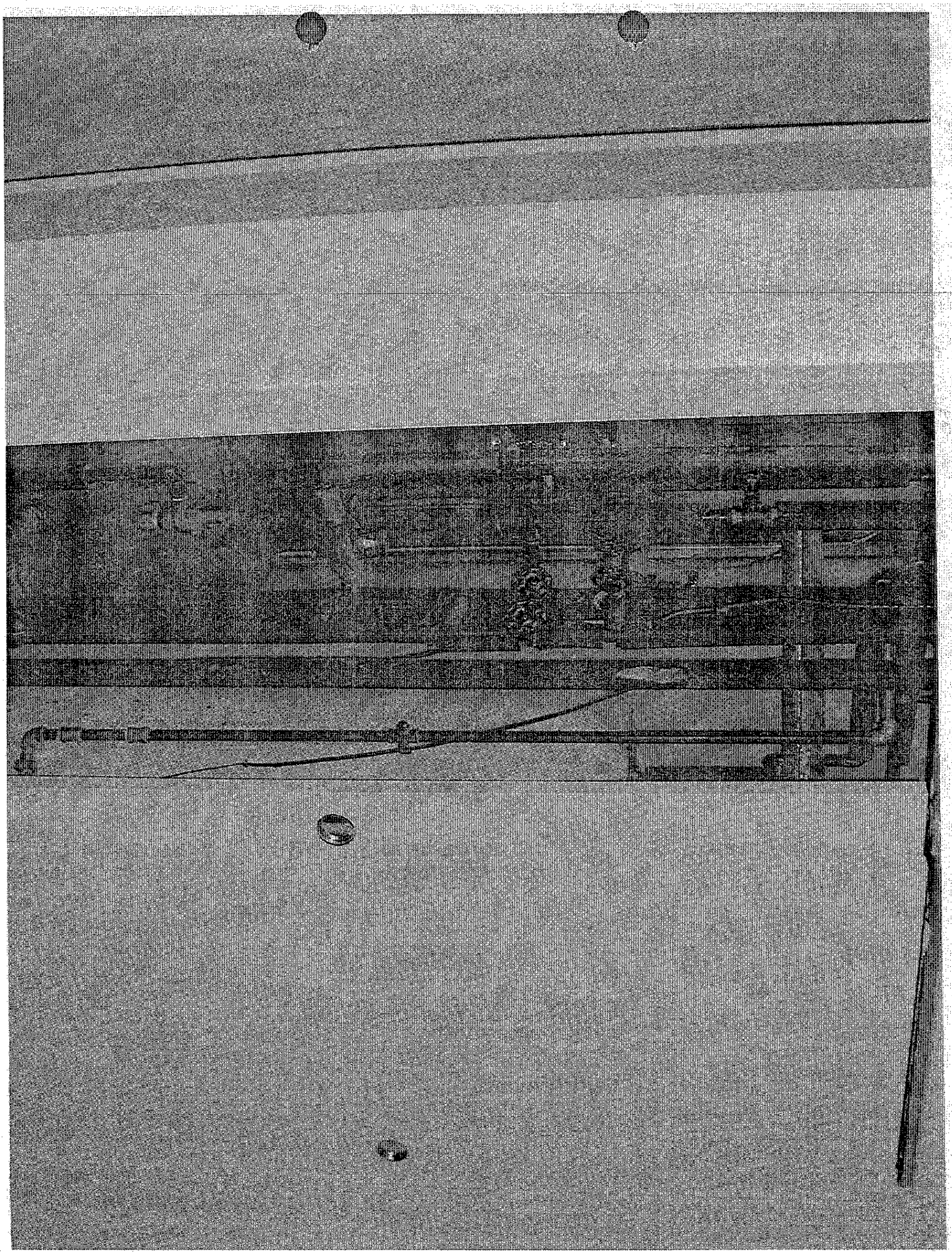








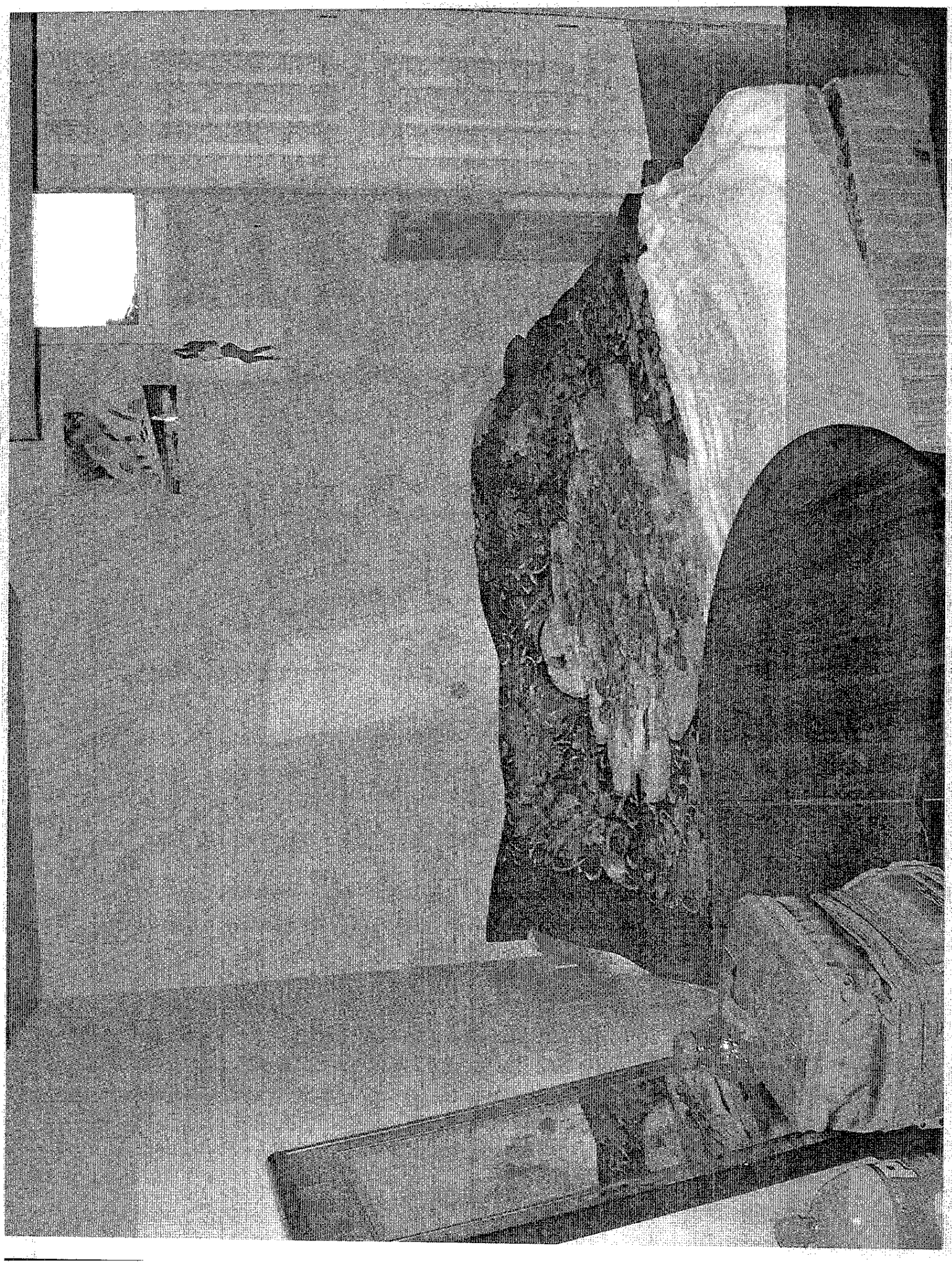


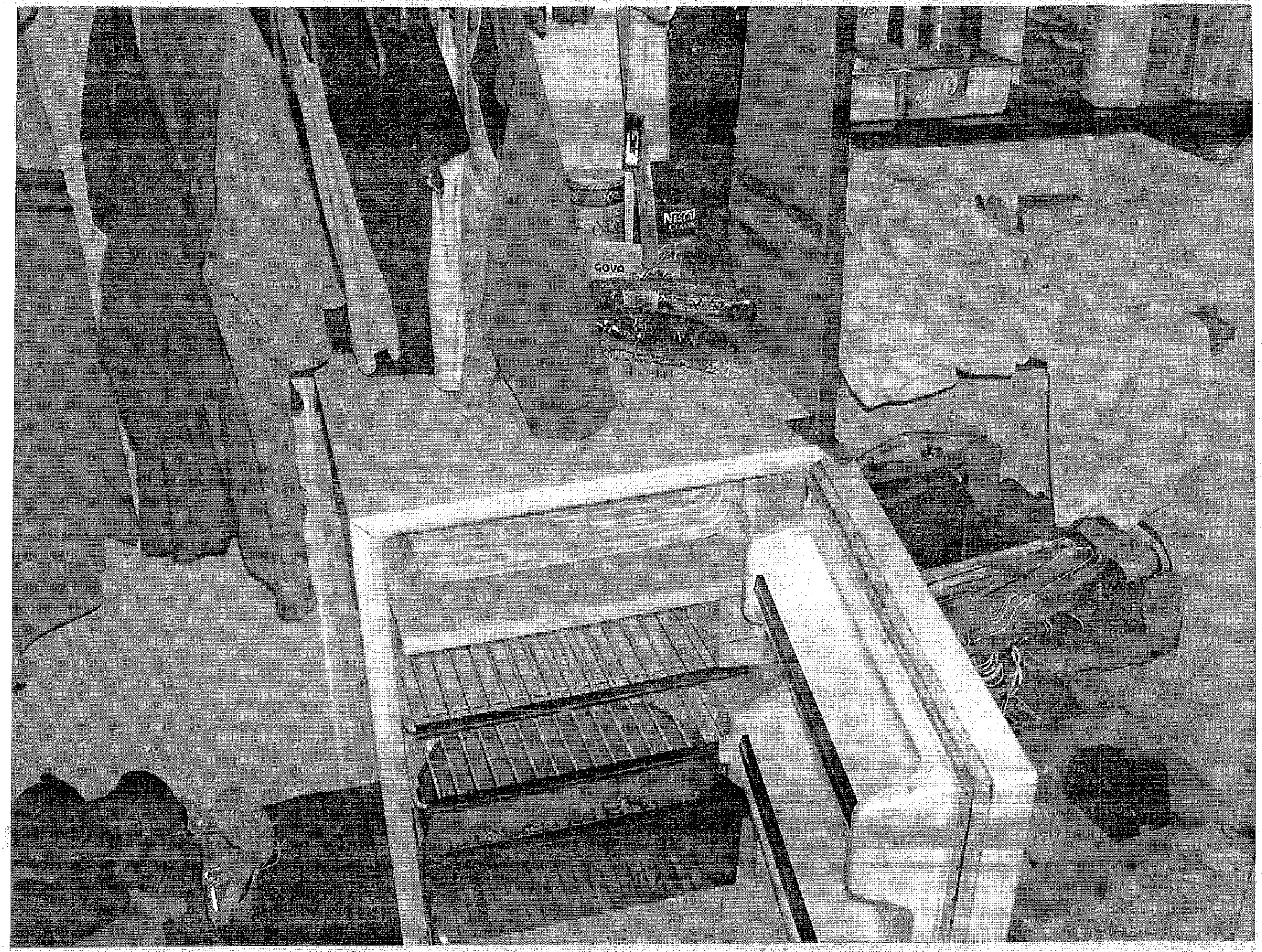


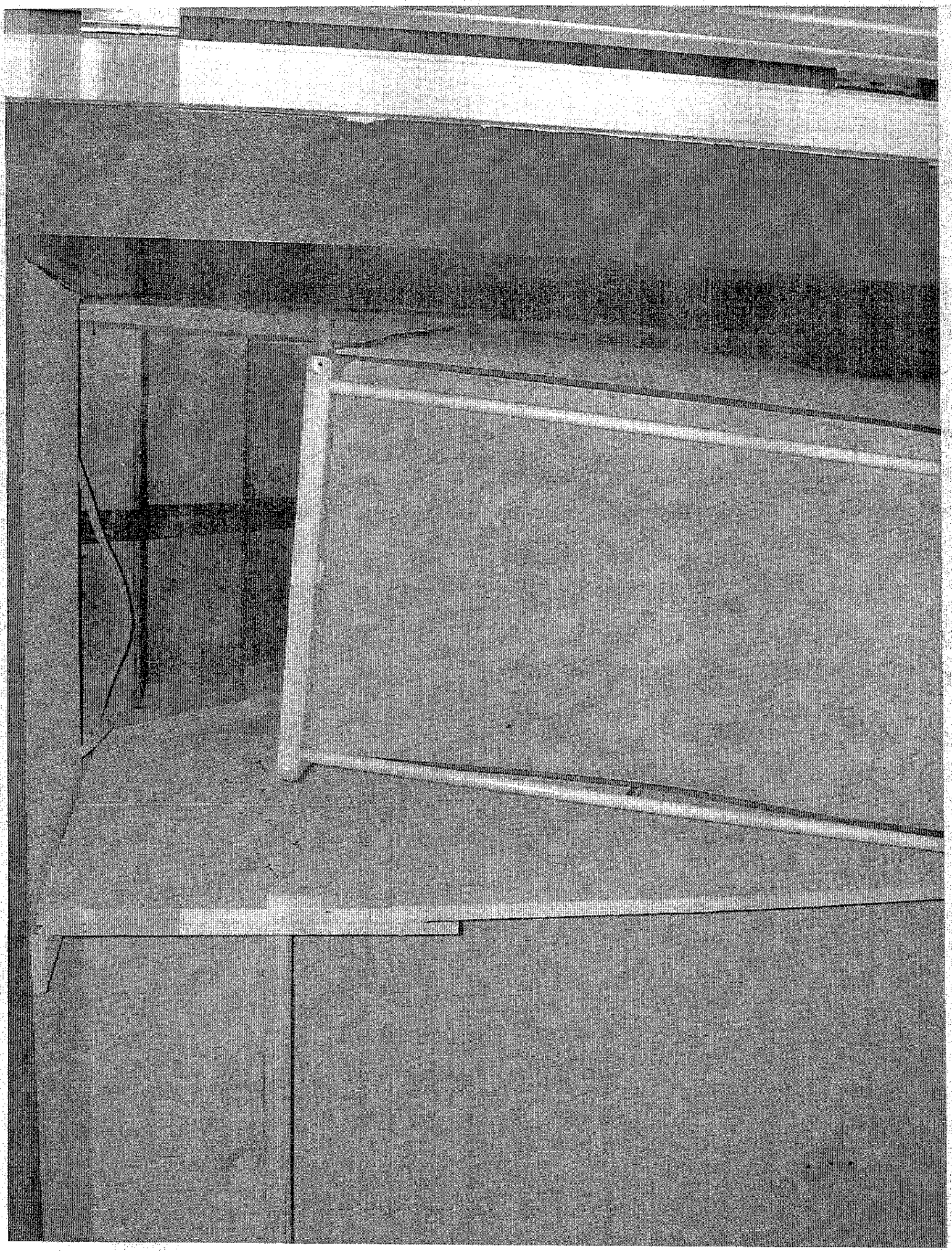
 # 6008 Amherst Avenue, Springfield Va. (Approx. 1 ½ hr. visit)
We visited this house as a follow up to the inspection conducted on Sept. 1, 2005, and to meet with Building Inspectors George Ford and Scott Hagerty w/DPWES, as they were to inspect the exterior structure (picnic shelter at rear yard), and building conditions in the main house, as well as in the addition off the rear house wall. We could not get anyone to answer our knocking on the front door, and when we went around to the rear door entrance we noticed the door was ajar, and we called out loud for anyone to come to the door unsuccessfully. We contacted the Franconia Police Station and asked them to send a cruiser unit to investigate conditions. While we waited for the Police's arrival, the Building Inspectors walked around the rear yard and they noticed that the picnic shelter/cook-out pavilion had been precariously built (there was an old meat carving knife with seeming bloody remains on it, left on the top of a girder beam), and they deemed it necessary to place warning tape around it, to avoid it from possibly harming anyone when it collapsed.

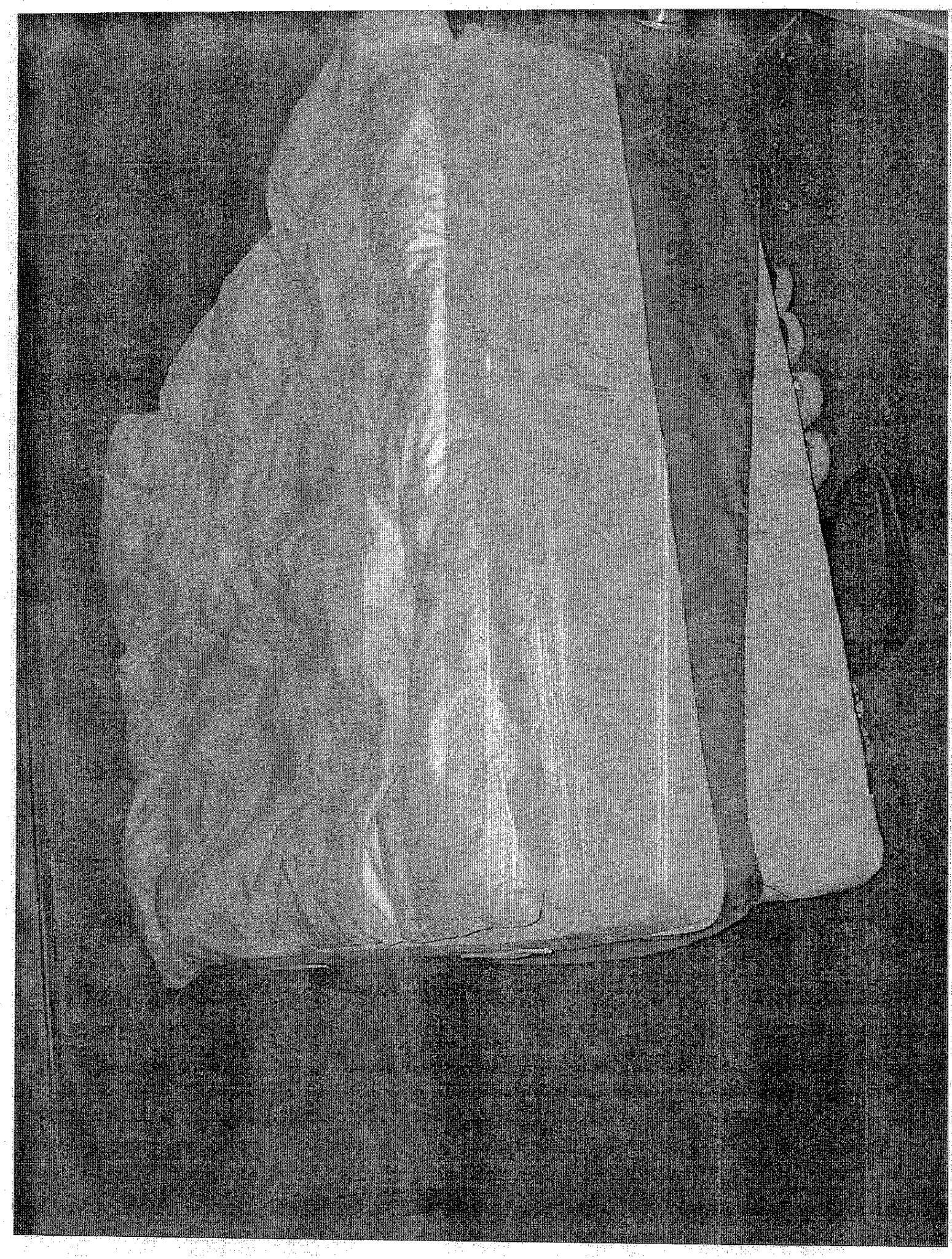
A young male by the name of Jose F. Portilo (Mrs. Rivera's cousin) arrived before the police's arrival, he claimed that he lived there, and he had returned from school to change clothes before heading out to his job. When the police arrived they went into the house and found out there was another young male in one of the basement rooms, which went by the name of Felix Morales. Mr. Morales explained he was the son of the lady initially found living in one of the basement bedrooms with her daughter (his sister). Mr. Morales further explained to us about him having recently arrived from Texas, and that his Mother was looking for a place to move the entire family shortly. The three remaining basement rooms (initially either vacant on to be vacated) had personal belongings in them, as if new room occupants had recently moved in; however, neither of the residents on site were able to identify them. We left a message with them for the owners (Mr. and Mrs. Pablo Rivera) to contact us as soon as possible, to advice them that the Building inspectors would return to deliver notices for the building code items needing corrective work for compliance, and to address its timing.

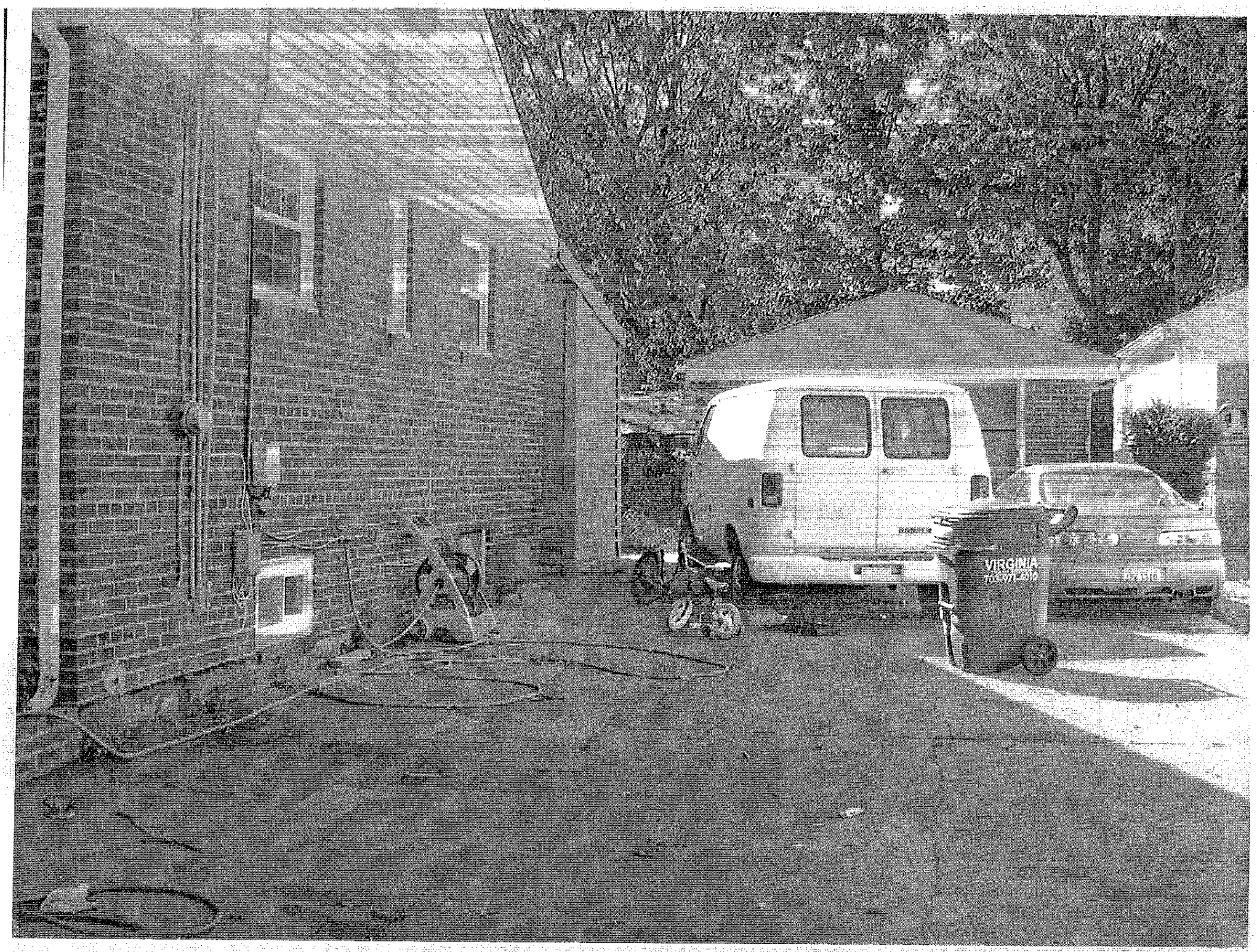
 # 6008 Amherst Avenue, Springfield Va. (Approx. 1 ½ hr. visit)
We visited this house as a follow up to the inspection conducted on Sept. 27, 2005, and to meet with Building Inspectors George Ford w/DPWES, who delivered the notices of Building Code Violations which needed corrections right away. Detective Mr. Matt Sheridan (Gang Prevention w/ Franconia Station) came along for this inspection. Mr. and Mrs. Pablo Rivera were present for this inspection visit, and they acknowledged having received the NOV letter sent by the Zoning Inspector and dated mid-Sep 2005. We found out that Ms. Lorena Ruiz (Mrs. Rivera's sister) had moved into the bedroom previously occupied by Mrs. Morales), as well as Mr. Kelin Rivera (Mr. Rivera's cousin) had just moved into the basement room adjacent to the driveway. We reminded Mr. Rivera that while the ceiling height in the basement could be repaired to comply with the 7'-o" height, the window sizes in the rooms there, needed to be increased to comply. In addition to the numerous building code violations, there was mention of: the laundry sink trap is leaking in the basement, fire stopping needed on walls around the furnace, electrical wire for the kitchen exhaust range hood (fan) is loose and needs to be attached to new fan or cap it off, electrician needs to look at work done on ceiling exhaust fan in the WC ,as well as in bedrooms in attic. All work done without permit. The 2-bedroom additions at rear of the house were built without building permits; therefore, the owners were informed by the Building Inspector that it would be more cost effective to tear down the existing structures (saving construction materials as possible for later work), than repairing them. The Building Inspector also advised the owner to install outdoor/underground electrical wiring for the exterior AC unit.

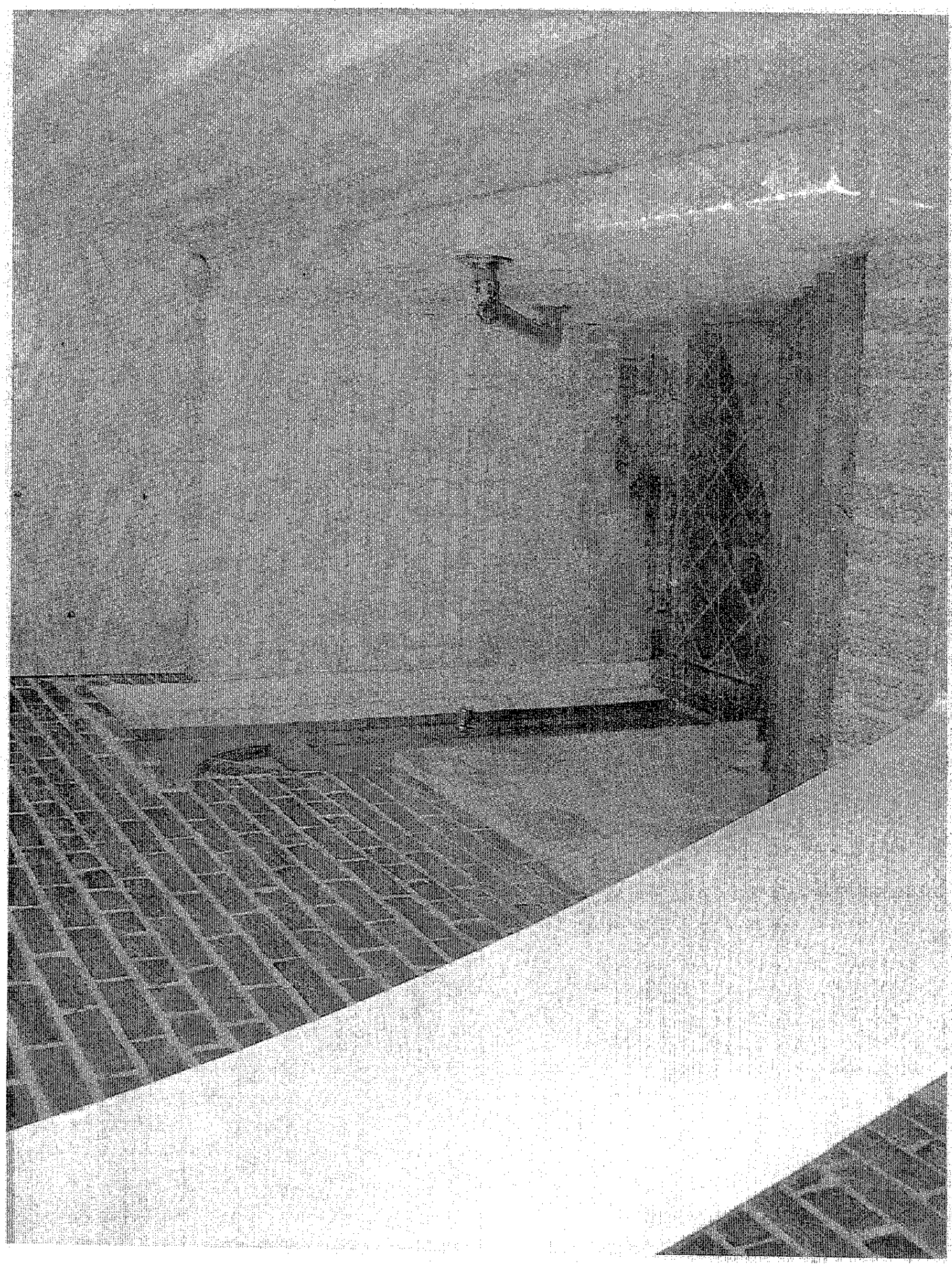


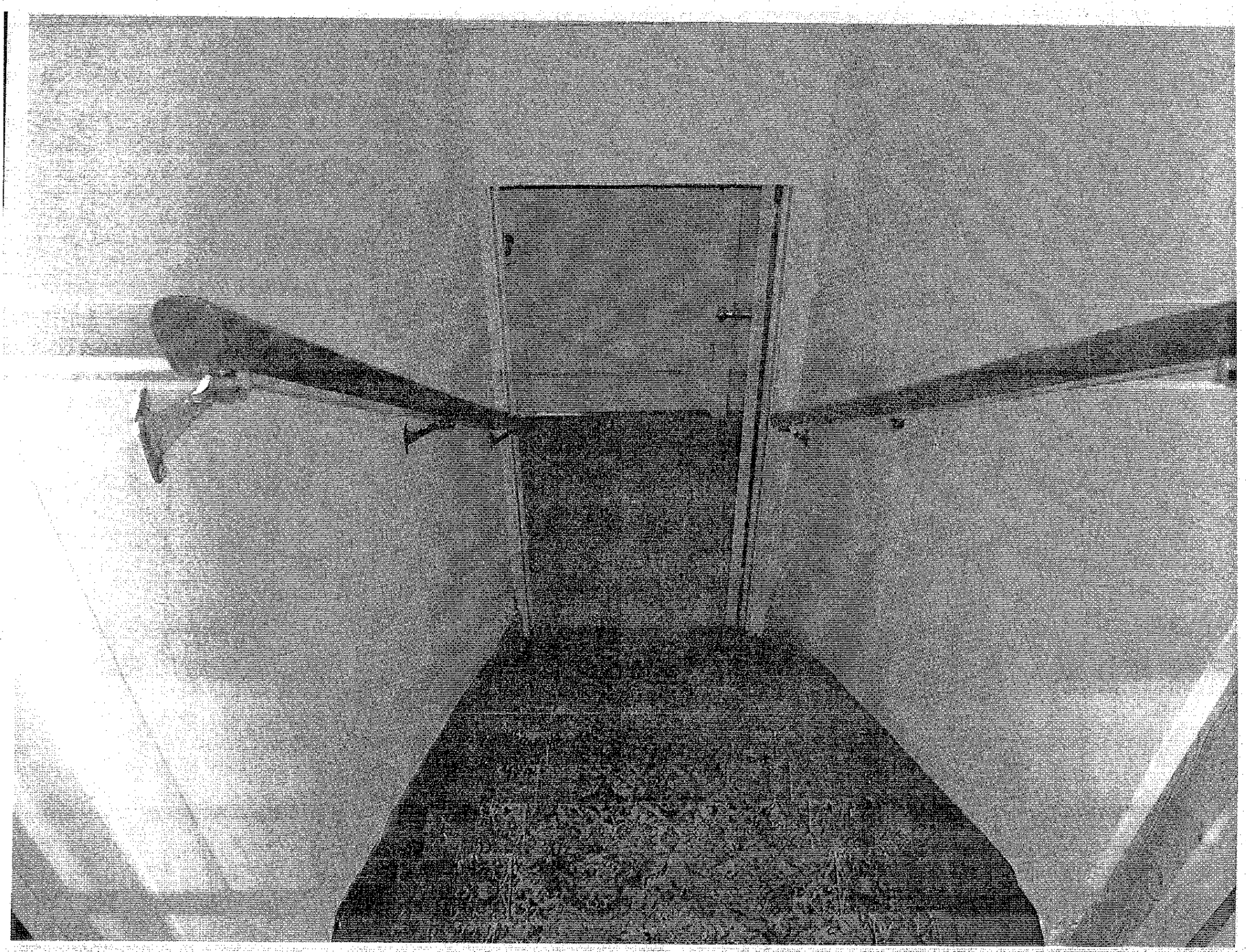

GOYA
Nescafé

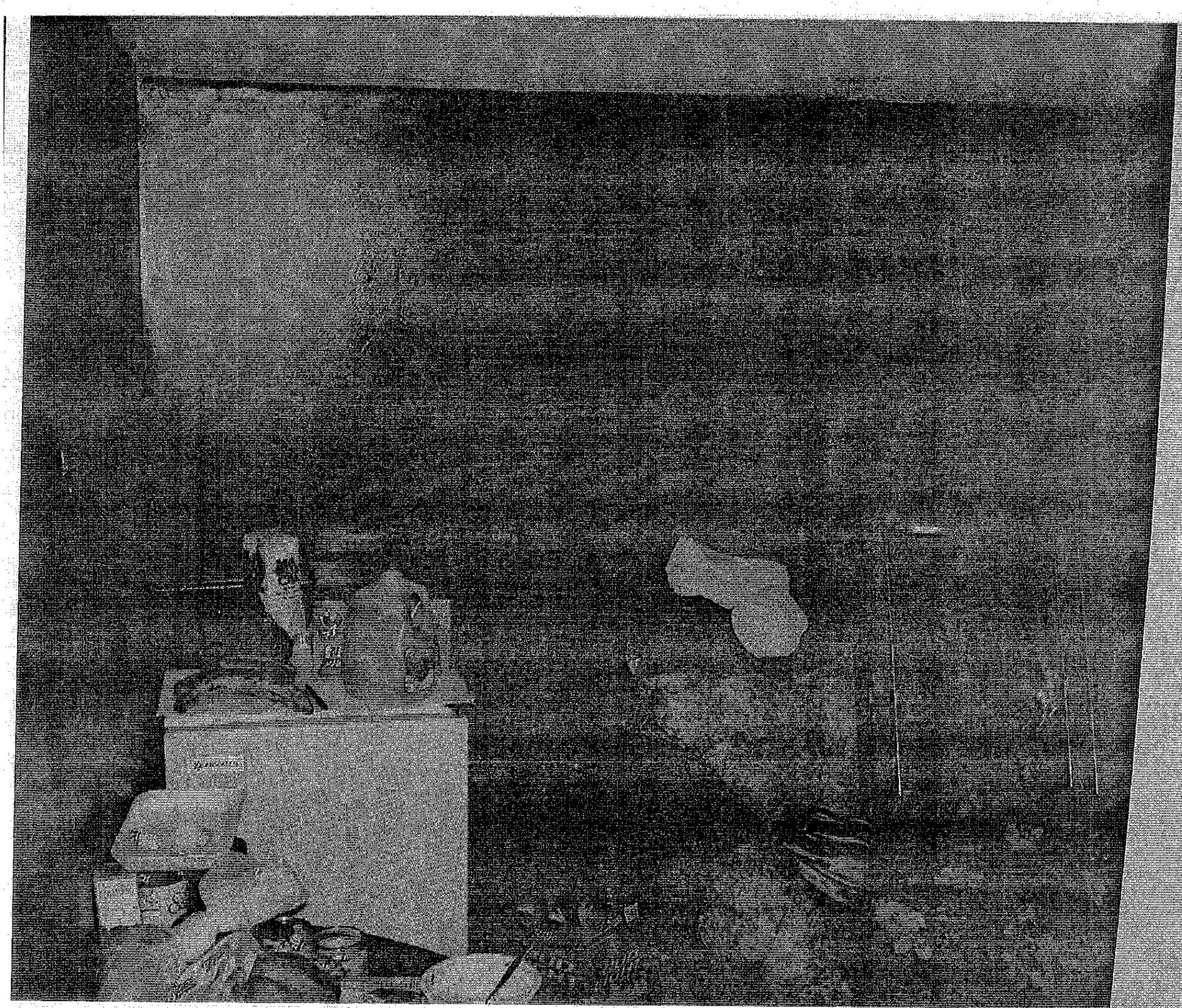


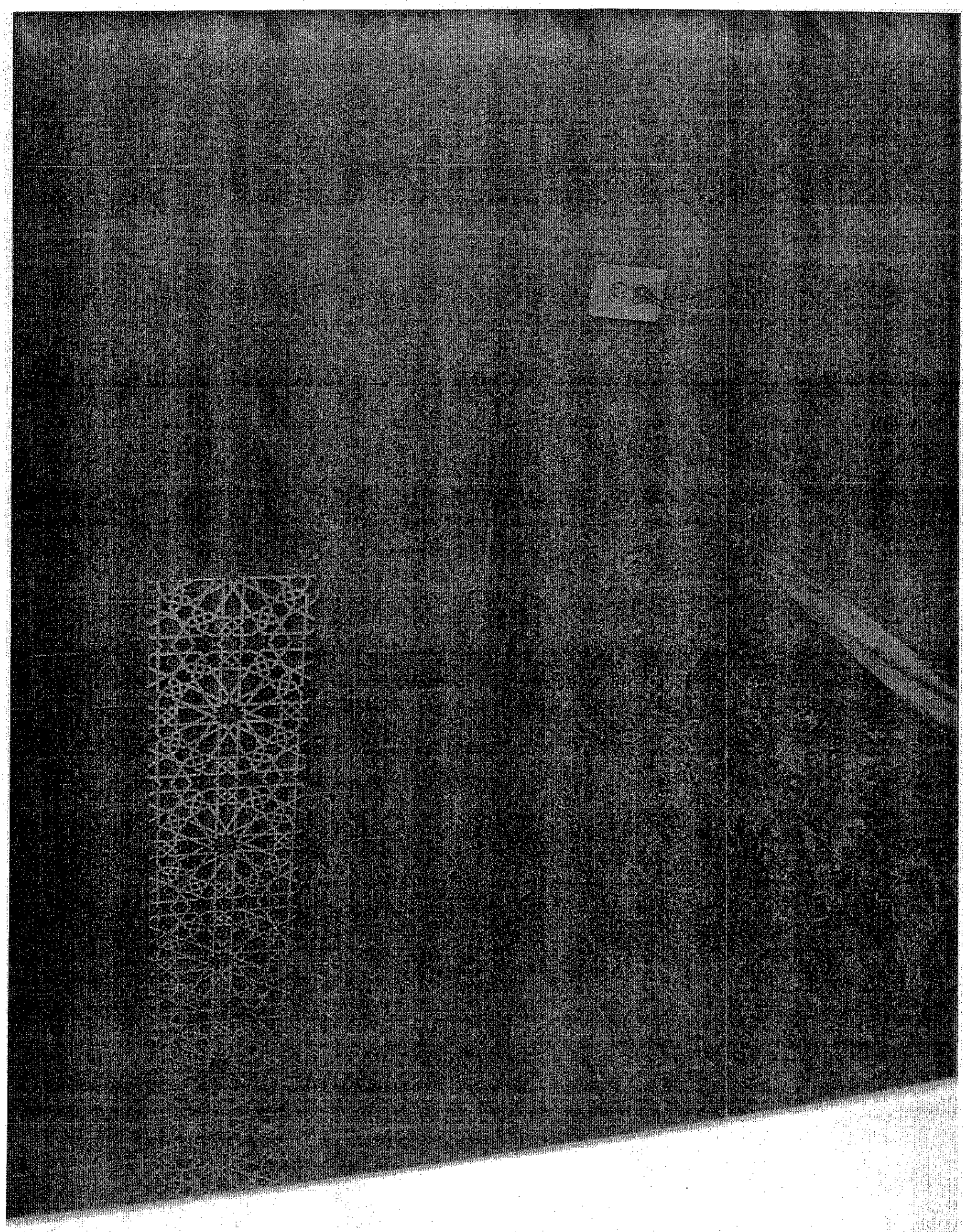


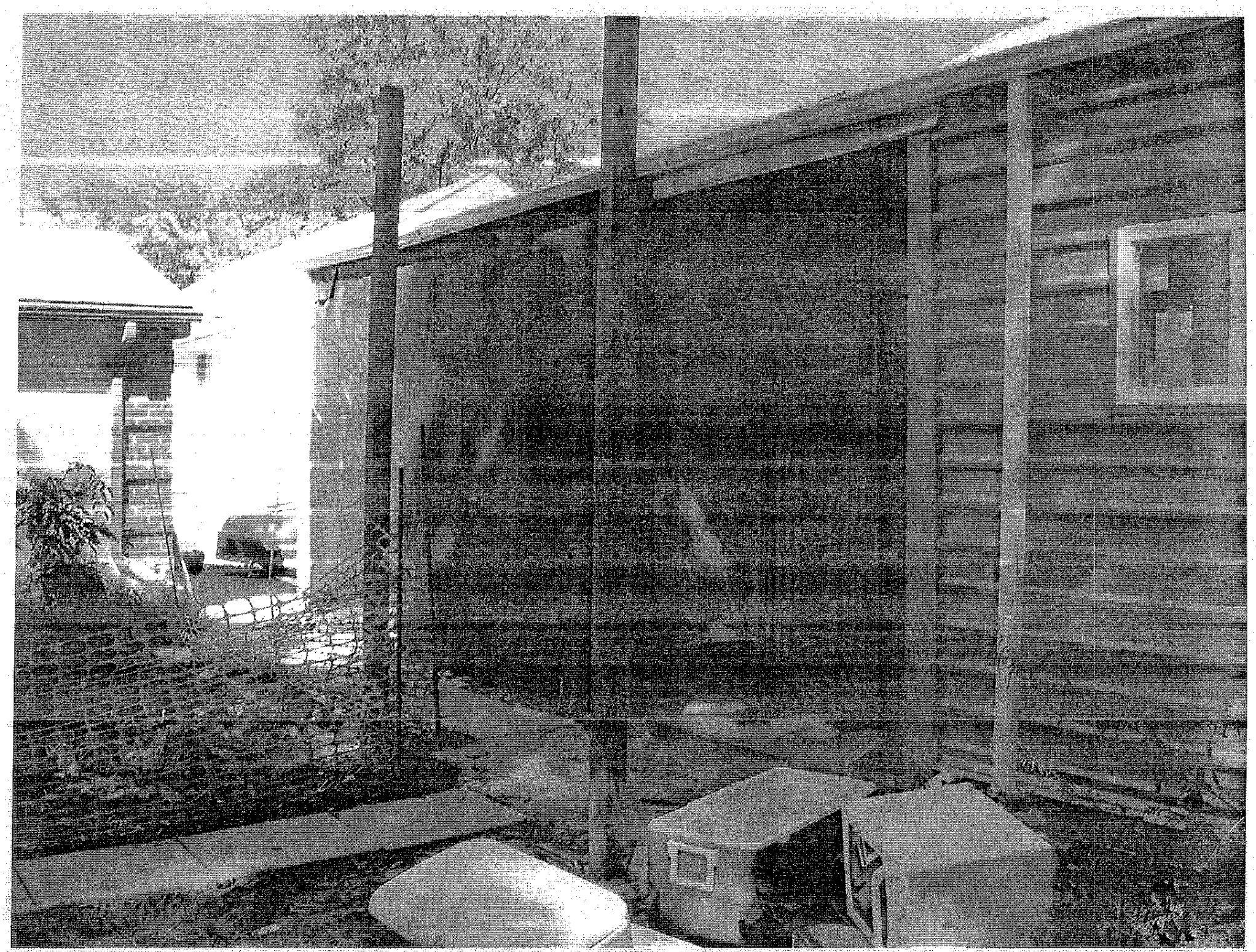

VIRGINIA

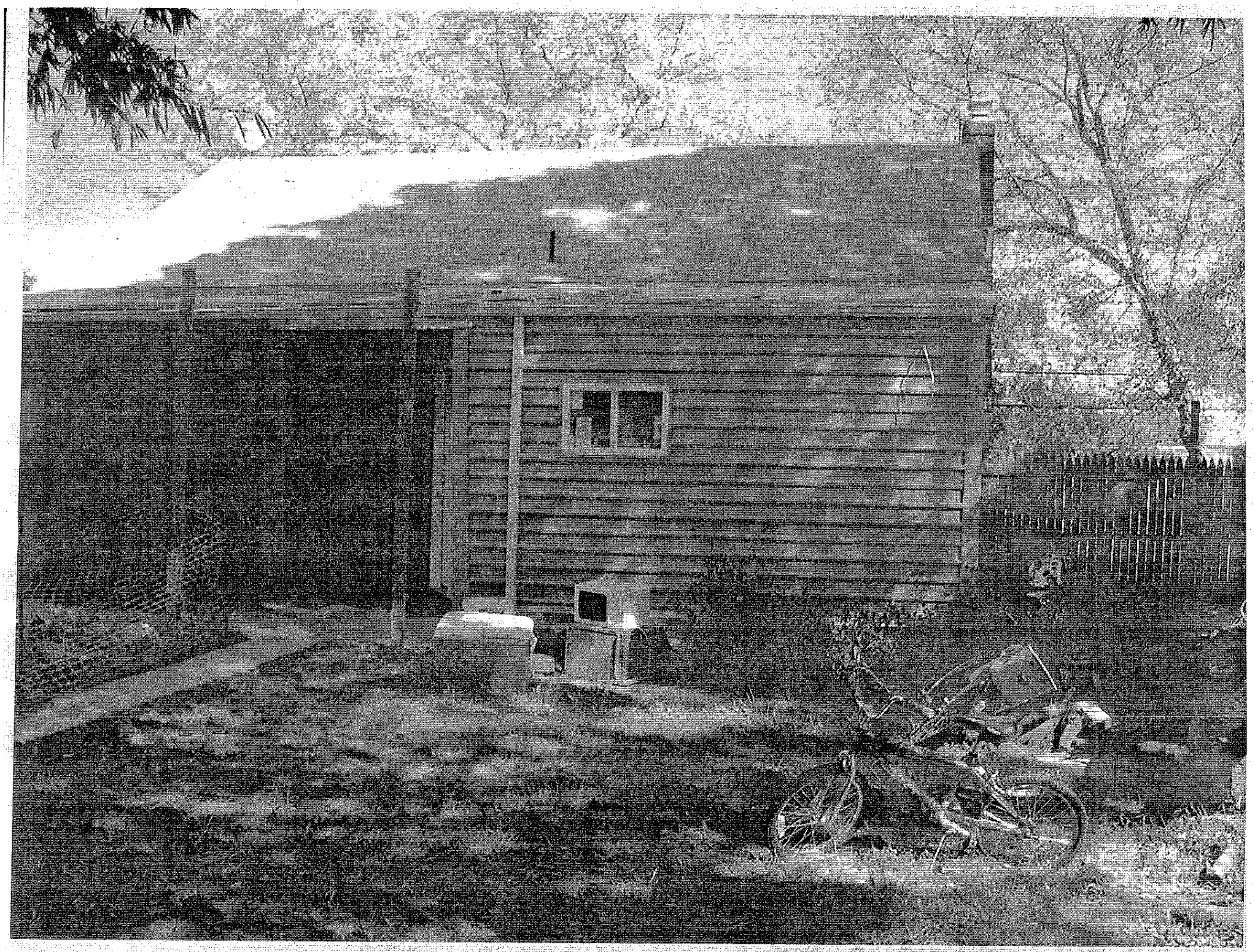


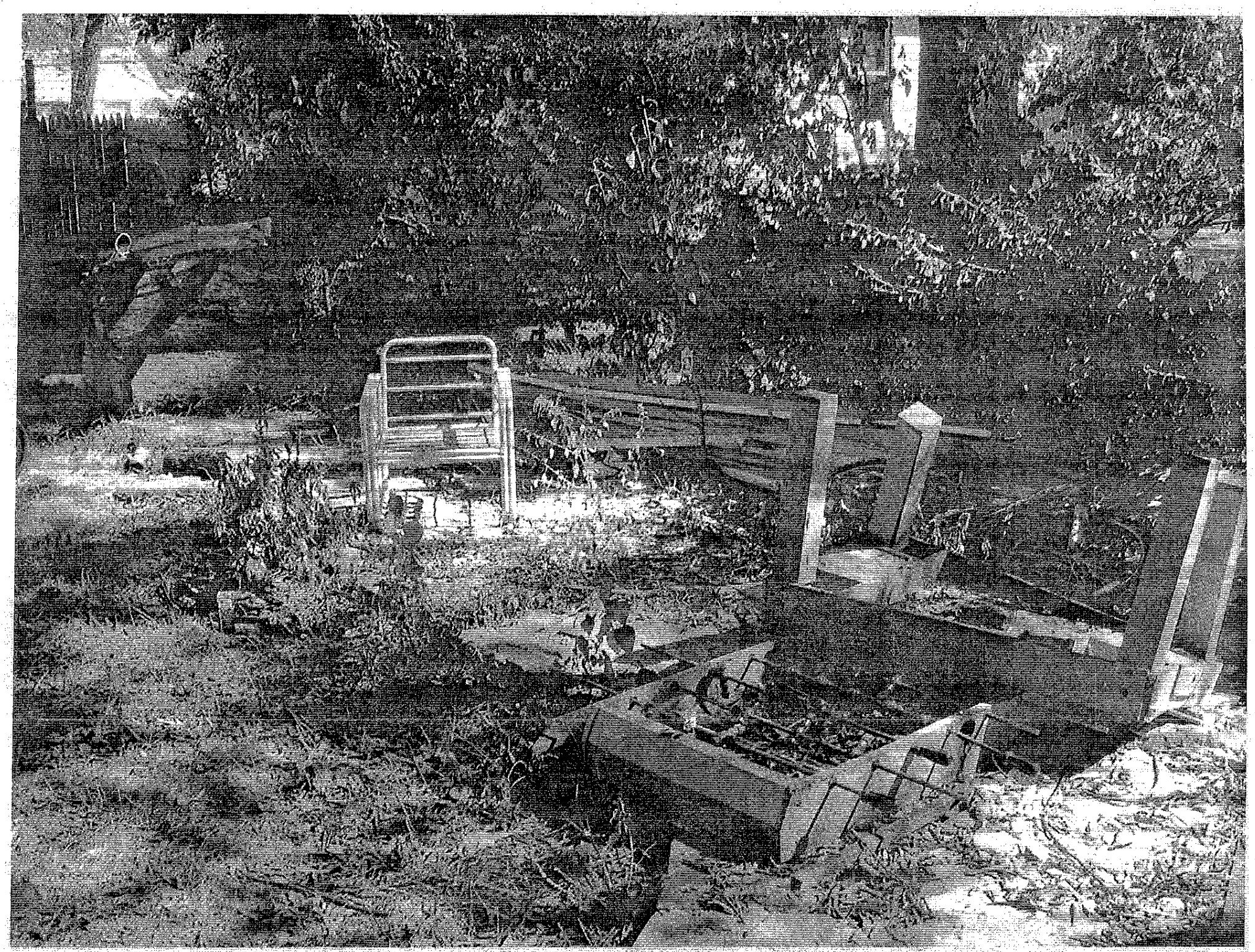


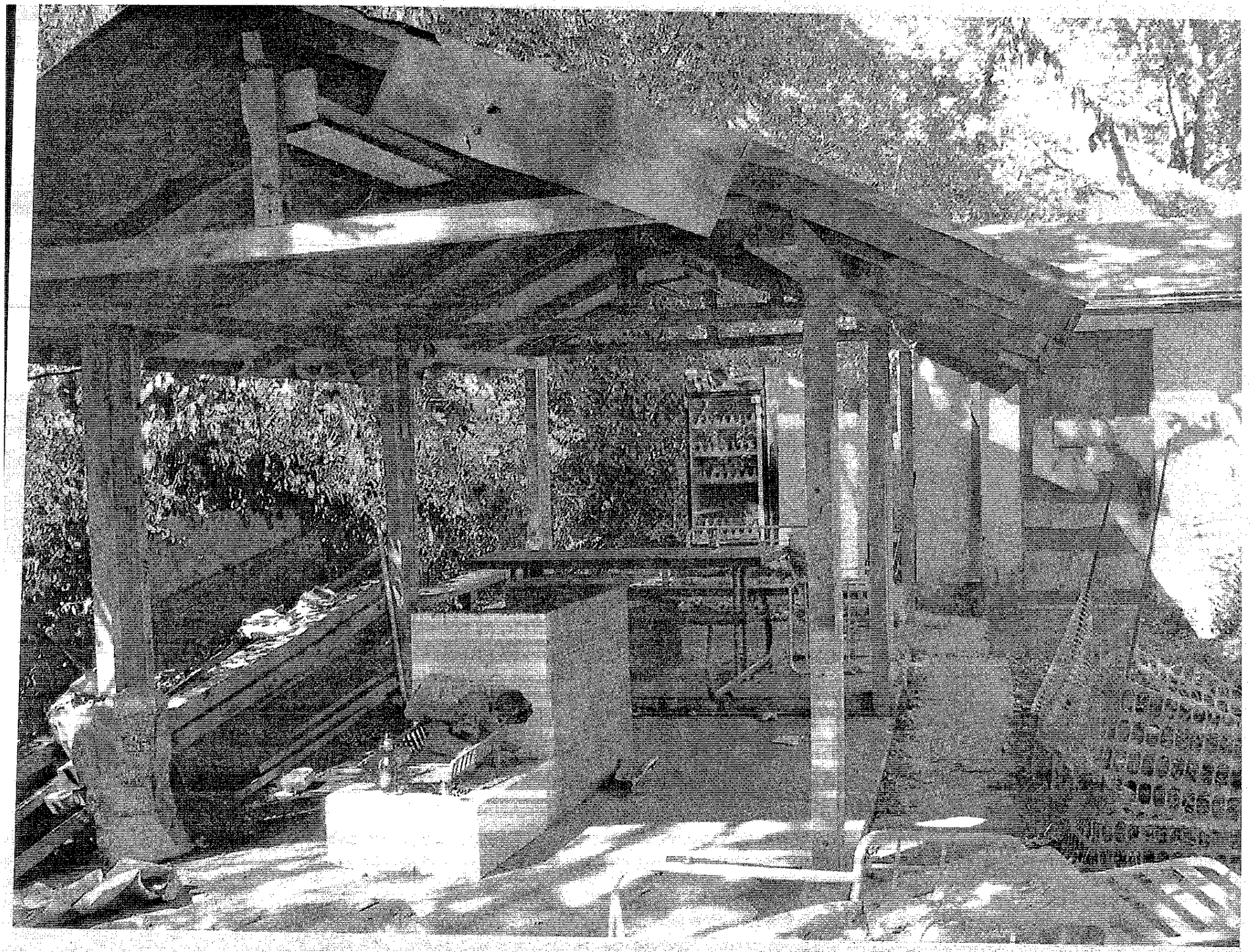




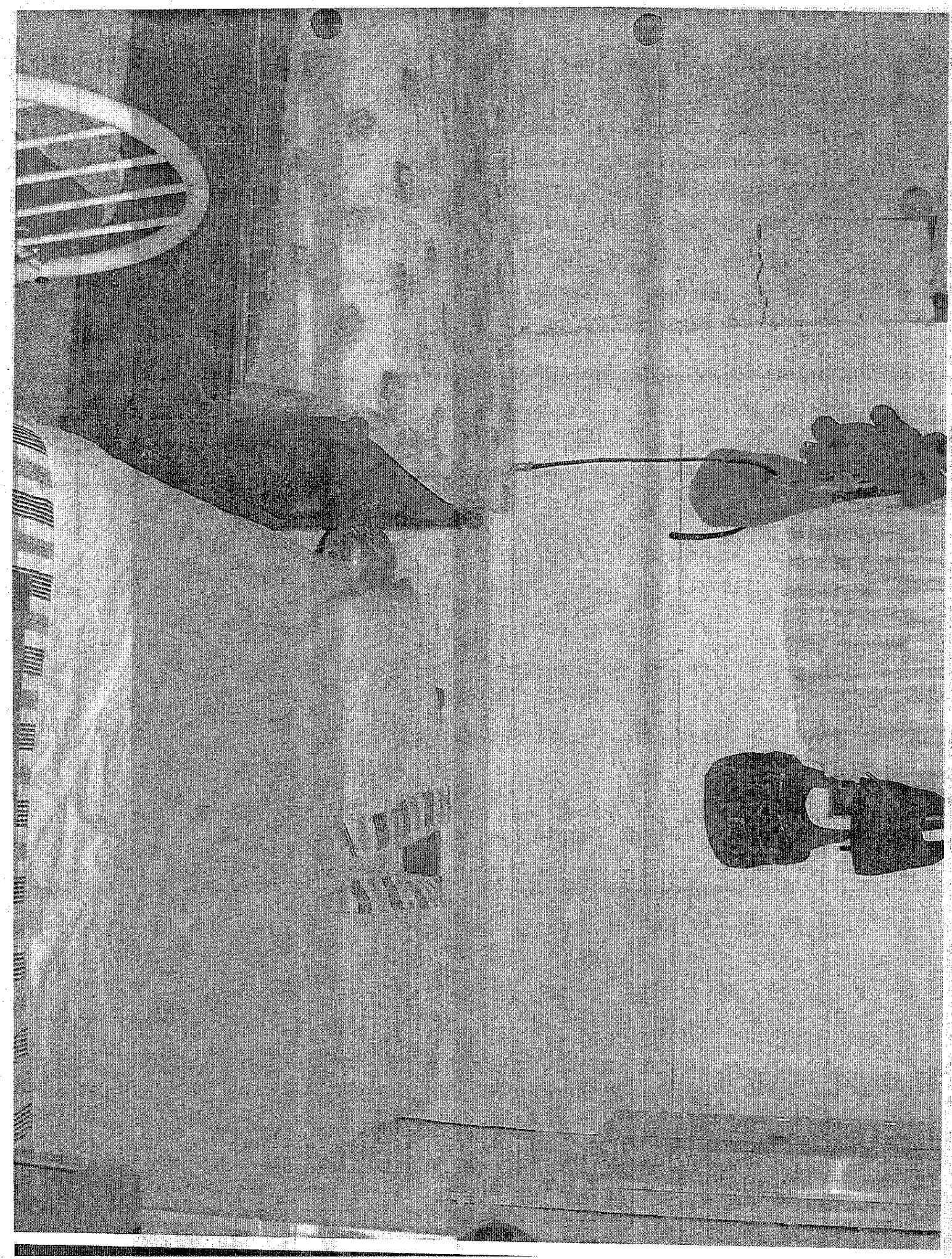


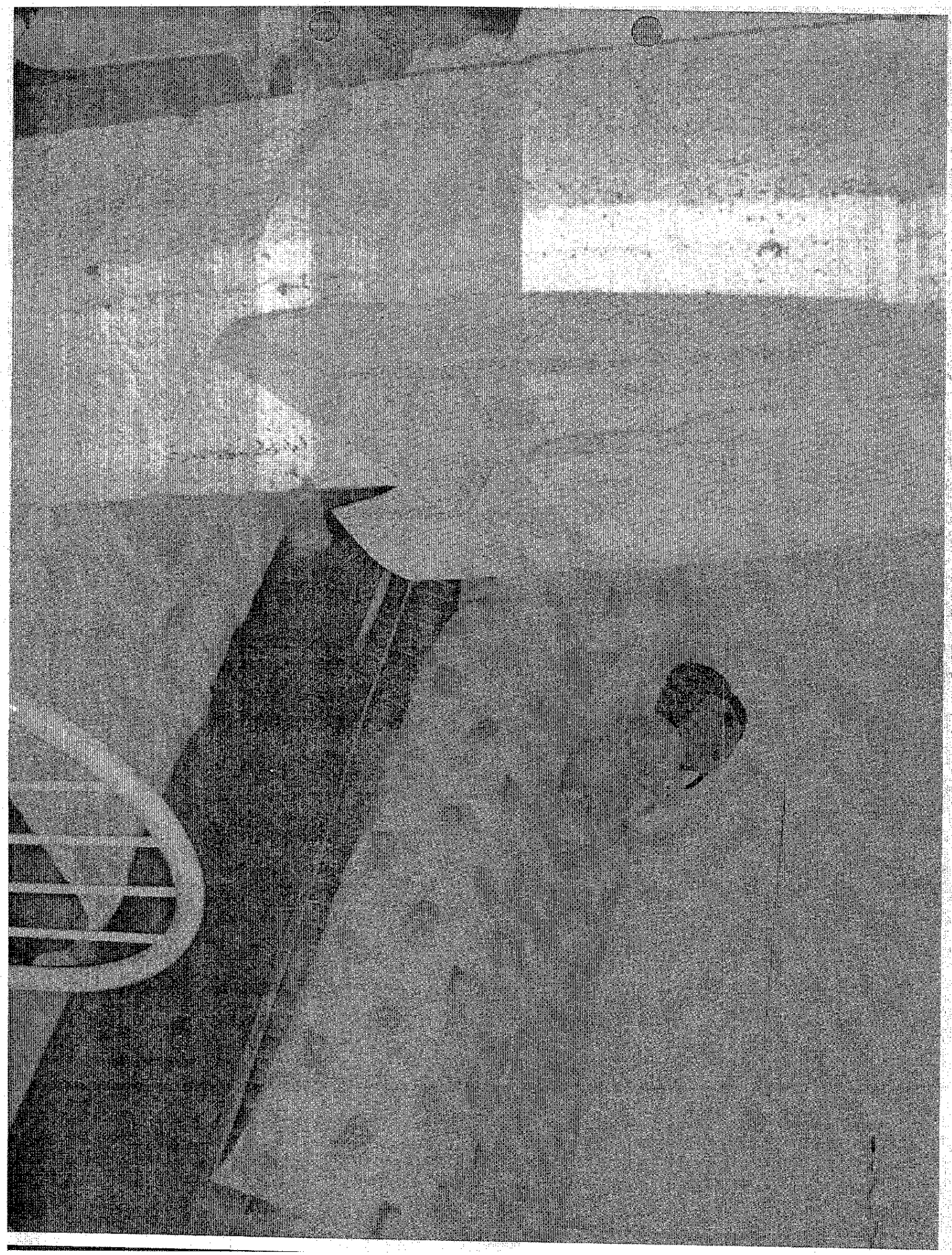


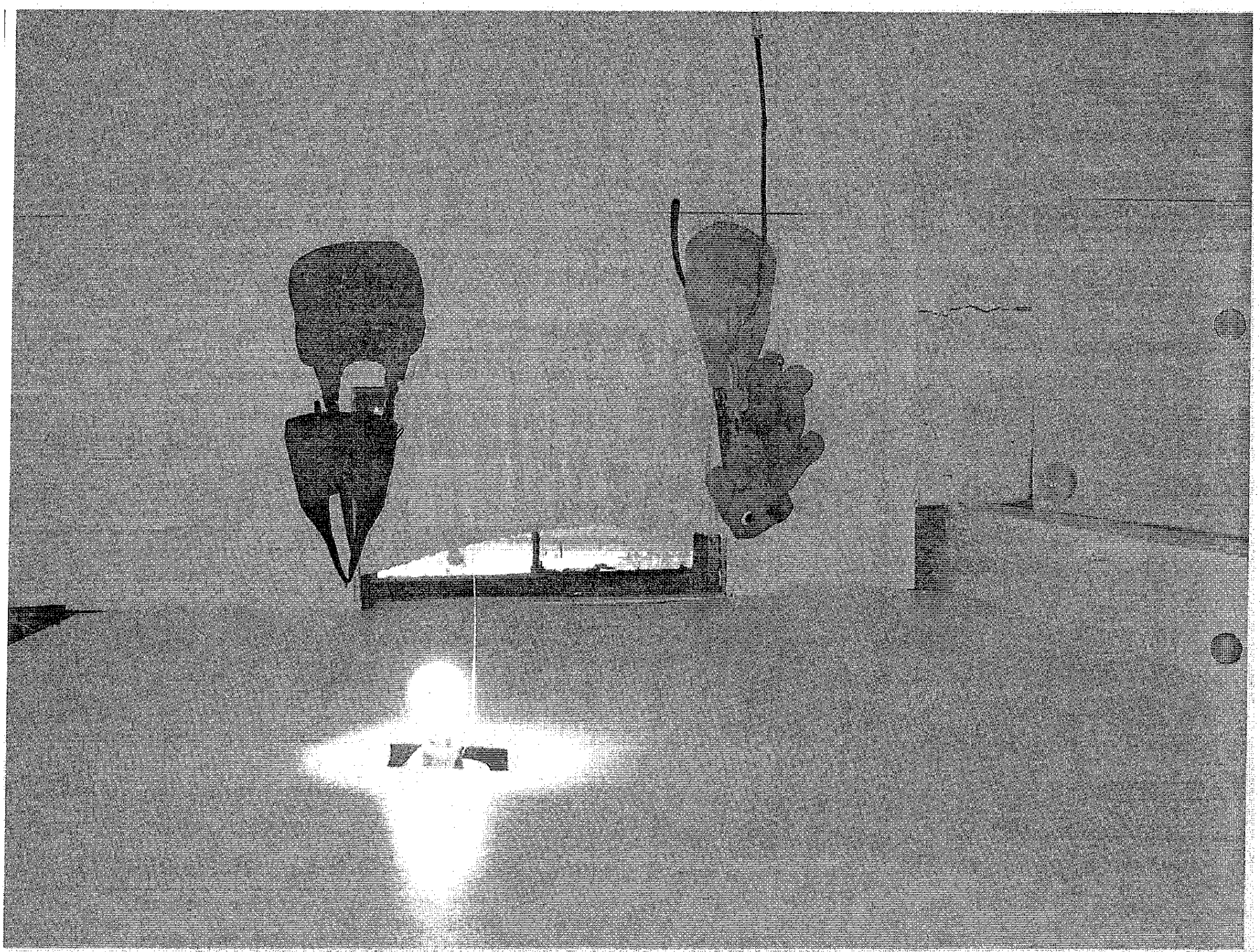




2) Beulah Rd. Springfield Va. (Approx. 1 hr. vist)
The owner of this property is Mr. Hector Martinez and he lives elsewhere. It is a commercial property which is used for storing construction supplies, tools and vehicular equipment, which doubles up as a residence for a Grandmother (Mrs. Ruth Machuca), an adult daughter (Adriana) with her 2 small children (4 and 2 yrs. old),and 4 unrelated individuals Mr. Apolonio Abarca and Mrs. Silvia Abarca (husband and a wife), Mr. Jose Rivera and a Russian woman. The structure has three bedrooms and 1 WC, it also has a 1 bedroom addition in the rear (used to house a seeming mentally disturbed woman), and it has a root cellar under the main house which has a marginal stair to access it, one very small window, and it is used as a bedroom for the Grandmother and her two grandchildren.
The lawn around the house needs to be mowed regularly and trash and the firewood on the front porch need to be removed soon, as the Health Dep. Inspector mentioned sightings of rats around the house. There were many unsealed pipe openings around the root cellar walls, which would allow animals to enter the house and pose extreme harm the children.
The Grandmother and her adult daughter were told that this was not a safe place for them (specially for the children) to live. The Health Inspector informed to them that no one could sleep in the cellar because of the size, access, window sizes and the unfinished nature of the space, and that the house owner would soon receive a NOV letter about the findings of the inspection.. The zoning Inspector offered to contact the Office for Children, and we called the tenants afterward with the phone # to call the Dept. of Human Services System Management/ Coordinated Services Planning Branch (703/ 222-0880) to inquire about accessing Emergency Housing in Fairfax County.







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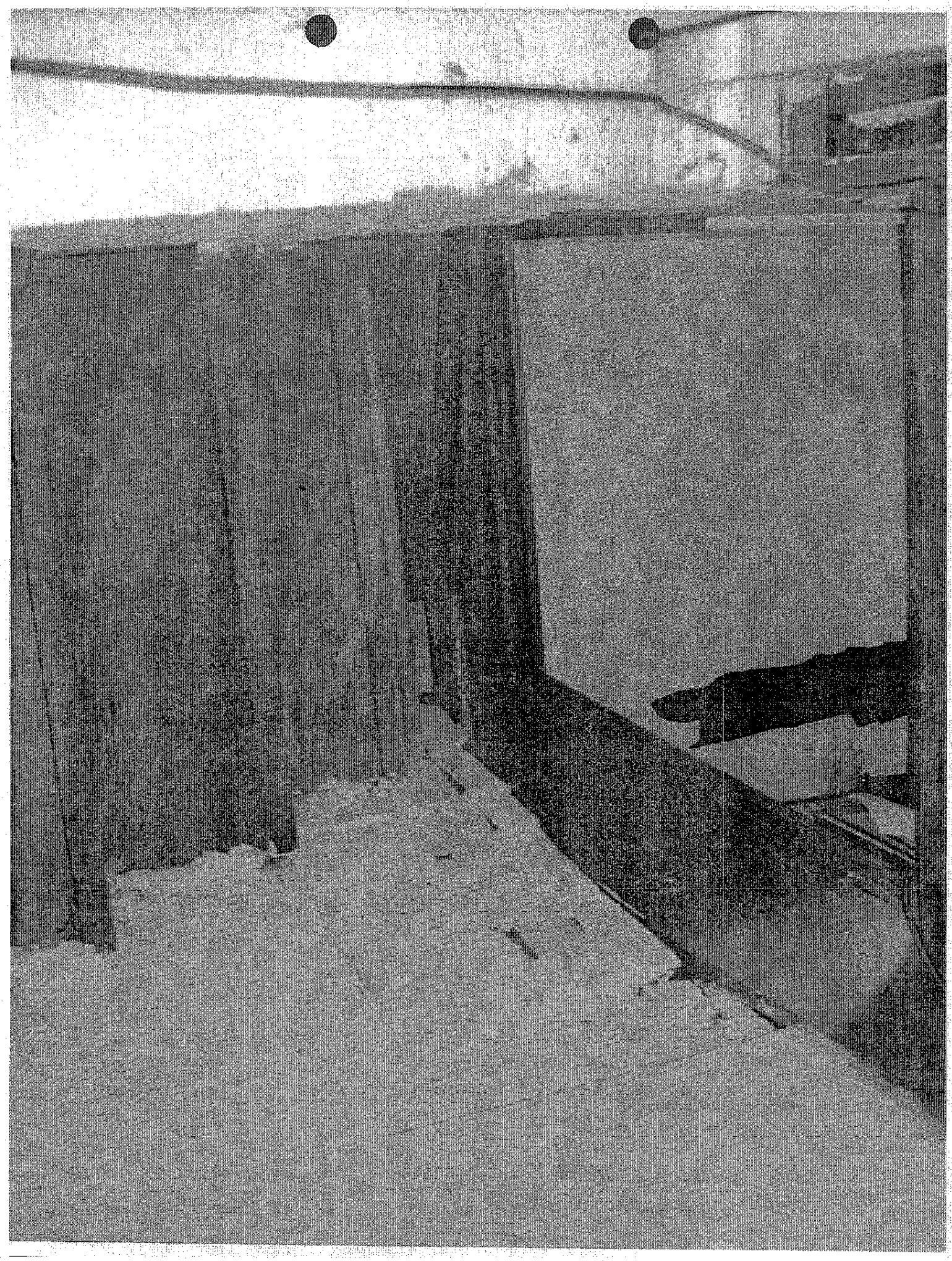


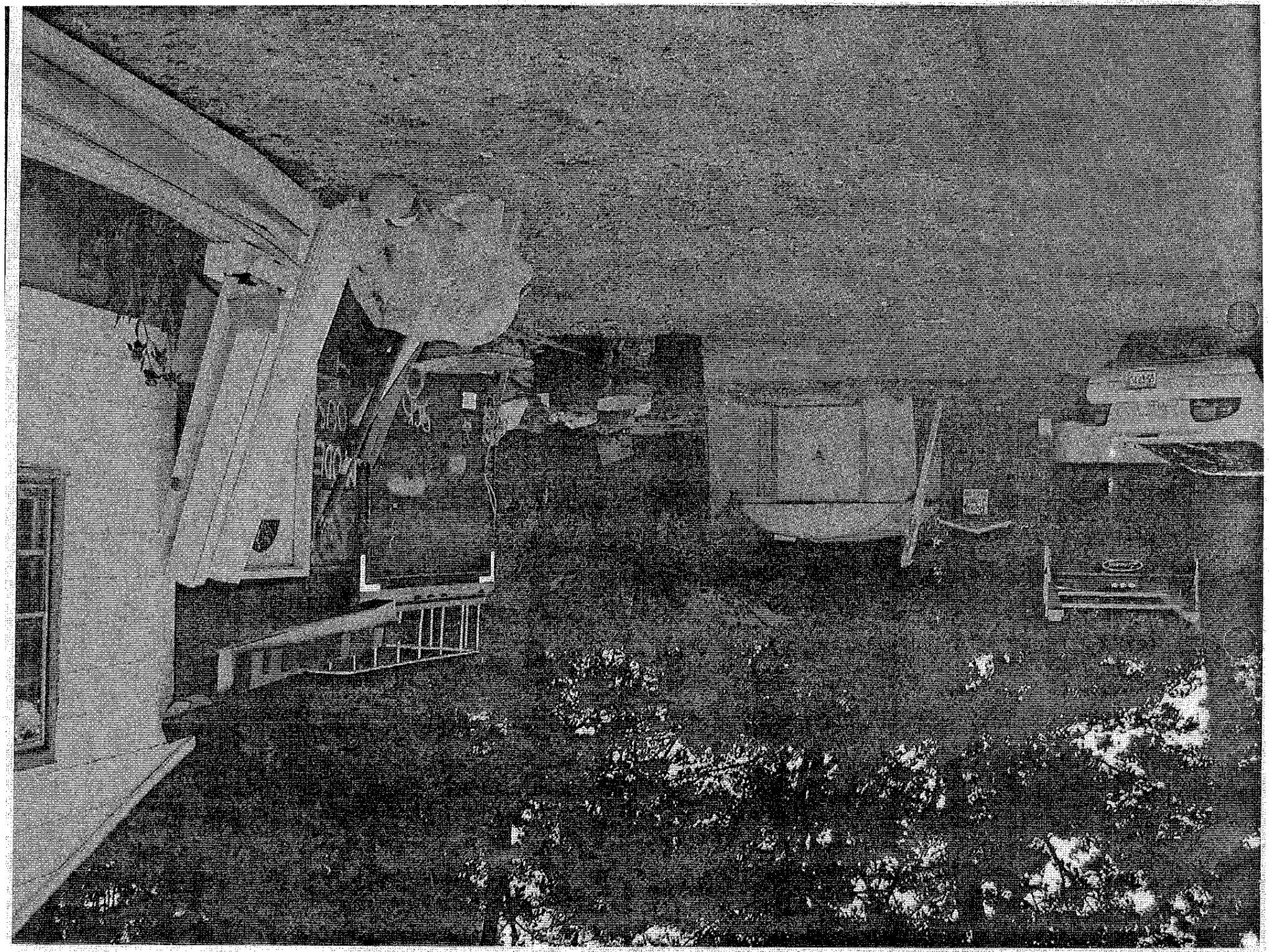
#6809 Floyd Street. Springfield, VA. (Approx. 1 hr. visit)

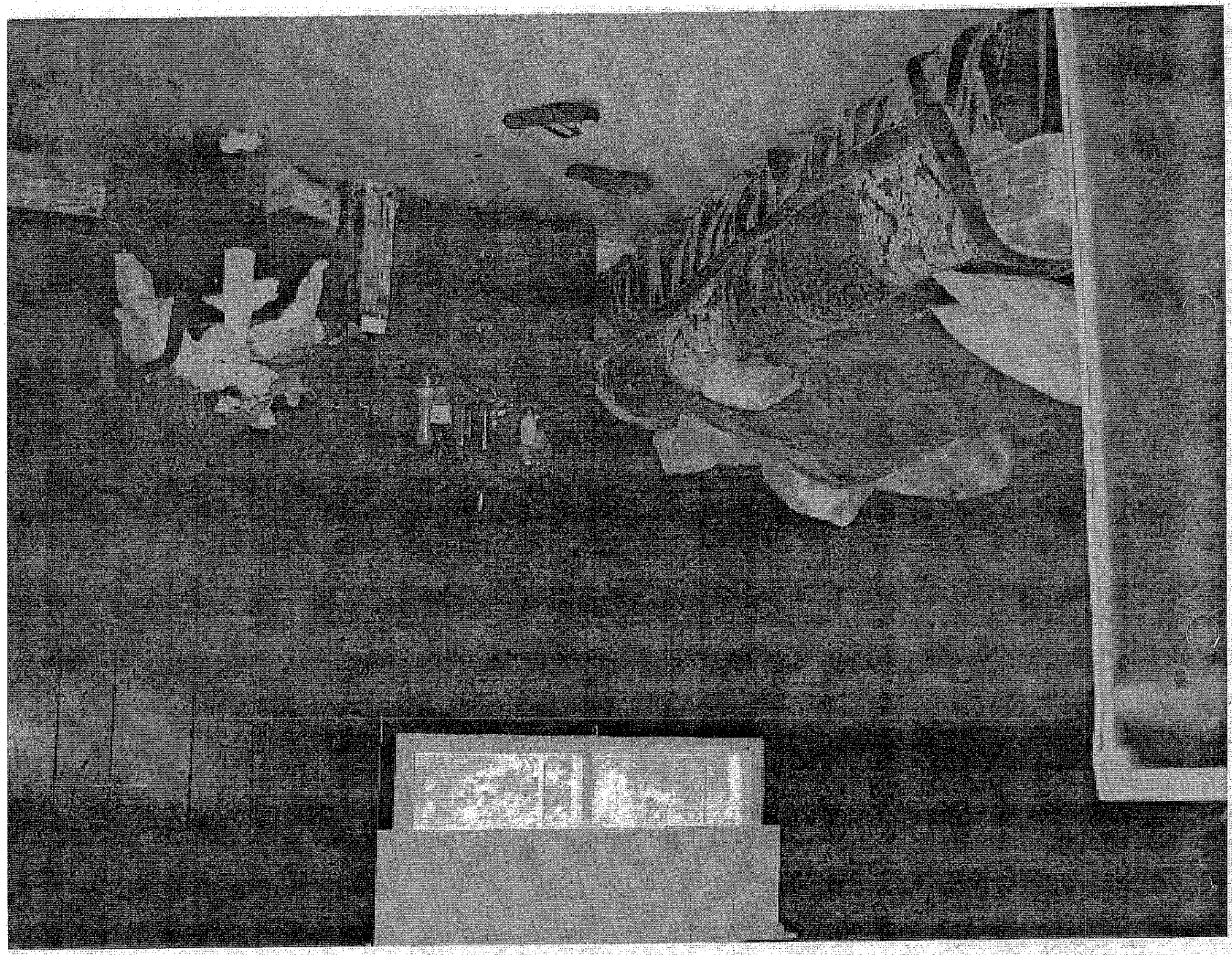
Mrs. Reyna Romero (240/ 286 5574) is the owner and lives at 607 Pitt Street, Oxon Hill, MD. 20745. She became the owner of this house approx. 4weeks ago. This house had been inspected earlier and the previous owners were issued NOV for a second kitchen, illegal bedroom in the basement and the house was sold without corrective work for the violations cited earlier. Today the house is inhabited by Mr. Roberto Solis (703) 868 9172, and the bedrooms in the garage are rented to Mr. Jose Nunez, and to Mr and Mrs. Manuel Moreno and Dandra Mendoza, as well as their sister Elizabeth. The residents were advised the owner would be contacted regarding the violations cited and sent via registered mail to the prior owners, for compliance. Upon further conversation with the owners, she informed she had purchased a 6 bedroom house, to which she was advised about the occupancy limits in Fairfax County. She was also informed she would be receiving copy of the citations listed for the previous owners; furthermore, she was informed the house as used today has reached the maximum number of renters. She indicated she'd pursue legal action against the previous owners.

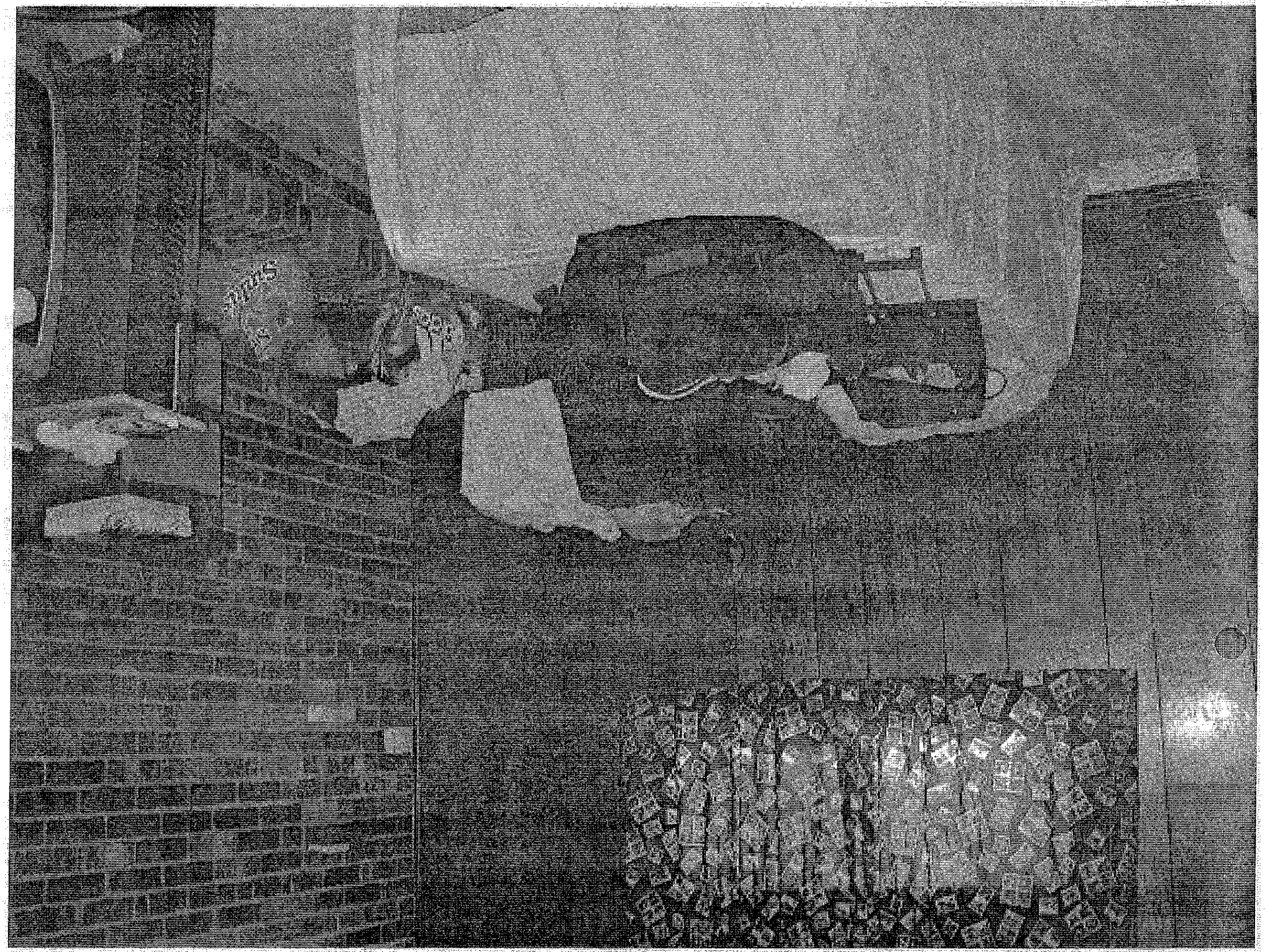
E) # 6809 Floyd Avenue, Springfield, Va.

This brick and siding ranch house w/basement was visited due to a neighbor's complaint letter about alleged overcrowding issues. Chip Moncure recognized the house owners from an earlier inspection conducted in October 2004. There was an abandoned refrigerator in the front yard at front of the finished carport, and we suggested to the owner to take its front door off its hinges to avoid children from accidentally locking themselves in. We were told by the owner (Spanish speaking) that in the main part of the house there were three bedrooms, and they were used by the Owners and their three children. The carport had been finished for a new bedroom occupied by two tenants, and due to seeming contradictions and mixed messages about number of rooms and tenants, we were determined to conduct the interview solely in Spanish. In the basement area we found a bedroom used by a couple. This bedroom did not meet county codes for human habitation due to its small area and window sizes; furthermore, there was a second kitchen furnished for this bedroom. We told the owners they could only rent to two non-related tenants, this bedroom could not be rented because it was not legally a bedroom, and that the stove and sink had to be removed; however, as we tried minimizing adversely affecting them financially (we considered a temporary option to moving this tenants to the locked storage room (?) behind the bedroom in the carport), we found there was another tenant in that room, for a total of 5 non related tenants and the owner's family of 5.

Close focus on the work to finish the carport, which was done about six months ago, led us to anticipate it had been done without county permit and building inspections; so, it was agreed to advice the Building Inspection about it. Meanwhile, the Zoning and Health Dep. Inspector informed the house owners to pull the mattresses out of the basement bedroom, take a bathroom door off its hinges, remove the stove and cap the sink plumbing in the second kitchen, and to keep only two tenants. We inform them we'd be by within thirty days to insure all code violation info (which would be listed and sent on a letter to them), was complied with verbatim. We spent approximately 1 ¾ hours on this inspection.







C) # 6107 Marilyn Dr. Springfield, Va.
This shingle siding split foyer house was inspected due to a complaint letter about overcrowding. The house is owned by Mr. Nestor Fernandez and Mrs. Lillian Salinas, 8112 Little River Turnpike. Fairfax, Va. 22032 Tel. # (703) 992 7696, and (571) 221 1179. We were greeted by (a tenant) Mr. .Luis Paz who took us into the house and described there were 6 bedrooms and 6 tenants (furnished us with a list of names), and none were related by family ties. There was a second kitchen in the lower floor which was not installed at an earlier inspection conducted by Chip Moncure. We explained the reason for our visit and later informed the tenant we'd contact the house owners to address the issues. We spent approximately 20 minutes on this inspection.

 # 6018 Amherst Ave. Springfield, VA. (Approx. 1-hour visit)

This one story brick Cape Cod, was having a second story addition under construction. The owners are Mr. Lucio and Mrs. Martha Machado (703) 499 7364, and the Inspection Team was greeted by the property owner's son by the name of Miguel Machado, who was responsible for coordinating construction work at this house, .and he did not live at this address. In the first floor in addition to the owners lived: Mr.Rudy Escobar (friend of the owners), and Mr.Roberto Hernandez (owner's cousin).

In one of the basement rooms slept Mr.Stanley Portillo, his wife Mrs.Thelma Machado (owner's daughter) and Katherine, their three years old daughter; though, this room as well as the rest of the rooms in the basement had small windows (approx. two 18"x18" windows in ea. room). The occupants of the other rooms were: Mrs. Nelly and Mr. Juan Hernandez, as well as J.J (the owner's son). Leo advised the owners thru their son Miguel to remove the stove from the second kitchen in the basement, and Gary mentioned the rooms in the basement were not habitable due to the existing window sizes. Miguel offered to pass along the message to his father to call Pat, to coordinate code compliance ASAP for both Zonning and Health Dept. issues.

1) # 6007 Sumner Dr. Springfield, Va.

This one story brick house w/basement was in our April 27 and May 4, 2005 inspections of homes which we could not get into. We had contacted its owner, Mr. Moises Rodriguez and he'd arranged for his mother (living at a nearby location) to greet us, and let us in the house. We met with the house tenants, all members of the Orellana Family; that is, eight individuals living upstairs in six bedrooms, and two individuals living in the basement room (not a habitable bedroom) and one individual in what seemed a basement family room, also not habitable. There were a total of 11 individuals living at this house. We mentioned to Mr. Rodriguez' mother to have her son call us as we needed to explain to him about the basement rooms being inhabitable, and the fact there seemed to be a working second kitchen in the household (all signs indicated it; however, the microwave and hot plate seemed missing), which could not be permitted to remain. The following morning we received a telephone call from Mr. Rodriguez and we explained to him about the bedrooms in the basement needing to be vacated ASAP, until the health issue regarding ventilation and emergency access thru the windows could be addressed. He was also told to expect a Notice of Violation (NOV) in the mail, and to call us as soon as corrective work had been done for a re-inspection. Mr. Rodriguez proceeded to remind us about the trespassing issue involving a next door neighbor, to which we suggested he should contact the Police Department to correct it once in for all to avoid being unduly harassed. We spent approximately one hour at this inspection.

5) # 6608 Palamino St. Springfield, Va. (Approx. 1 hr. visit)
Chip has the list of the house residents. This property is owned by Mr. Juan Lopez, 3 relatives of his, and friends (2 couples with 1 child each). There are two rooms in the basement which are used for sleeping, and they are not habitable, for they lack adequate ventilation/window access, and square footage required for # of occupants per room. NOV letter from HD will be sent for them to comply. Gary informed Mr. Lopez that no one is to sleep in the basement; furthermore, as there were two families with infants, Chip made arrangements to furnish them the next day, with a for a Fairfax County agency phone # (Social Services), for possibly getting assistance in finding an apartment to rent. We spent approximately one hour at this inspection.

 # 7316 Essex Ave. Springfield, VA. (Approx. 45-minutes visit)

This is a one-story brick structure with a non-walk out basement. The owners, Mr. Amado Orellana and his wife Mrs. Margarita Garcia (703) 906 9113 and (703) 913 1142 received all three inspectors and showed them thru their home. In one of the first floor bedrooms live the owners, in the second and third are their son Carlos (13 yrs. old), and daughter Ana Flores (15 yrs. old), and in the fourth bedroom behind the kitchen area live Rubenia Reyes (Margarita's sister), and Marvin Maldonado; though, we were told they'd move out to their new house in July. In the two rooms in the basement live Hernan Bustillo and Omar Reyes (both Margarita's cousins), as well as Ernesto Lara (Amado's brother in law). Both rooms lacked the size windows to make them habitable rooms; furthermore, the ceiling height was about 6'-0", which could not be increased due to existing floor joist for first level.

Gary explained the seriousness of the situation and stressed to them that no one could sleep in the basement; thus, they could temporarily arrange for their relatives to sleep in the first floor living rooms, and potentially move to the bedroom at back of the kitchen area when the current occupants move out, as it seemed large enough to accommodate three persons. To be in compliance with the Zoning Ordinance, Leo addressed with Mr. Orellana about the size, numbers and setbacks required for storage sheds at backyard.

 # 7123 Loisdale Road. Springfield, VA. (Approx. 1-hour visit)

Raul Constanza, and his wife Paz Maribel Carrillo inhabited this house, with their brother Santos Carrillo, and Jose S. Valencia with his wife Vilma Carrillo, all occupying the three bedrooms in the first floor. Raul works in New Jersey during the week as well as Paz Maribel works in Boston, Mass. regularly visiting home on weekends.

In the basement there were two rooms, the small one used by a Carrillo's cousin, by the name of Luis A. Flores A., and this room did not have any windows; furthermore, the large room was subdivided into a kitchen, family room with a door to the outside, and a sleeping room. The larger room was occupied by Silsomina Garcia with her three children, Ana I. Rivas, Francisco A. Bonilla and Alcides S. Bonilla, of 7 and 3 years old, and 2 months old respectively. The sleeping room had a small window (approximately 18"x18"), lacked smoked detector and had an unfinished concrete slab as floor covering. After inspecting the basement Chip requested for the tenants to have Raul Constanza contact him by phone ASAP due to the violations found, as well as indicating that a building permit would be needed to finish the carport into bedrooms (already in the process of initiating work), as well as to expect a visit by the County Health Department Inspector. Pat suggested advising the Health Dept. Inspector about the language barrier, and to offer his services for additional English-Spanish translating.

1) # 6007 Sumner Dr. Springfield, Va. (Approx. 1 hr. visit)
This one story brick house w/basement was in our April 27 and May 4, 2005 inspections of homes which we could not get into. We had contacted its owner, Mr. Moises Rodriguez and he'd arranged for his mother (living at a nearby location) to greet us, and let us in the house. We met with the house tenants, all members of the Orellana Family; that is, eight individuals living upstairs in six bedrooms, and two individuals living in the basement room (not a habitable bedroom) and one individual in what seemed a basement family room, also not habitable. There were a total of 11 individuals living at this house. We mentioned to Mr. Rodriguez' mother to have her son call us as we needed to explain to him about the basement rooms being inhabitable, and the fact there seemed to be a working second kitchen in the household (all signs indicated it; however, the microwave and hot plate seemed missing), which could not be permitted to remain. The following morning we received a telephone call from Mr. Rodriguez and we explained to him about the bedrooms in the basement needing to be vacated ASAP, until the health issue regarding ventilation and emergency access thru the windows could be addressed. He was also told to expect a Notice of Violation (NOV) in the mail, and to call us as soon as corrective work had been done for a re-inspection. Mr. Rodriguez proceeded to remind us about the trespassing issue involving a next door neighbor, to which we suggested he should contact the Police Department to correct it once in for all to avoid being unduly harassed.

 # 6023 Craig Street. Springfield, VA. (Approx. 1 hr. visit)

Mr. and Mrs. Wilfredo Peña and Elsa Marina Lopez are the owners, and live in the first floor bedrooms with their children Ana Peña(14 yrs. old), Charin Peña (6 yrs. old), Henessy Peña (3 yrs. old) Samaria Peña (5 months old); as well as, the owner's brother in law and his wife, Mr. and Mrs. Salvador Lopez and Kelly Roxana Lopez. The basement was under renovation for new windows and a new bathroom. The rooms in the basement would be used as bedrooms for the owner's nephews Victor and Antonio Peña, Mario Lopez(owner's brother) and Juan Funes (uncle). The basement finished overall ceiling height is under 7', the windows are smaller than required for legal bedrooms in a basement, and the renovation work was being done without a building permit. They were told that no one could sleep in the basement because of reasons mentioned here, and they were advised to go to the county offices to request a building permit to avoid further problems.

#6022 Craig Street, Springfield, Va. (Approximately a 1 hr. visit)
Mrs. Celestina Ercilla consented to take us to inspect her daughter's house (Ms. Amanda Ercilla 703/ 732 882), initially inspected on 09.01.05. Ms. Ercilla was at the house, though she did not live there regularly. She listed the tenants name as: Mr. Miguel Palomino and his wife Mrs. Daisy Sanchez (Ms. Ercilla's niece), with their daughters Linda Quispe (4 yrs. old) and Cristina Ercilla (10 mos.), and Elmer Sanchez Carvajal (Daisy's brother), this latter living in one of the rooms in the basement. There were two couples living in the basement rooms (both wives are Ms.Ercilla's boyfriend sisters), and there was a second kitchen.. The basement ceiling height was 7'-0", and all the rooms used for sleeping have smaller windows. The owner was instructed about the over-occupancy issue (Zoning Ordinance) which she disputed, and about the Health Issue regarding the small bsmt. windows. She was offered to look into weather she would have use for additional bedrooms in the basement, and possibly applying for a Home Improvement Loan thru the Dept. of Housing for code compliance.

4) # 6608 Palamino St. Springfield, Va.
Chip has the list of the house residents. This property is owned by Mr. Juan Lopez, 3 relatives of his, and friends (2 couples with 1 child each). There are two rooms in the basement which are used for sleeping, and they are not habitable, for they lack adequate ventilation/window access, and square footage required for # of occupants per room. NOV letter from HD will be sent for them to comply. Gary informed Mr. Lopez that no one is to sleep in the basement; furthermore, as there were two families with infants, Chip made arrangements to furnish them the next day, with a for a Fairfax County agency phone # (Social Services), for possibly getting assistance in finding an apartment to rent. We spent approximately one hour at this inspection.

 # 7151 Floyd Street. Springfield, VA. (Approx. a 30 min. visit)

Mrs. Gixei Barahona is the owner (703/ 451 0377), she lives in the house with her sisters Ivania and Martha Barahona, all of them occupying the first floor bedrooms. The basement rooms are used as bedrooms by Norma Barahona (owner's daughter and her 8 yrs. old son Darwin Cruz), Mr. and Mrs. Santos and Luz Joya with their 2 yrs. old son, and Mr. Fermin Espinal a non relative of the house owner. The basement finished overall ceiling height is under 7', the windows are smaller than required for legal bedrooms in a basement. The owner who had not been present at the time of the inspection, called the following day and was told that no one could sleep in the basement and that she would be receiving a letter notifying the house violations needed to be corrected within 30 days of receipt of said letter.

#6003 Frederick St. Springfield, Va. (Approx. 40 mins. visit)
The owner is Mrs. Vilma Ortiz and she does not reside here. We were greeted by a tenant, Mrs. Vilma Leon who lives in the first floor with her husband Mr. Oscar Lazo and their 4 children: Sidney-Paula Pacheco (16 yrs. old daughter), Vilma Pacheco (14 yrs. old daughter) , Jennifer Lazo (3yrs. old daughter) and Jefferson Lazo (2 yrs. old son). Mr. Osman Lazo (Mr. Oscar Lazo's brother) and his wife Mrs. Erica Paz, with their children, Marina Lazo (6 yrs. old daughter) and Casandra Lazo (2 yrs. old daughter). In the basement rooms live: Mr. Douglas Amaya (Mrs. Vilma Leon's cousin), and Mr. Carlos caballero and Mr. Wilmer XXX (both friends of the Lazo family). The basement rooms used for sleeping were locked and there was no access to inspect their conditions; however, we were able to see that all three rooms had small windows which would need to be enlarged for these rooms to become legal bedrooms. The tenants who greeted us into the house were told about it and we gave them our business cards asking them to pass them along to the house owner to call us.

 # 6021 Dinwiddie Street. Springfield, VA. (Approx. 30-minutes visit)
Ms. Dunia Cruz is the owner (703/ 338 8936), and he doesn't live here. Mr. Jose Cruz and wife, Fredesvina Lopez (703/ 569 4574), are the owner's parents living here in 2 bedrooms in the first floor of the house, with their sons Daniel Chavarria (10 yrs. old) , and Roldan Chavarria (8 yrs. old). The 3 bedroom in this level is temporarily housing a sister who just came in from Honduras, and is planning to move out soon. In the basement live Jose Maldonado and Olman Artica(wife's nephews), as well as Victor Cruz (husband's nephew). There is a second kitchen in the basement, the overall celing height is under 7', and rooms used as bedrooms have small windows. The house owner will be advised about not allowing anyone to sleep in the basement; and, the house occupants were verbally informed about this issue.

3) # 6611 Palamino St. Springfield, Va.
Chip has the list of the house residents. This property is owned since 1998 by Mr. and Mrs. Erick Torres, their 2 children, 2 relatives, and 2 friends. There are two rooms in the basement which are used for sleeping, and they are not habitable, for they lack adequate ventilation/window access, square footage required for # of occupants per room, as well as low ceilings. NOV from HD will be sent for them to comply. Gary informed Mr. Torres that no one is to sleep in the basement; furthermore, as there was a family with an infant, Chip made arrangements to furnish them the next day, with a for a Fairfax County agency phone # (Social Services), for possibly getting assistance in finding an apartment to rent. We spent approximately one hour at this inspection.

 # 7125 Loisdale Road. Springfield, VA. (Approx. 1-hour visit)

The absentee owner Mr. Jaime Carrillo greeted the inspectors, and informed to them that he was renting this house to his brothers and wives, and he introduced each one of them. They were: Jose S. Carrillo, Eva M., his wife, and their 5 yrs. old son Alex. Jose E. Carrillo, and Elmer A. Carrillo. occupied the two additional bedrooms in the first floor. In the basement there was a room which did not have any windows, in it lived Israel Carrillo, his wife Irene, and their 18 month old child; and, there was another brother by the name of Jose B. Carrillo, who lived in a room used as a bedroom, which had one window of an approx. size of 24" x 18"@ 60", with the sill about 5" above the floor. The couple with child living in the basement anticipates moving out of there and into an apartment within a month.

Chip indicated to them that as far as Zoning Enforcement was concerned, there was no case supporting complaint letter received for multiple occupancy, as they were well within their right to house their family members; however, he indicated to them the Health Department Inspector would be advised about unsafe conditions observed about the lack of adequate ventilation and egress to the areas used as bedrooms in the basement. Furthermore, Chip suggested moving the brother who lived in the basement room into sharing one of the bedrooms in the first floor, while the couple and child moved out of their windowless room into the TV room (which had no doors), and it is adjacent to the stairway leading up to the first floor.

The property owner was directed by Chip to get operable smoke detectors for the basement area, and also to secure a building permit when choosing to enlarge the openings for the windows in the basement. Depending on the findings by the Health Dept. Inspector, and because of the language barrier, Pat offered to advise the Health Dept. Inspector that he'd be on stand by for additional translating needed, as well as assisting the owners contacting DPWES for the building permit process.

 # 7114 Healy Drive. Springfield, VA. (Approx. 1 hr. visit)
The owners are Mr. and Mrs. Adrian and Haydee Soto (703) 569 3227, they live in this house with their children, Rimer (16yrs. old son), Christian (15 yrs. old son), and Cindy (11 yrs. old daughter); and, they all occupy the upper floor bedrooms. There are three basement rooms occupied as bedrooms by the owner's brothers, their wives and children (for a total of 5 additional adults and 2 children in the basement), Nemesio Soto, Mr. and Mrs. Emilio Rojas and Marlene Alejandro with their 8 yrs. old son, and Mr. and Mrs. Elvis Soto, and their small child. There is a second kitchen in the basement. This house is undergoing a full renovation, it has a 1 yr. old building permit. The approved plans were briefly reviewed, it was determined the existing basement distribution did not match the plans (2 more bedrooms than approved), the windows are smaller than the code requires for basement bedrooms, and the rooms in the basement are being used as bedrooms before the occupancy permit is issued by the building inspector. The owner was instructed that no one could sleep in the basement effectively today, and to contact the building inspector and/or have the plans undergone revision to match existing conditions, and comply with building code.

 # 6020 Dinwiddie Street. Springfield, VA. (Approx. 30-minutes visit)
Mr. Pablo Almanza is the owner (703/ 928 5810), and he does not live here. Mrs. Elsa Knight (703/ 862 3197 which is temporarily disconnected), her husband Mr. Henry Paz and their one year old daughter live here. The husband's cousin is also living in the first floor level of this house. The basement rooms are being used as bedrooms; they have small windows, and lower than 7' ceilings. The house owner will be advised about not allowing anyone to sleep in the basement; and, the house occupants were verbally informed about this issue.

 # 6019 Dinwiddie Street. Springfield, VA. (Approx. 25 minutes visit)
Owner is Mrs. Celestina Ercilla. We visited this house (last inspected on 09.22.05) to insure that the occupants in the basement bedrooms had moved out and they had. We found a Microwave oven stored inside one of the cabinets, which we asked the owner to remove it from the basement. The zoning Inspector stressed the importance of updating matters regarding the application to increase the # of kids to care for under the current license; because, whereas, if the State approved licensing the Center to care for 12 kids, under the current Fairfax County Zoning Ordinance this facility would only be allowed to care for 10 kids. In order to care for more than 10 kids, it would be necessary for the care provider to apply for a Special permit [thru a zoning Amendment (?)]