

AARA Hotels LLC D/B/A La Casa Inn

6523 US Hwy 19





NEW PORT RICHEY

5919 MAIN STREET • NEW PORT RICHEY, FL 34652 • 727.853.1016

Inspection Report - La Casa Inn
6523 US Highway 19 New Port Richey, Florida 34652

10, May 2021

This informative report will outline the inspection results for the said property located at 6523 US Hwy 19 New Port Richey, Florida 34652.

Collaborative inspections of the property were performed on May 6th and 10th 2021. Staff in attendance were Erik Jay, Code Enforcement Supervisor; Adam Darling, Deputy Fire Chief/Fire Marshal; Robert Perry, Building Official; Code Enforcement Staff and Police Officers.

The following is a sequence of events and noted violations. Inspections commenced on May 6th, at 8:00 am, and again May 10th, 2021 (administrative warrant granted), at approximately 9:00 am.

Building related issues discovered are itemized as follows:

Zoning: Business Tax Receipt indicates use as R-1 Motel Transient (less than 30 days). Property is being used as R-2 Motel Non-Transient (more than 30 days).

Building Code Related Issues: Horizontal separation, vertical separation, membrane penetrations, fire stopping, fire blocking, transition annular space voids.

Stairs are dilapidated, rusted, support columns rusted at base, open risers, guardrails openings larger than 4 3/8", loose guards at balconies. Evidence of mold needs to be evaluated by licensed Mold Assessor. Toilets and bathrooms have voids, cracks, not sealed. Walls, ceilings open, missing and or water damaged.

Plumbing Issues: Loose toilet flanges, missing p-traps allowing possible methane sewer gas to enter building. Leaky faucets, pipes, connections throughout buildings. Water shut off by City Water Department.

Electrical Issues: Open junction boxes, open wiring, broken and or repositioned cover plates, and switch plates missing, exposed wiring in various conduits, improperly installed fixtures, and exposed live wires.

Power removed to all buildings by Duke Energy.

A 24 Hour Fire Watch was required by Building Official and Fire Marshal, due to no power to Fire Alarm System.

Plumbing/Gas/Mechanical Issues: Required exhaust ventilation not operational in various areas, exhaust ventilation ducts closed, shut off and in need of cleaning. Fire dampers removed from walls. Gas vent piping improperly installed. Gas vent piping penetrations through horizontal assemblies without proper fire stopping. Gas service shut off.

The property is currently in such a state of disrepair so as to be uninhabitable due to various health and safety concerns.

In conclusion: Staff recommends structures be considered as a slum/blighted property.

Robert Perry

Building Official

La Casa Inn

6523 US Highway 19

5/6/2021 West Building Report

ADA signs missing on handicap spots throughout the property.

ADA ramps not high enough and continuous.

Stairs throughout property unsafe, width of spindles too wide, need to close tread/risers, rusted posts.

First floor hallway has exposed wiring in fire alarm conduit.

First floor electrical room has fire wall penetrations.

Single wall piping from laundry room.

Second floor storage has fire wall penetrations in ceiling.

Second floor maid quarters has unsecured toilet exposing sewer gas.

Second floor storage room has broken fixtures.

Second floor maintenance room has illegal gas vent, fire wall penetrations in ceilings and wall, illuminated gas pipe penetrated through fire barrier.

First floor water heater room in hallway

- Illegal vent without proper connector
- Fire wall penetration
- Subpanel used as junction box
- Illegal cord through vent pipe
- Motor starter not secure to wall
- Light fixture not secure and missing bulb
- Loose wiring
- Plumbing without P Trap or plugged off (in two spots)
- Missing cover on water heater
- Open junction and recirculation pump

Room 134

- Unsanitary/unsafe to enter
- AC condensate creating slip hazard
- Moisture damage on walkway

Room 136

- Fire wall penetrations
- Water damage creating what appears to be mold
- Ceiling collapsed
- Fire wall penetrations

Room 138

- Unsecured toilet exposing sewer gas
- Cracked shower
- Exposed light fixture
- Infestation
- Fire wall penetrations

Room 140

- Cracked shower
- Fire wall penetration
- Switch panel in bathroom broken
- Open junction box
- Infestation
- Unsecured toilet leaking sewer gas
- Smoke alarm nonfunctional

Room 142

- Open junction box
- Fire wall penetrations
- Unsecured toilet leaking sewer gas
- Missing electrical cover

Room 144

- Unsecured toilet leaking sewer gas
- Open junction box
- Missing smoke detector

Room 146

- Inoperable smoke detector
- Missing junction cap
- Infestation
- Unsecured toilet leaking sewer gas
- Water damage throughout room
- Fire wall penetrations
- Ventilation system blocked

Room 148

- Missing P Trap on sink
- Missing fixtures in tub
- Infestation
- Water damage creating what appears to be mold

Room 150

- Missing smoke detector
- Penetration in ceiling and wall
- Missing ventilation
- Missing ceiling tile above tub

- Water damage throughout room
- Spray foam in junction box
- Missing light cover and exposed electric

Room 152

- Missing smoke detector
- Missing light fixture creating exposed electric
- Unsecured light with exposed electric in bathroom

Room 154

- Unsanitary/unsafe for habitation
- Missing smoke detector
- Missing electrical cover
- Exposed plumbing pipe
- Exposed electric over tub
- Fire wall penetrations
- Infestation

Room 156

- Unsecured toilet
- Water damage
- Missing smoke alarm
- Infestation

Room 158

- Unsanitary/unsafe for habitation
- Missing smoke alarm
- Loose junction boxes
- Fire wall penetrations
- Infestation
- Broken receptacle in floor

Room 160

- Infestation
- Fire wall penetrations
- Exhaust vent blocked with debris
- Infestation

Room 260

- Illegal structural and electrical work without permit
- Fire wall penetrations
- Infestation
- Exposed electrical

Room 258

- Open sewer line
- Fire wall penetrations

Room 256

- Unsanitary/unsafe for habitation
- Collapsed bathroom ceiling
- Exposed conduit and electrical in bathroom

Room 254

- Unsanitary/unsafe for habitation
- Missing smoke detector
- Feces in bathtub

Room 252

- Unsanitary/unsafe for habitation
- Bed bugs on bed.

Room 250

- Missing electrical cover.

Room 248

- Exposed wires
- Unsecured toilet
- Exhaust vent sealed closed

Room 246

- Unsecured toilet

Room 244

- Missing cover on A/C
- Bath tub no drain
- Fire wall penetrations

Room 242

- Inoperable smoke detector
- Exhaust vent blocked with debris
- Fire wall penetrations

Room 240

- Broken spliced wires
- Infestation
- Unsecured toilet exposing sewer gas
- Broken electrical cover

Room 238

- Missing cover on A/C receptacle in floor
- Exhaust vent blocked with debris
- Unsecured toilet exposing sewer gas

Room 236

- Unsanitary/unsafe for habitation
- Unsecured toilet exposing sewer gas
- Missing light cover in bathroom

Room 234

- Fire wall penetrations
- Unsecured toilet exposing sewer gas
- Broken vanity
- Broken shower wall

Room 232

- Receptacle out of wall
- Unsecured toilet exposing sewer gas

Room 231

- Used as storage room
- Active water leak in tub
- Drainage blocked
- Water damage
- Air ventilation blocked

Room 233

- Missing fire seal on door jam
- Smoke detector blocked

Room 235

- Infestation

Room 237

- Exhaust vent blocked with debris
- Penetration in wall behind door

Room 239

- Cable cover off wall
- Missing fire damper

Room 241

- Vent is not working cover is blocked
- Fire wall penetrations

Room 243

- Exposed conduit over shower
- Fire wall penetrations

Room 245

- Condensate line not connected to A/C
- Infestation
- Exposed electric

Room 247

- Exposed electric
- Excessive storage in room (fire hazard)

Room 249

- Cable cover off wall
- Fire wall penetrations
- Unsecured toilet

Room 251

- Illegal kitchenette
- Exposed electrical
- Bathroom ceiling has collapsed from water damage

Room 253

- No violations

Room 255

- No violations

Room 257

- No violations

Room 259

- Smoke detector not connected
- Exposed electric
- Unsecured toilet
- Crack in tub wall

Room 159

- Missing smoke detector
- Water damage creating what appears to be mold
- Infestation

Room 157

- Unsanitary/unsafe for habitation
- Fire wall penetrations
- Duct tape on interior door leading into adjacent room
- Broken tile floor
- Missing smoke detector

Room 155

- Barbeque in room
- Cooking equipment in room
- Water damage
- Penetration in ceiling

Room 153

- Missing outlet
- Inoperable smoke detector

Room 151

- Tape on outlet
- Missing drywall
- Fire wall penetrations
- Caved in ceiling
- Water damage creating what appears to be mold

Room 149

- Missing smoke detector
- Unsecured toilet
- Fire wall penetrations

Room 147

- Water damage
- Infestation
- Missing smoke detector

Room 143

- Excessive storage
- Water damage

Room 141

- Unsanitary/unsafe for habitation
- Broken vanity
- Water damage

Room 139

- Fire damage in outlet
- Excessive storage
- Caved in ceiling in bathroom
- Water damage causing what appears to be mold
- no light cover in bathroom

Room 145

- Water damage creating what appears to be mold
- No smoke detector
- Light hanging off wall

- Exhaust vent blocked with debris

Room 137

- Infestation
- Fire wall penetrations
- Missing electrical cover
- Bathroom ceiling collapsing

Room 135

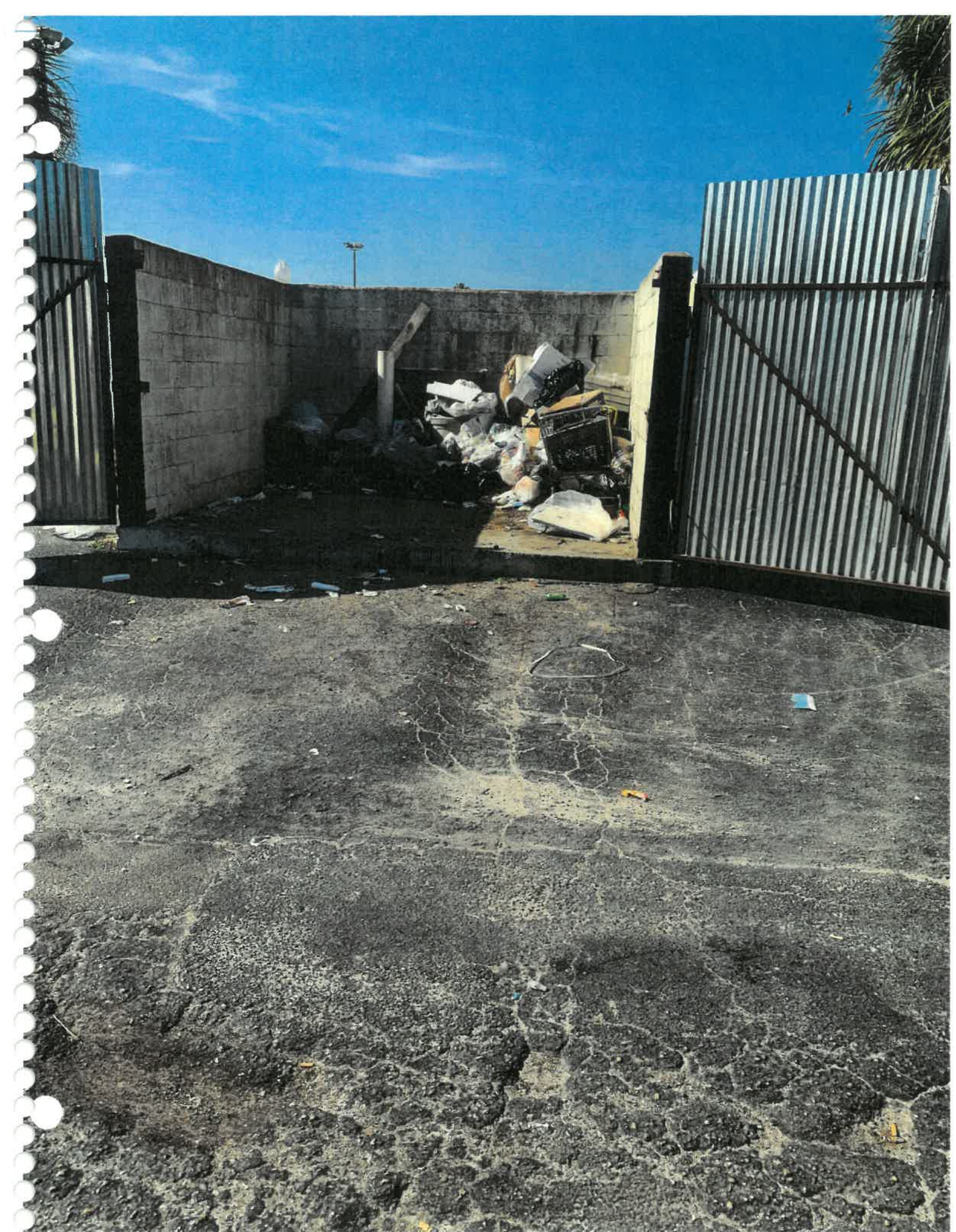
- Unsanitary/unsafe for habitation
- Water Damage creating what appears to be mold
- Fire wall penetrations

Room 133

- Ceiling collapsing
- Water damage
- Fire wall penetrations

Room 131

- Fire wall penetrations
- Excessive storage
- Ceiling collapsed



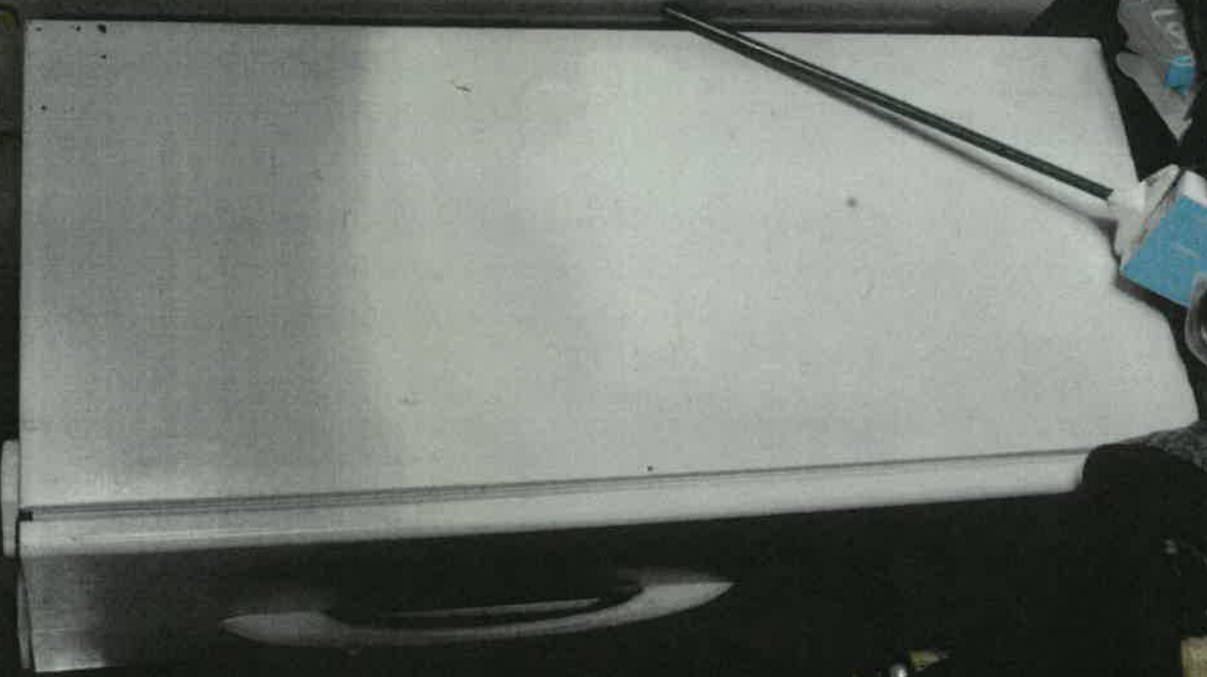


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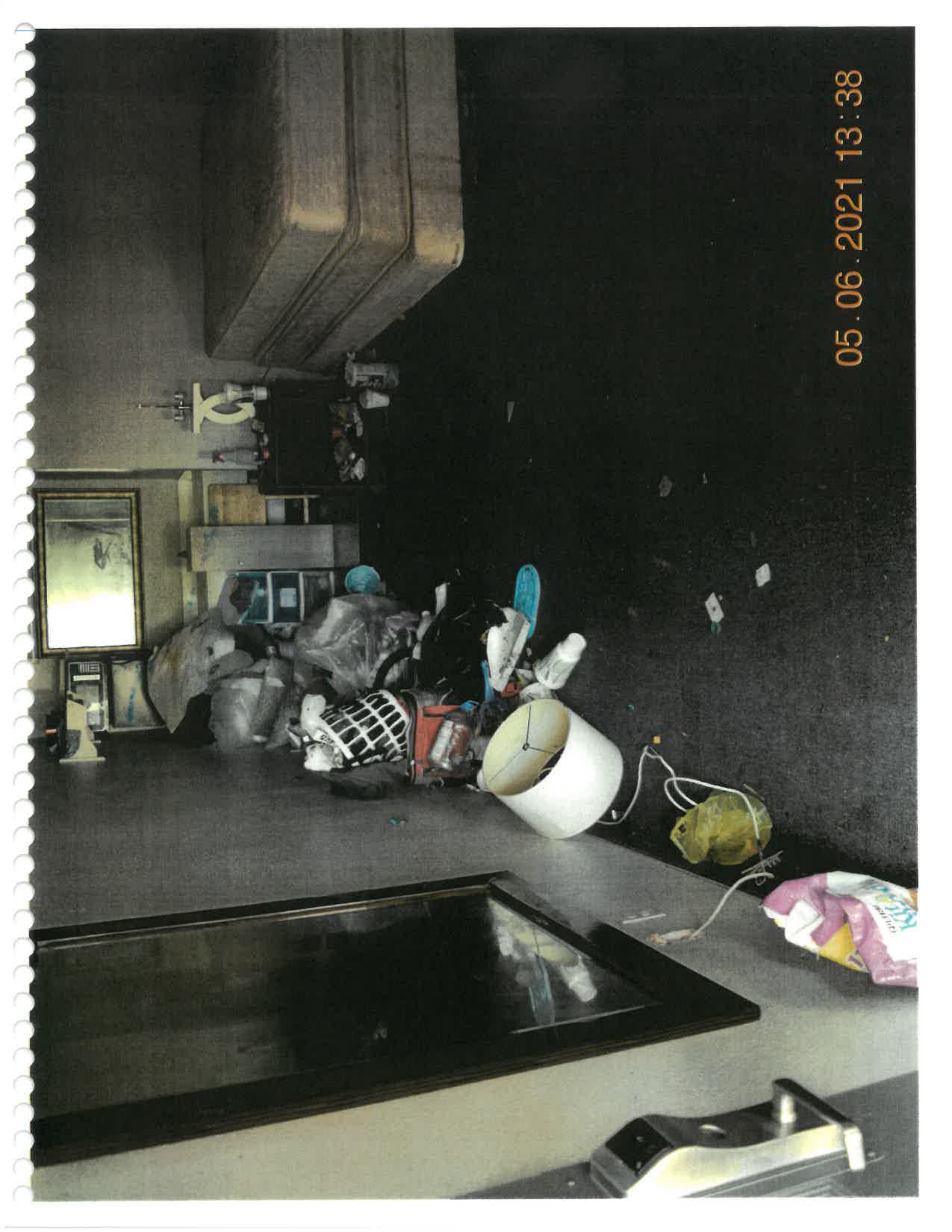


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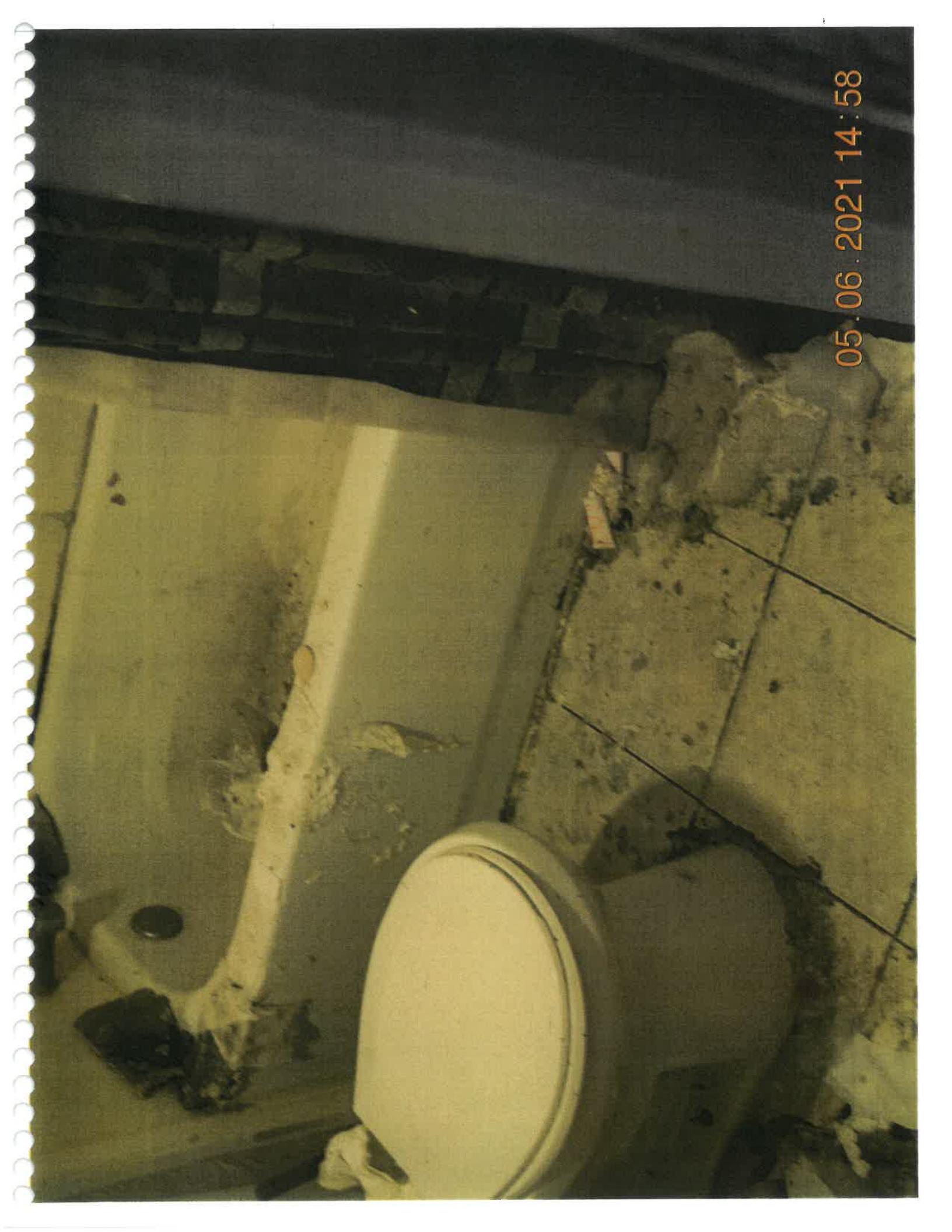
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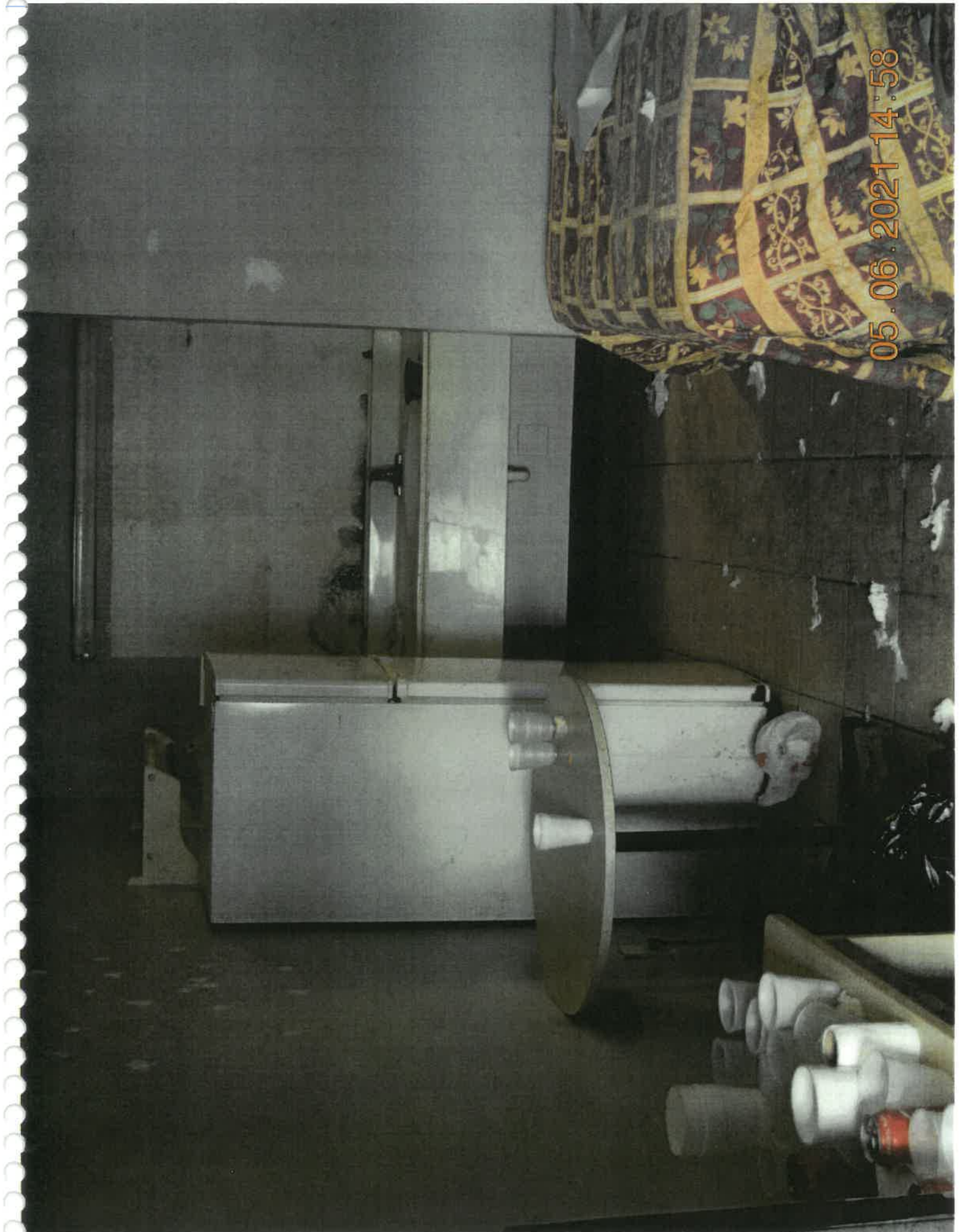
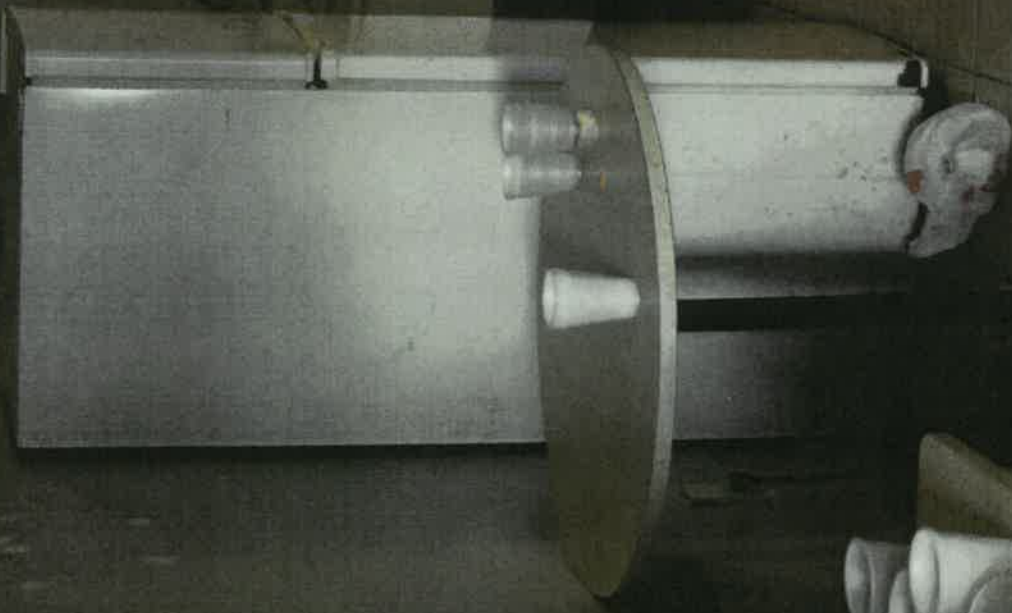
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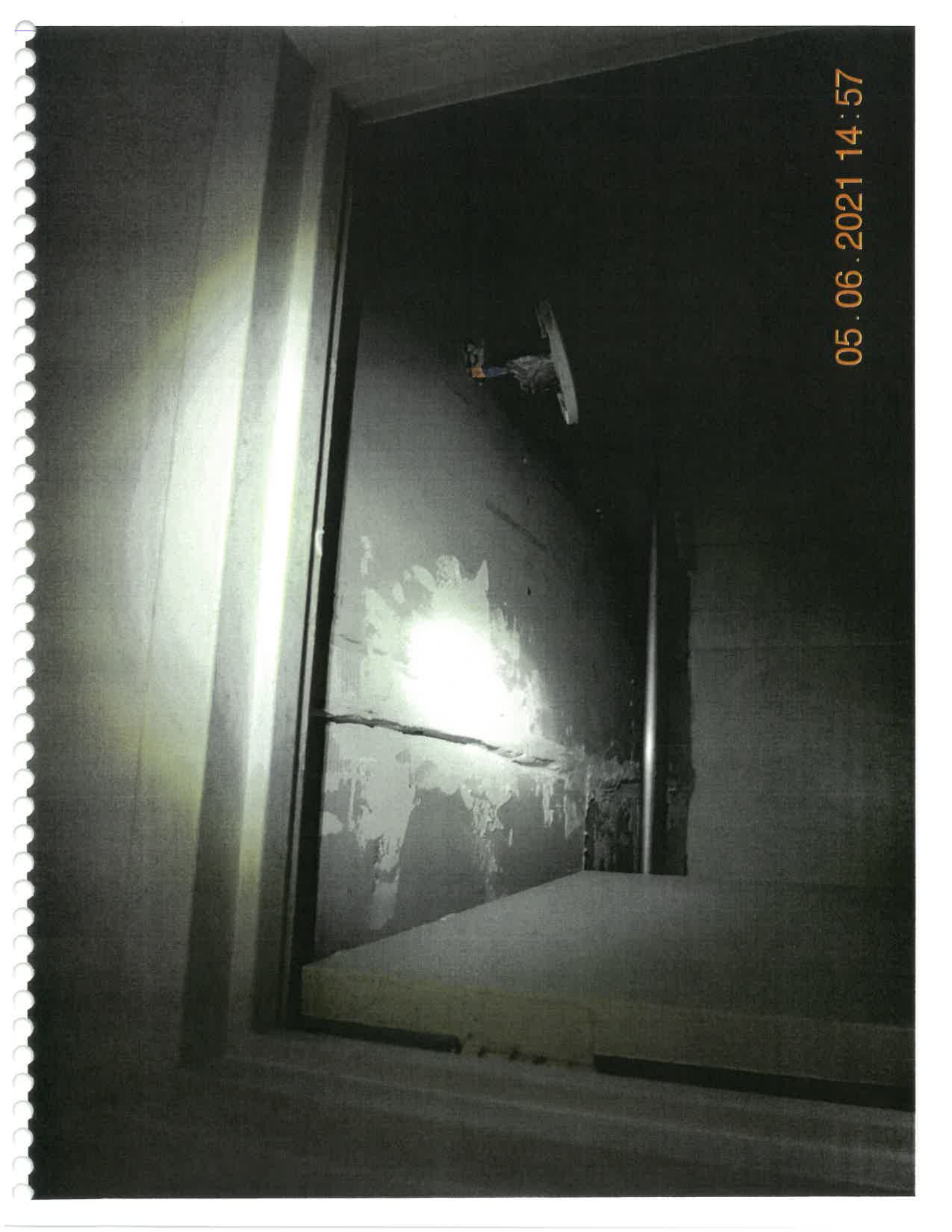
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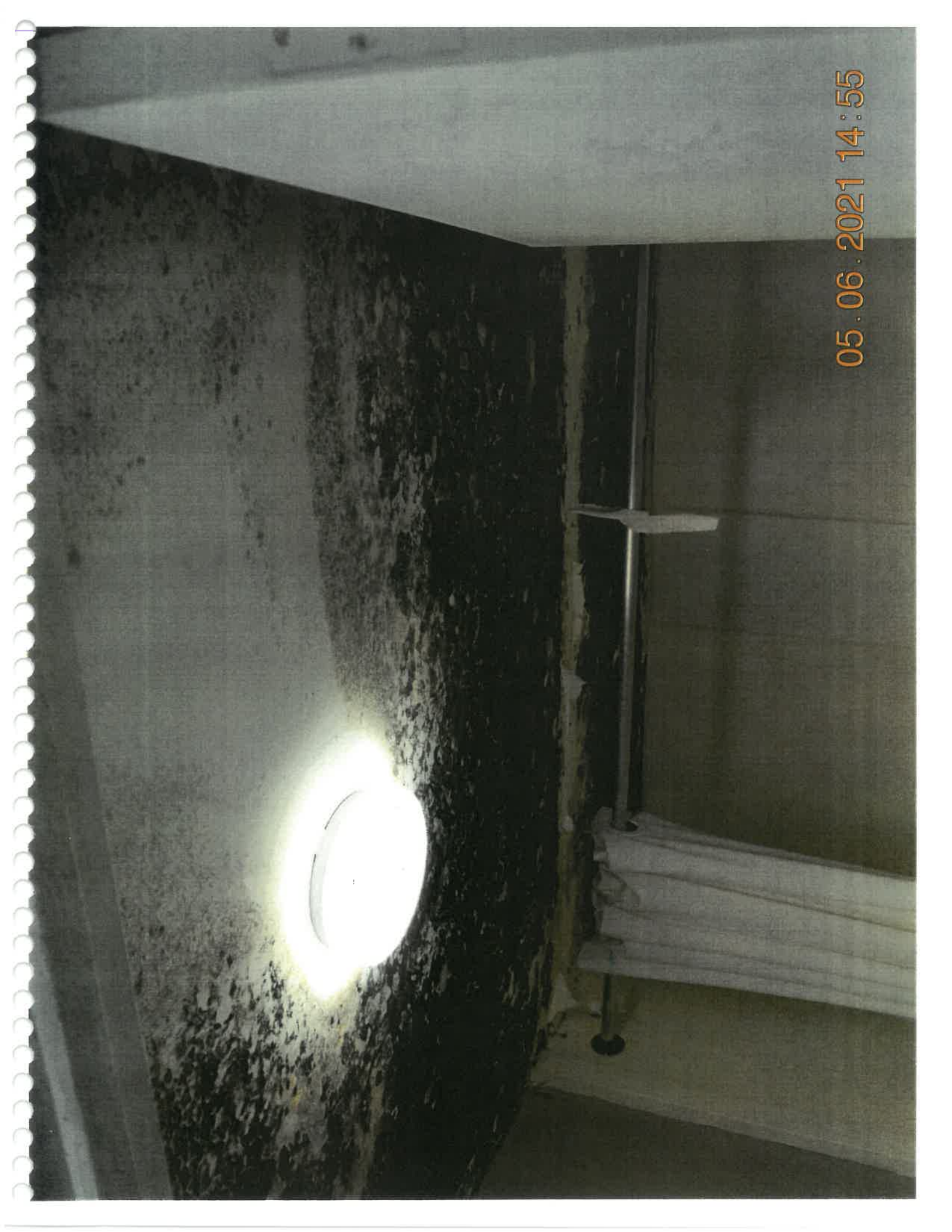




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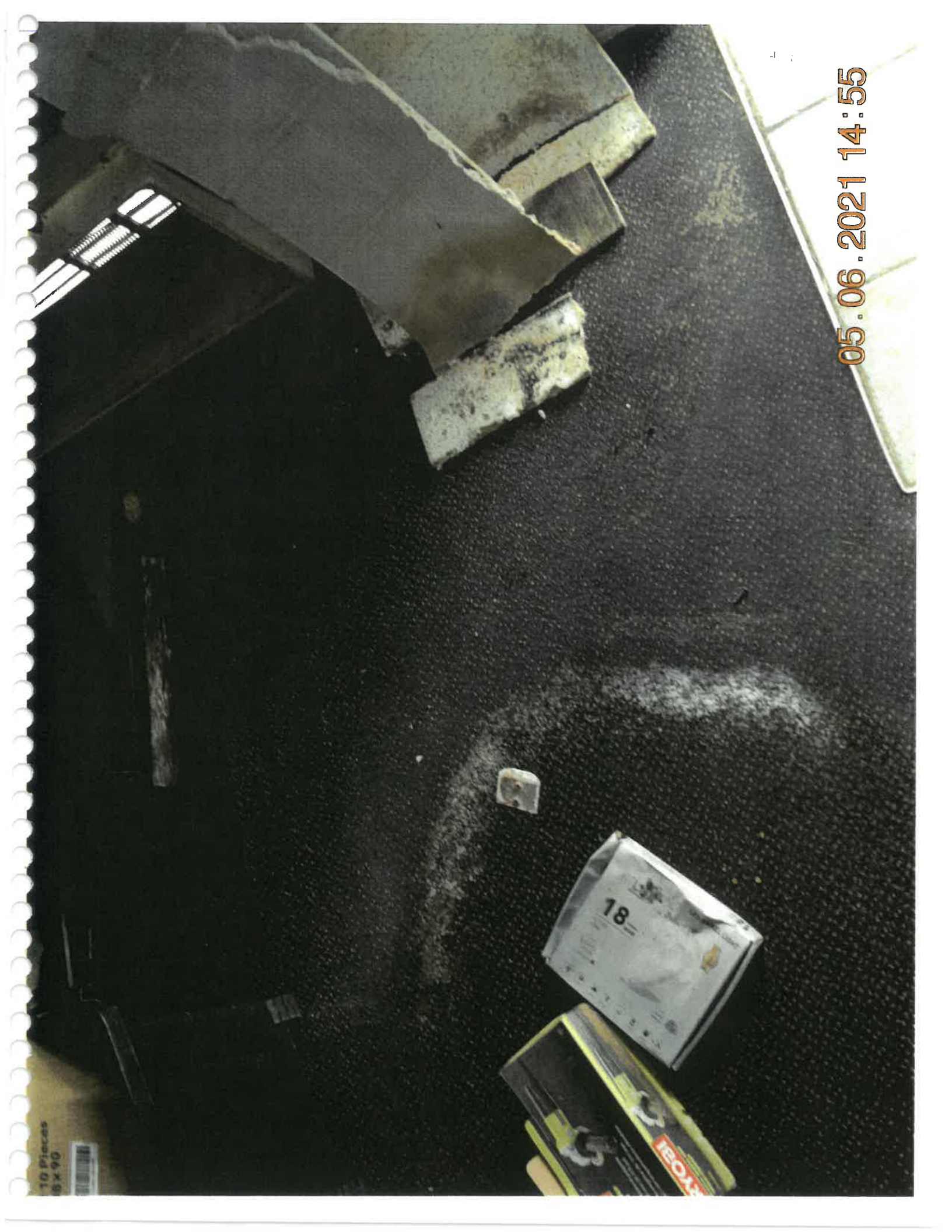




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10 Pieces
8x90

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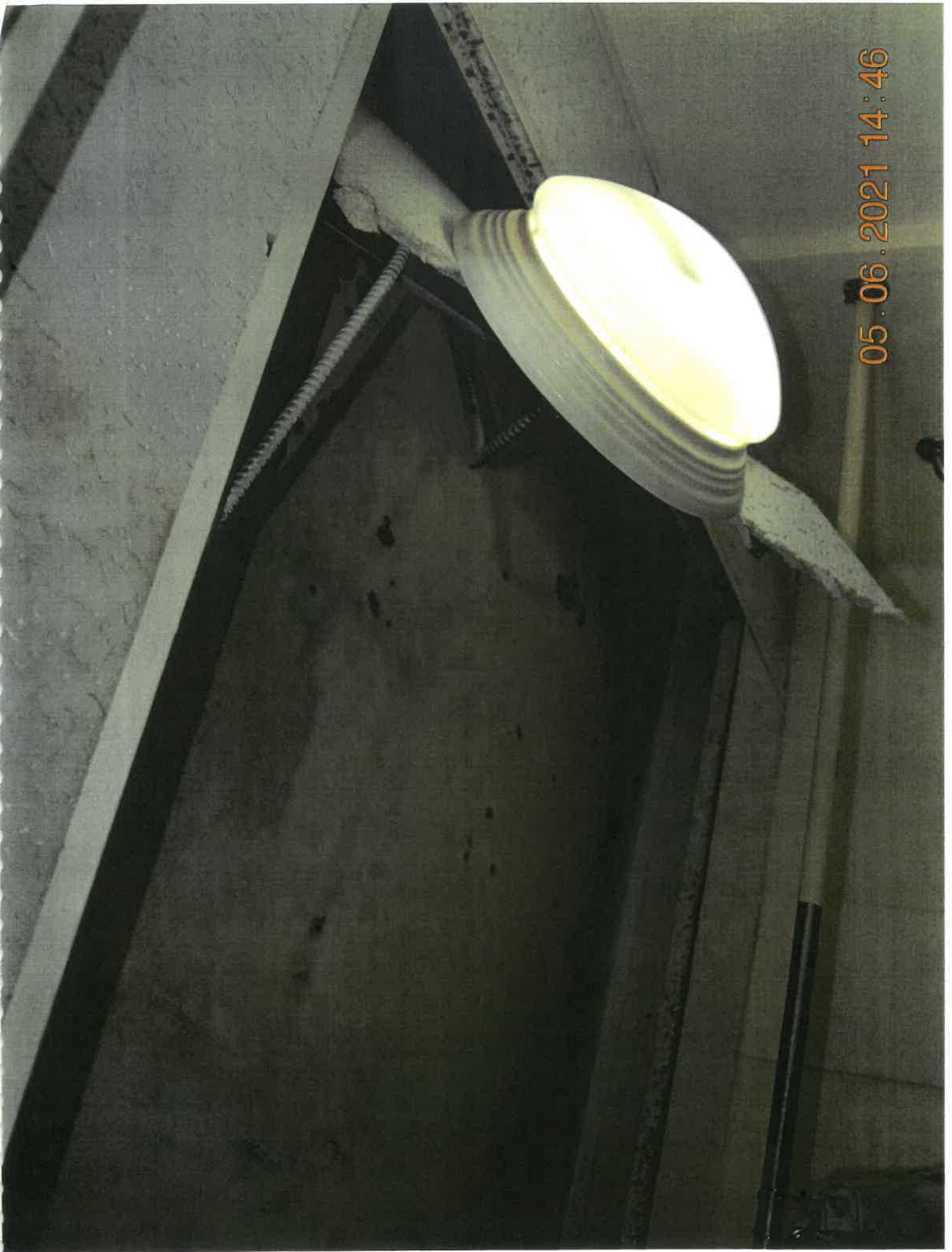
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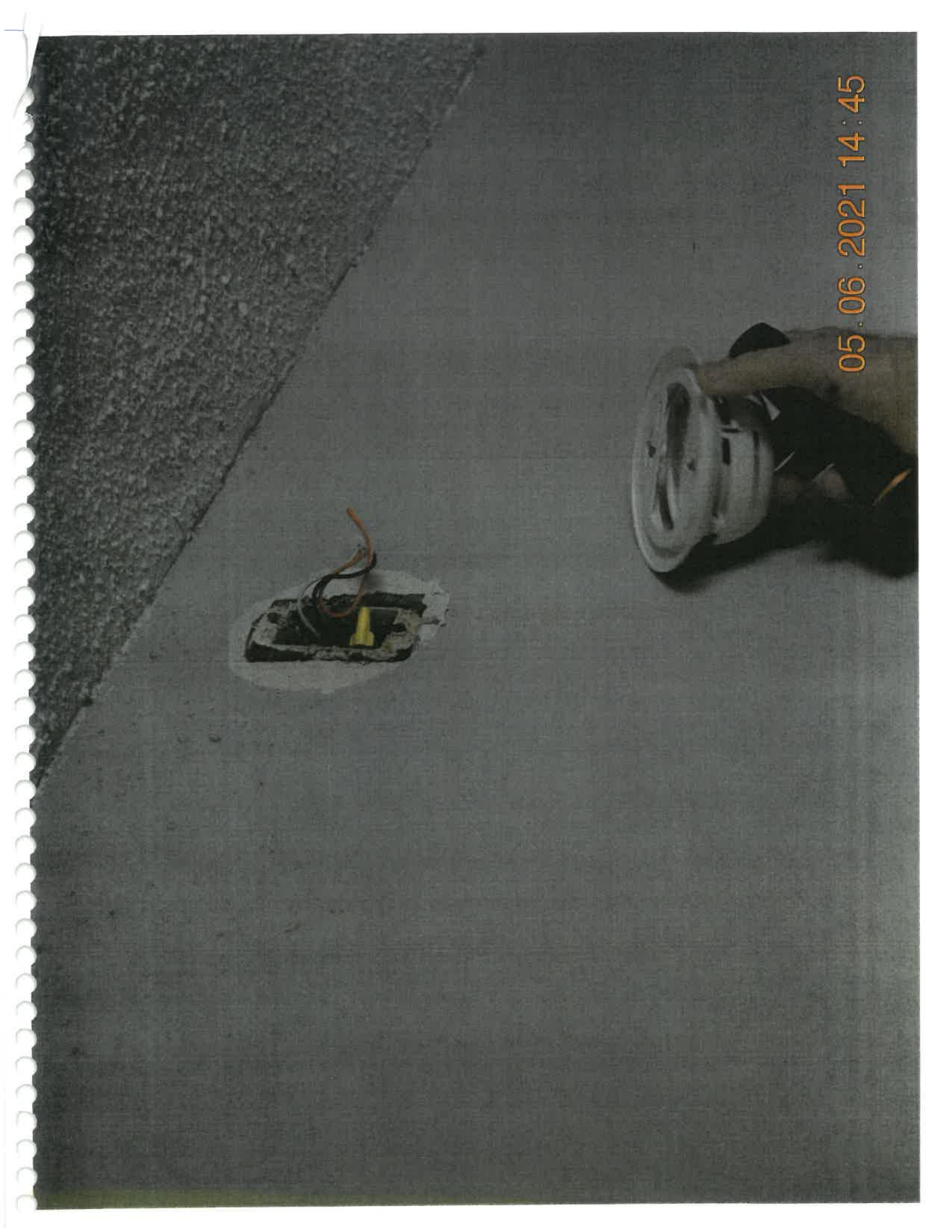


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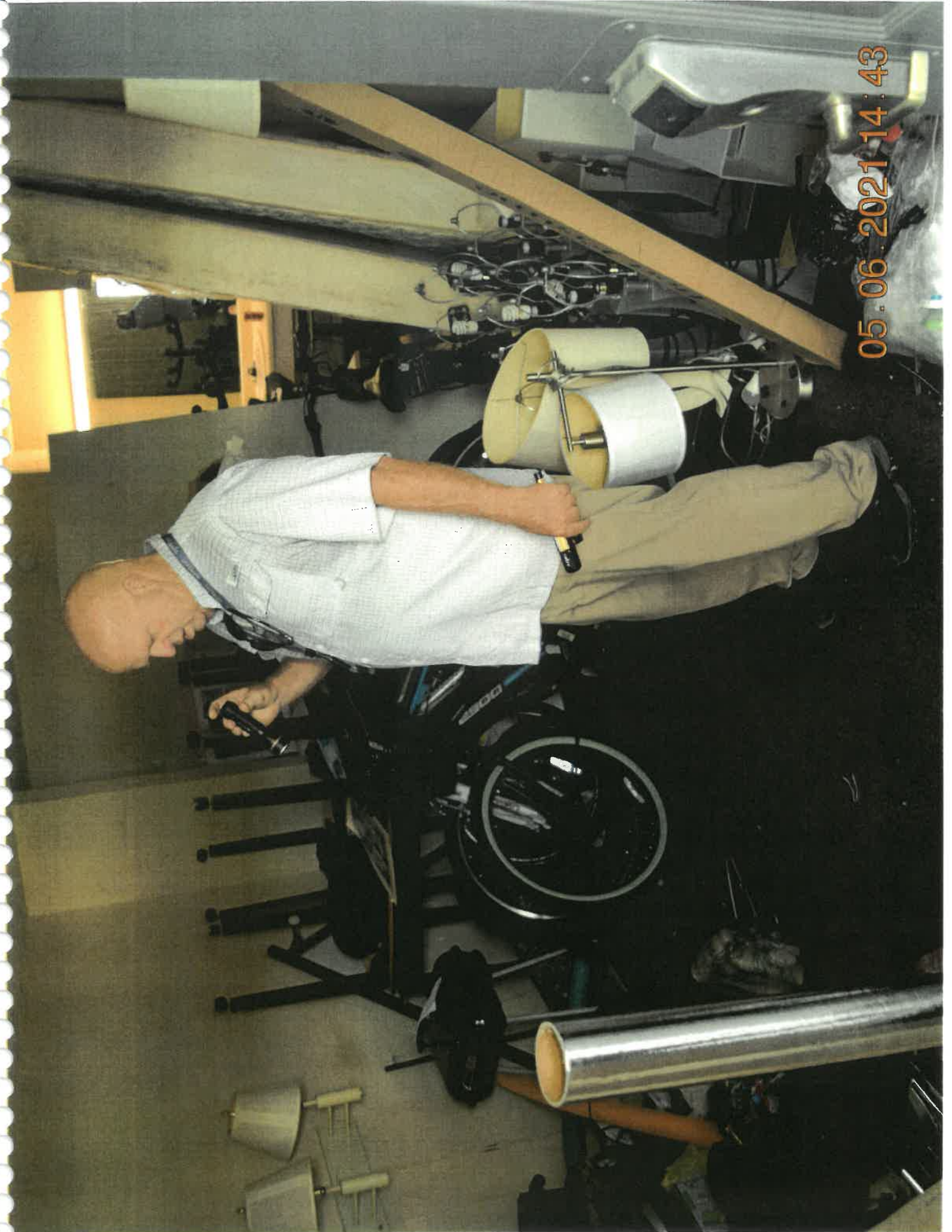
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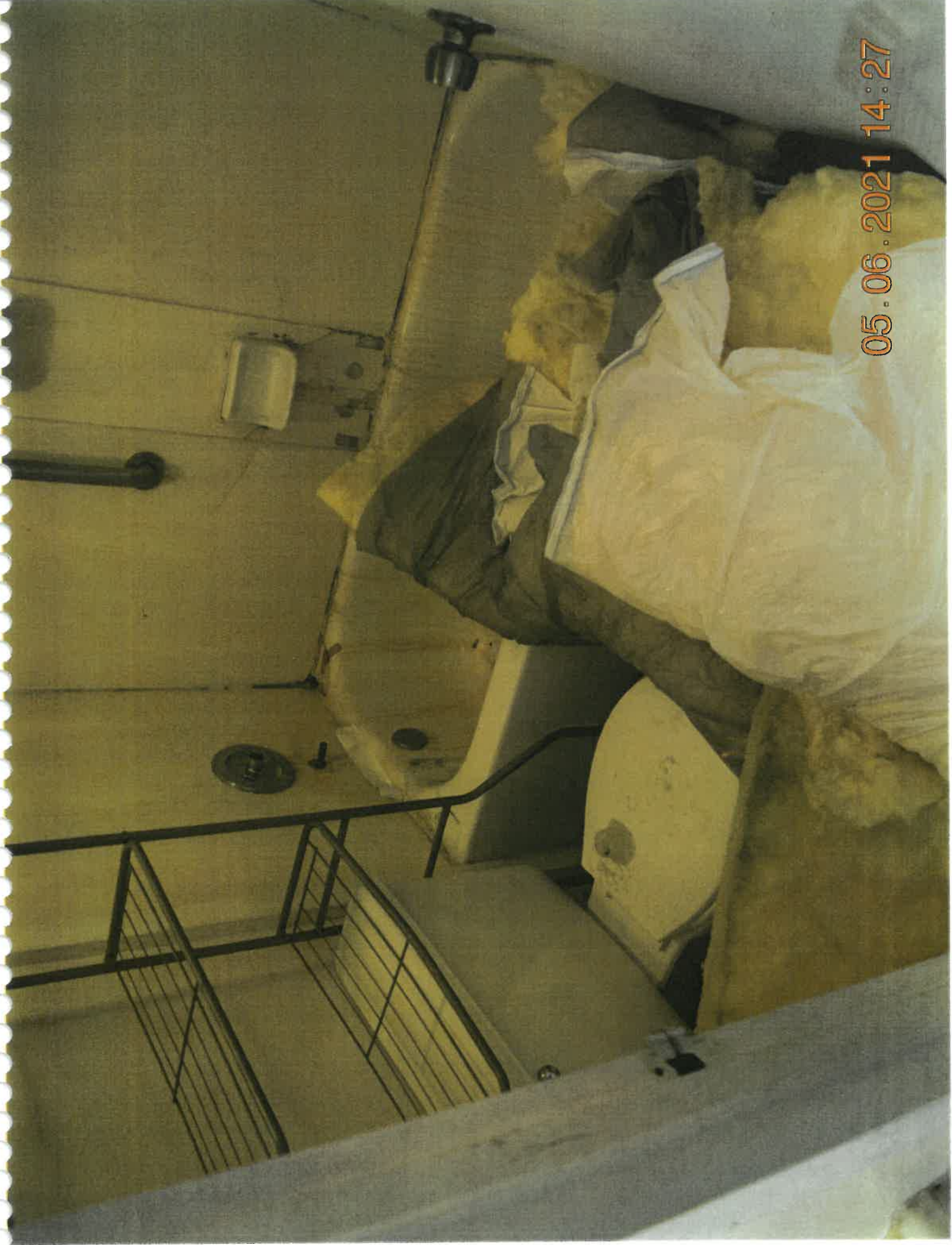
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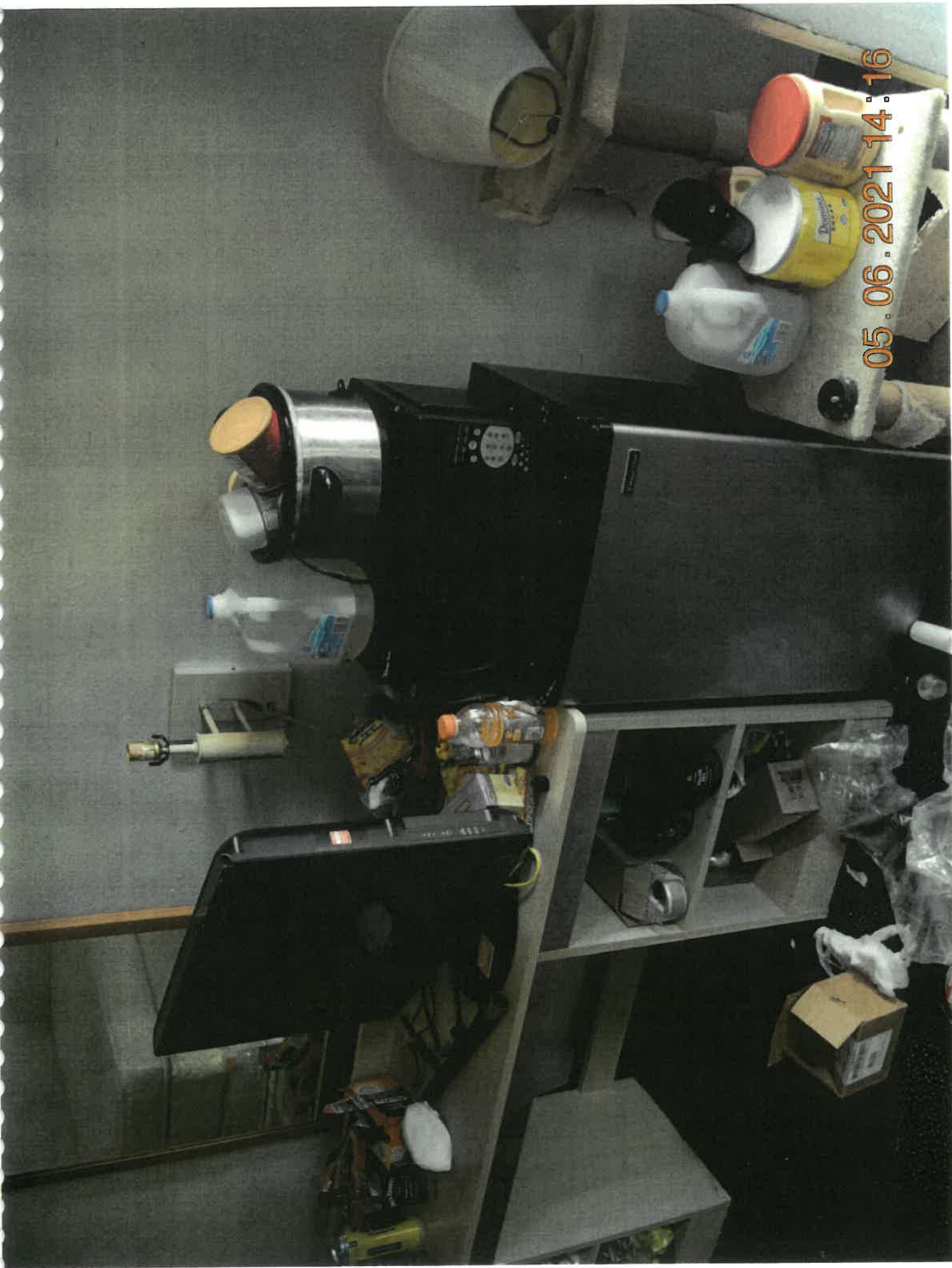
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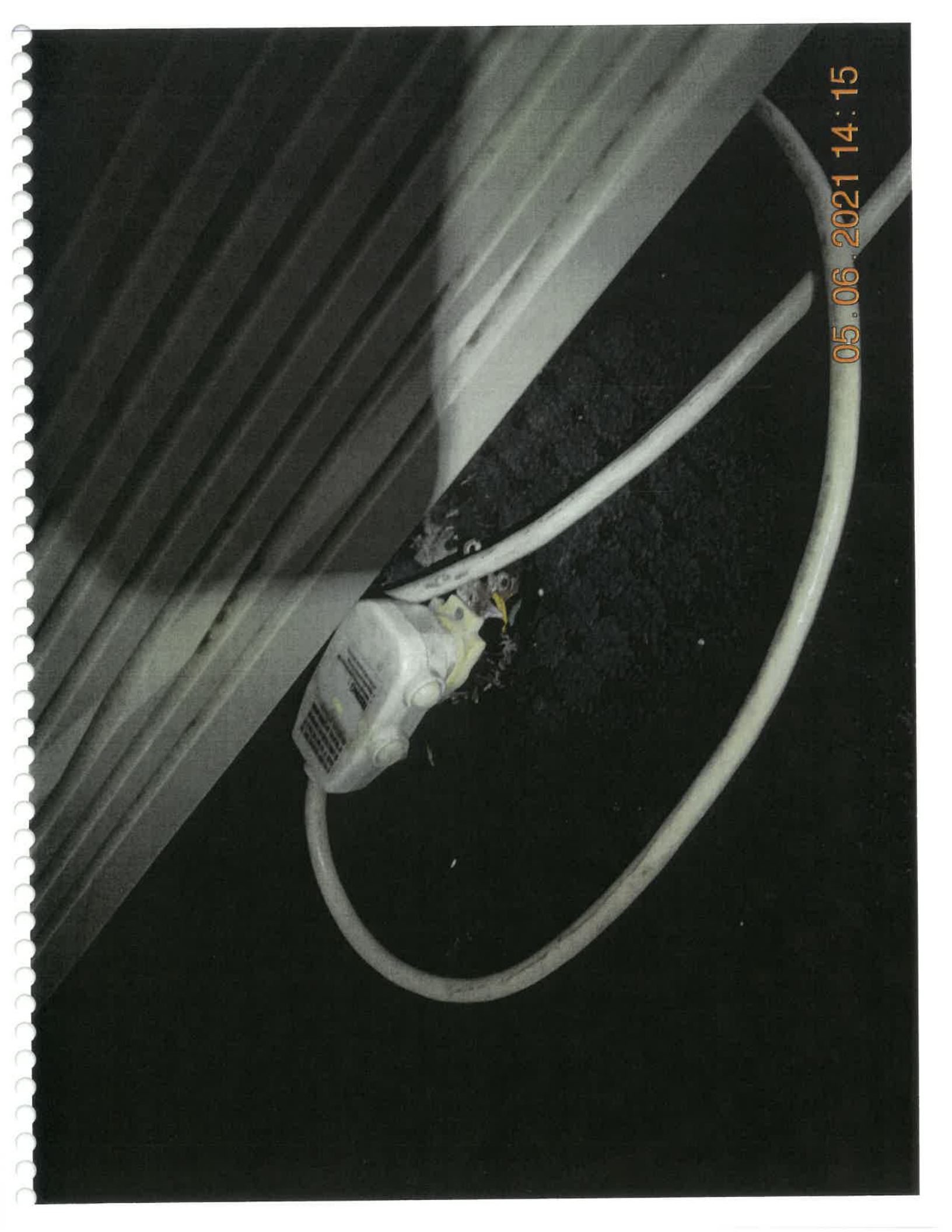


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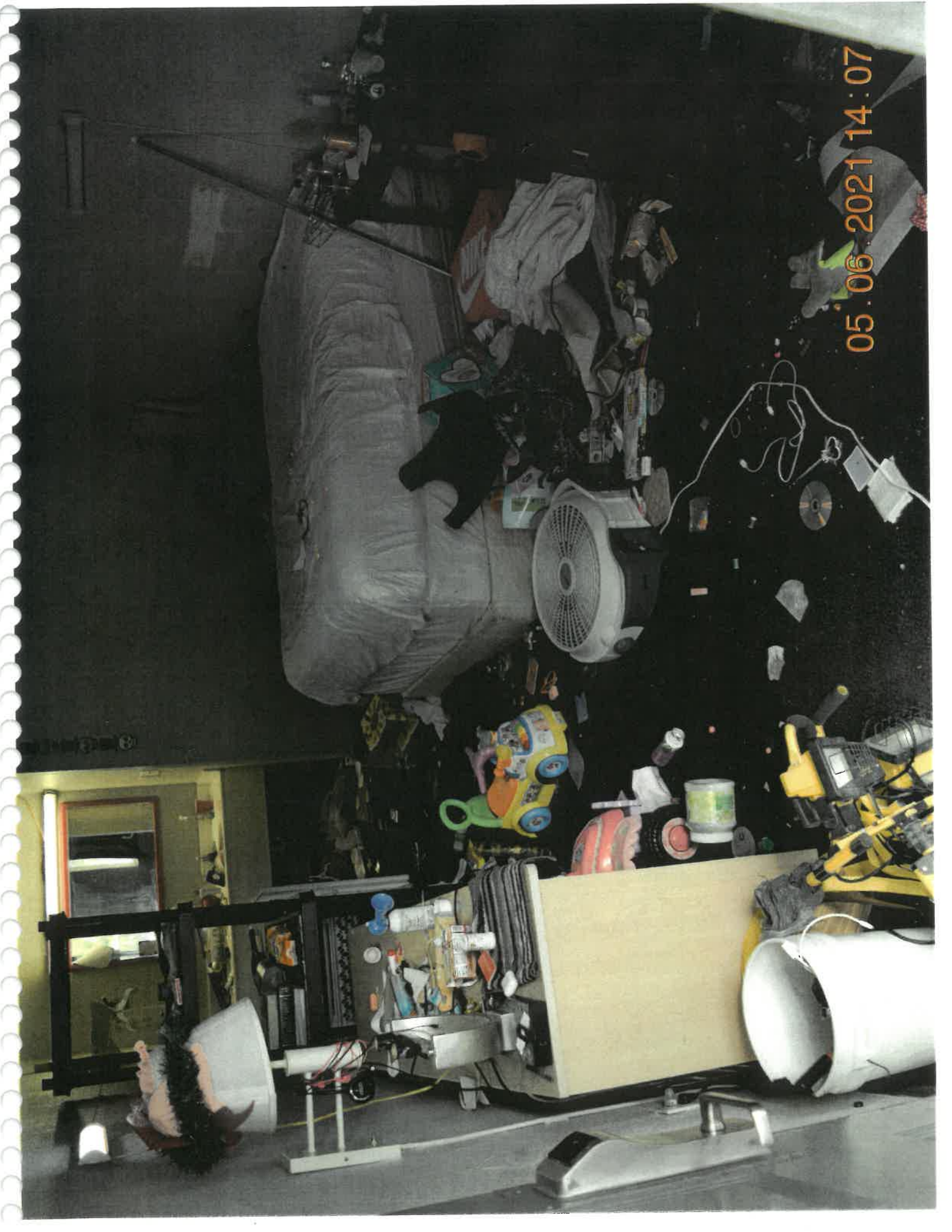


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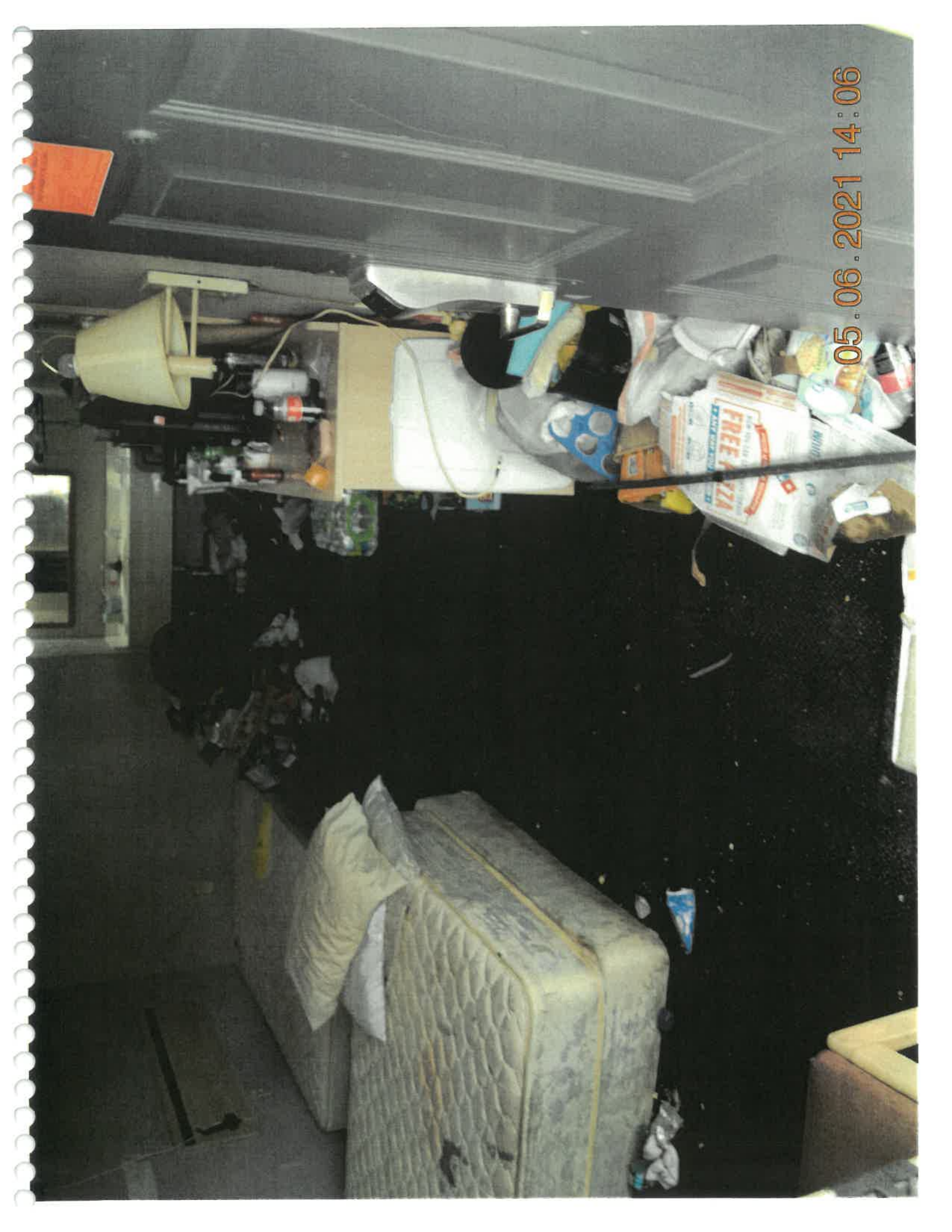


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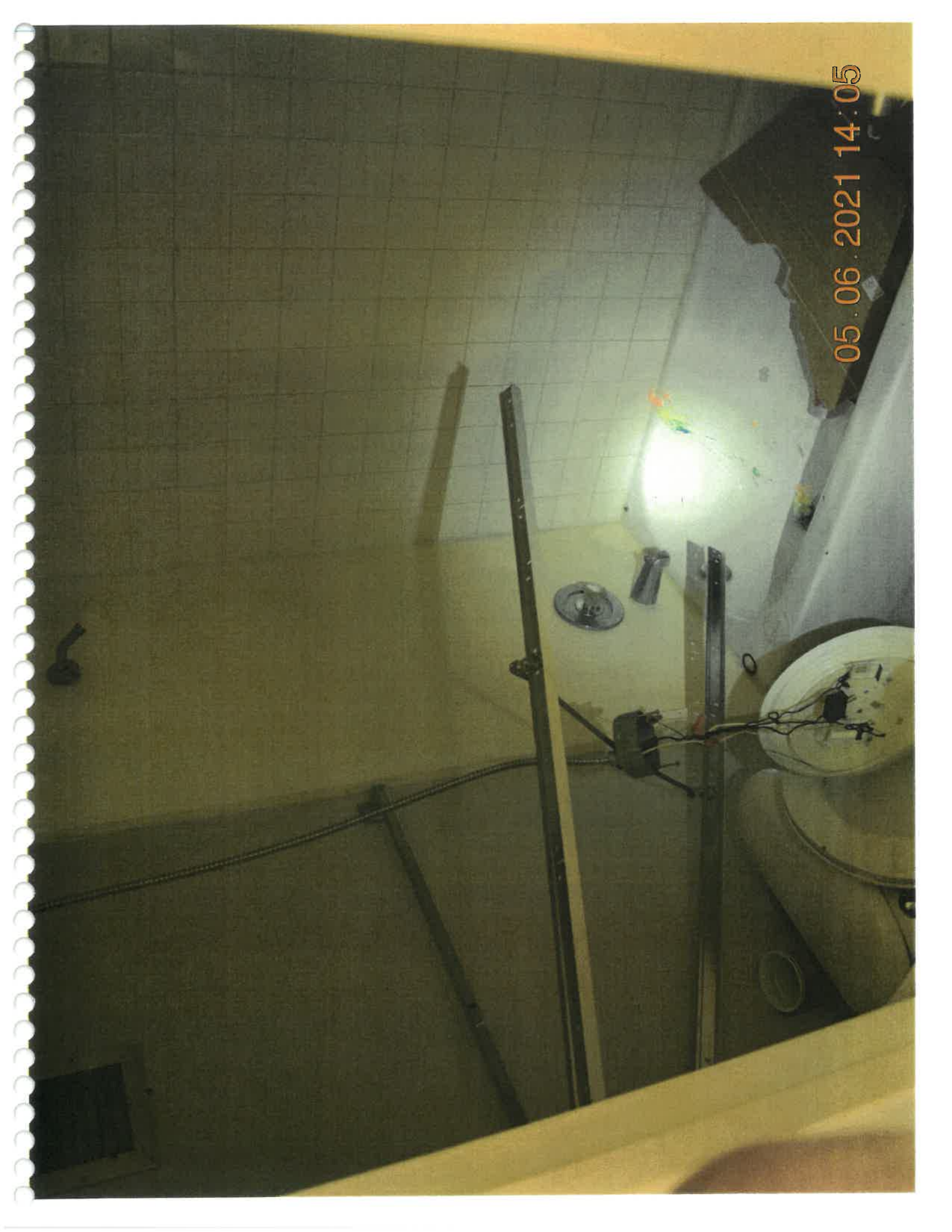


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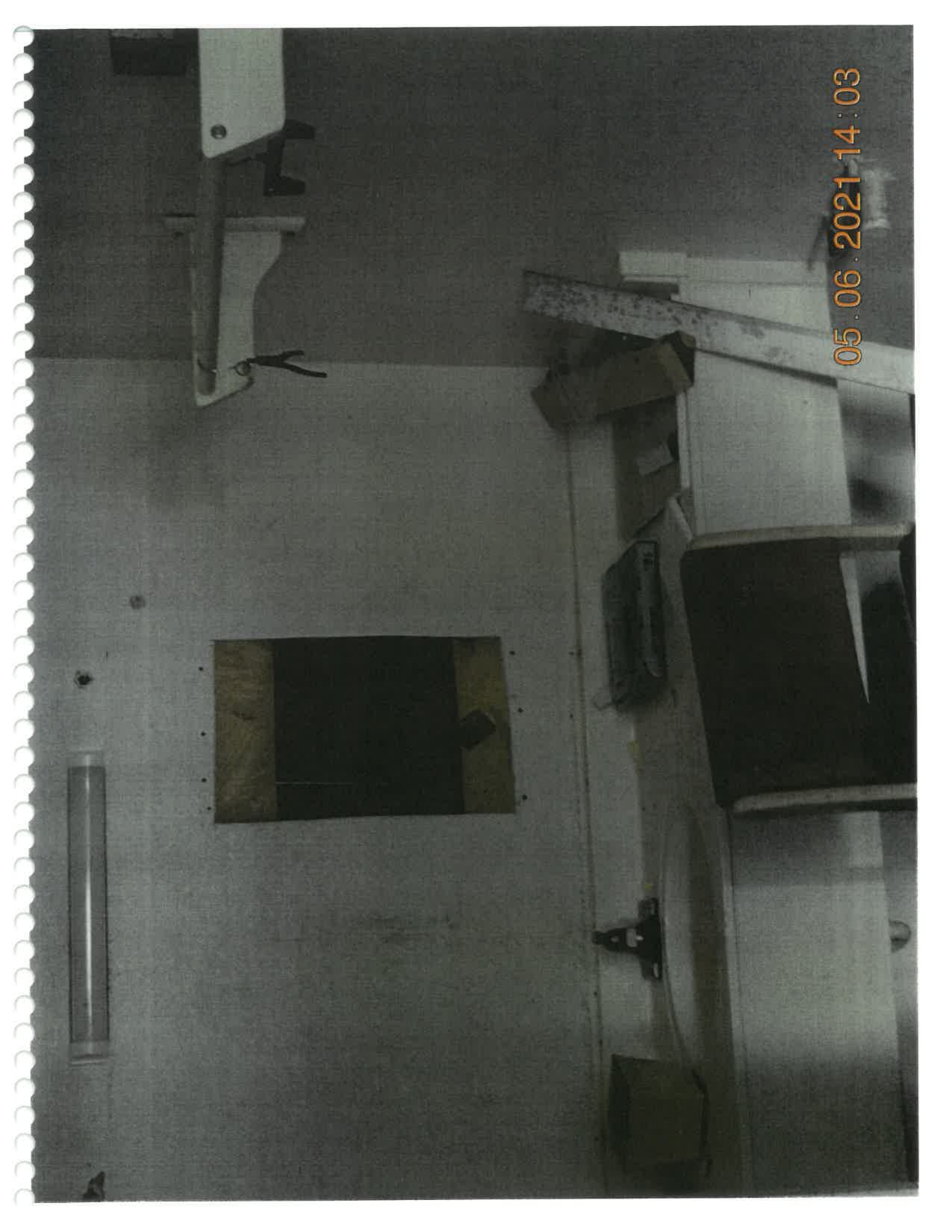


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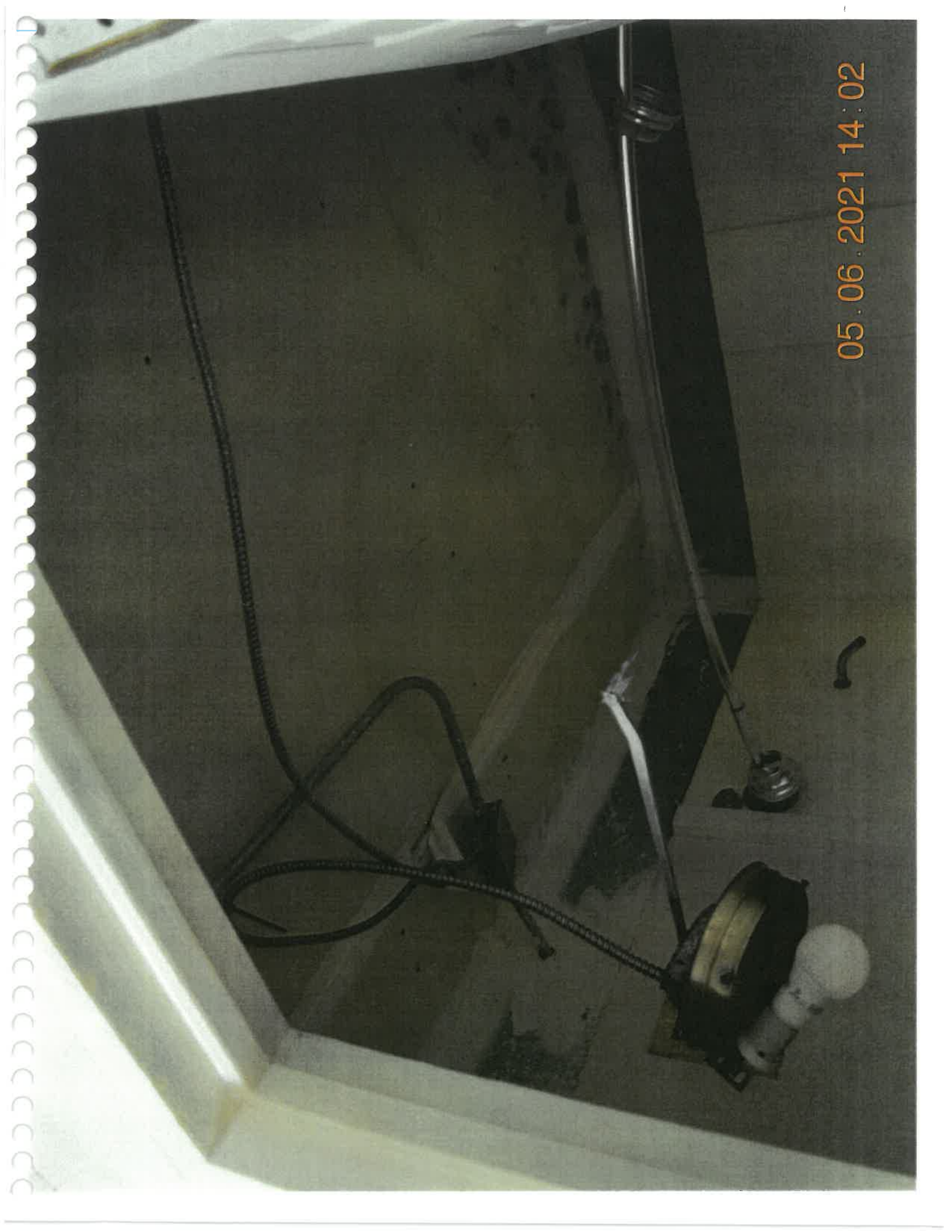
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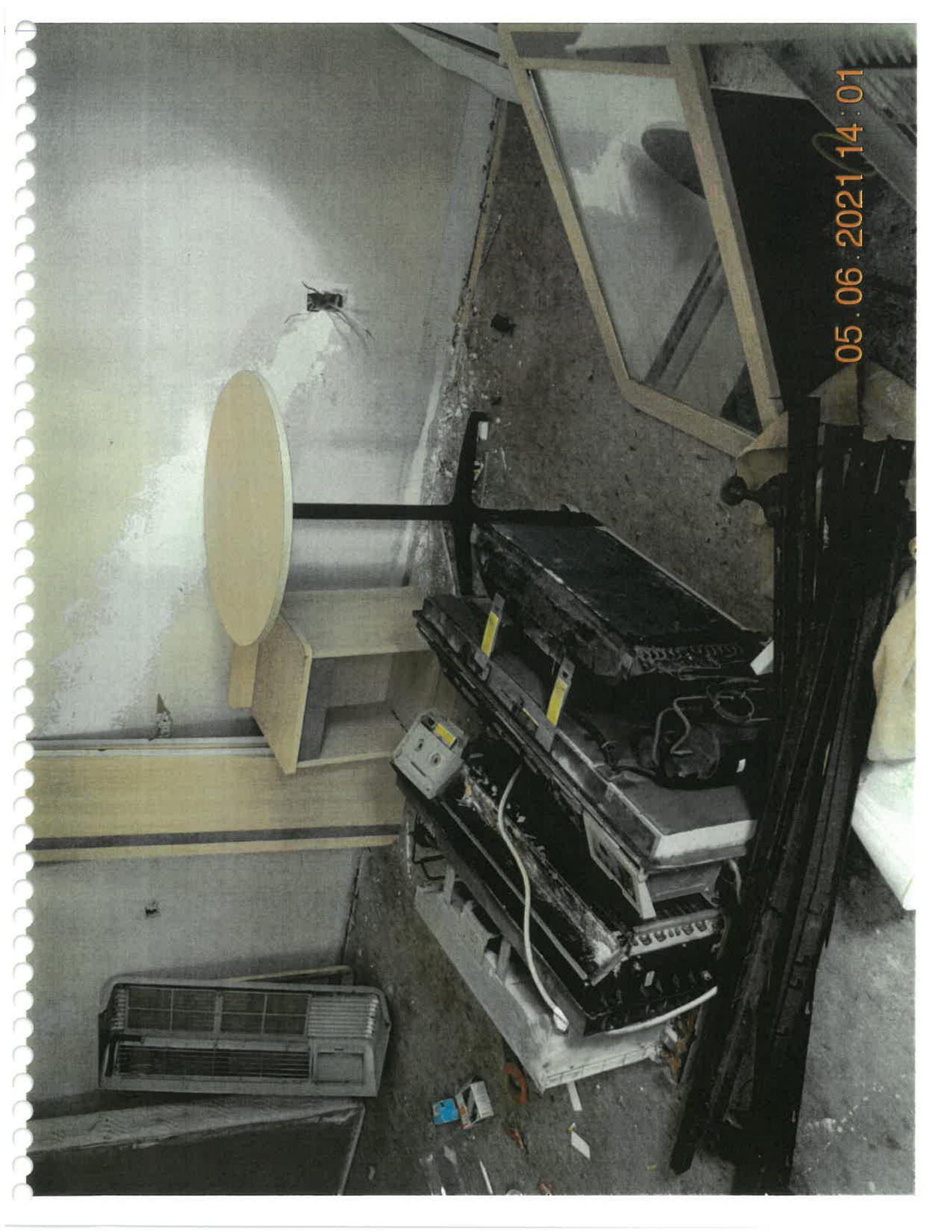
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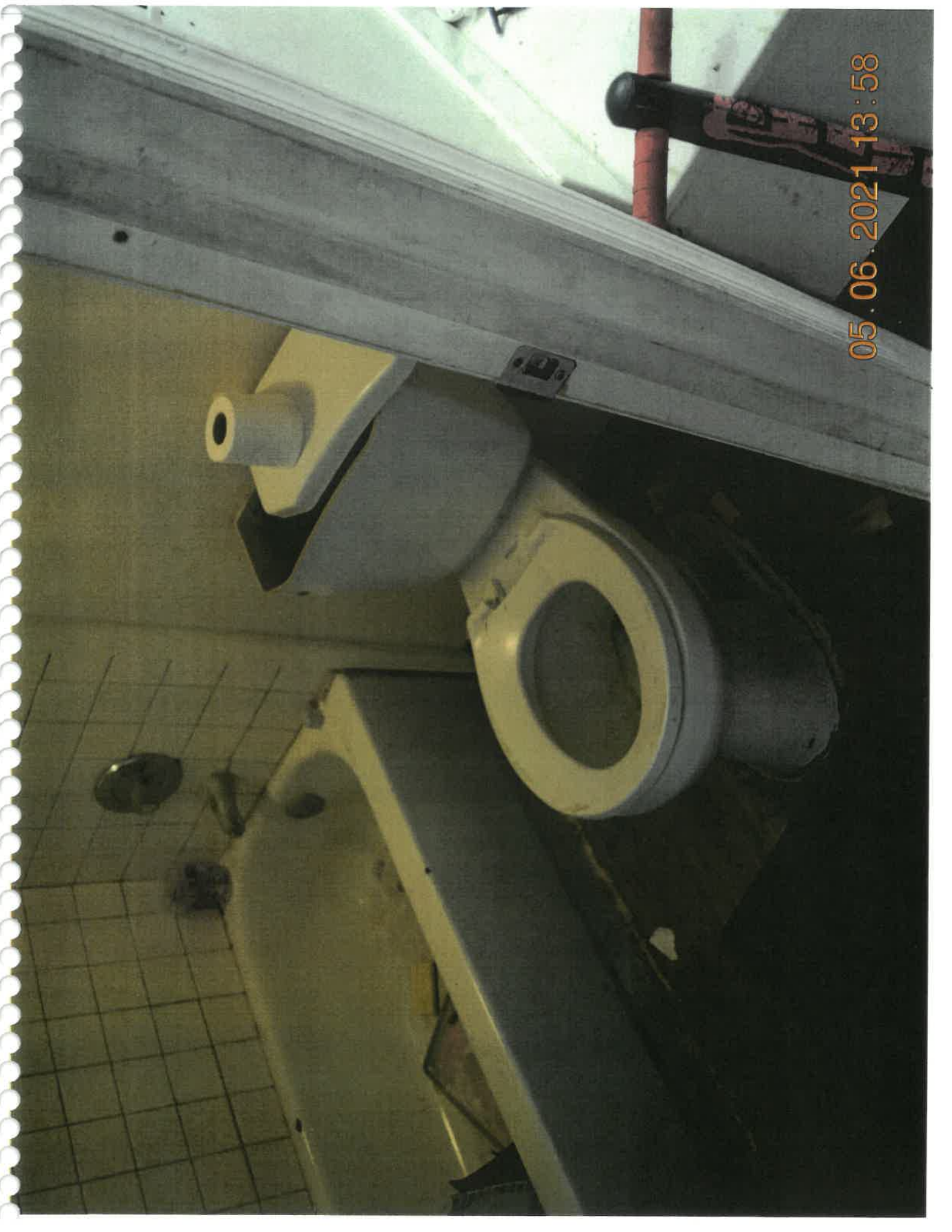


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La Casa Inn

6523 US Highway 19 – East Motel Building

5/10/21

ADA signs missing on handicap spots throughout the property.

ADA ramps not high enough and continuous.

Stairs throughout property unsafe, width of spindles too wide, need to close tread/risers, rusted posts.

Multiple orange fire strobe alarms painted over in hallways near stairs.

Multiple rooms along hallway have infestation of insects, with flies and roaches.

Exterior wall of North building has open wiring, large holes in wall filled with spray foam, general rot and disrepair.

Fire pulls in hallway without any bulb

Dumpster area full of trash, as well as misc debris and trash on ground throughout property

Downstairs Hallway

- Multiple broken fixtures and electrical not in conduit.
- Multiple adjoining rooms have fire wall penetrations.

Upstairs Hallway

- Multiple areas of open electrical.
- Multiple areas of peeling paint.
- Multiple upstairs hallway rooms have fire wall penetrations.

Hallway Bathroom (unused)

- Open sewer
- Vents not properly sealed

Attic

- Improper vents types
- Vents not properly sealed

Laundry room

- Dryer vents that do not properly vent to the exterior.
- Multiple areas of walls caved in.
- Excessive fire load, with piles of sheets improperly stored.
- Electrical panel and outlets surrounded by flammable materials.
- Exhaust fan and vent clogged with dust and lint causing a fire hazard.

Hot Water Heater Room

- Multiple fire wall penetrations, water damage to walls, and open electric, and improper venting.
- Hot water heater was installed without permit or inspections.

Swimming Pool Area

- Pool area gate is not properly sealed and child-proof, does not latch shut.
- Pool ladder is not securely mounted.
- Pool area building has rotting wood and broken vent covers.

Electrical Room

- Water damage on wall.
- Open wiring not in conduit.

Supplies/Storage Room

- Open Drain

Front Office Building

- Fire door missing from laundry room
- Massive roach infestation with countless large dead roaches throughout building
- Multiple fire wall penetrations
- Multiple rooms with excessive fire load, with large amounts of couches, carpet rolls, and other flammable materials stored inside them
- Large gas or electric hotplates and propane tanks improperly stored indoors
- Multiple areas of water damage
- Exterior doors not sufficiently watertight and weathertight

During inspections of the numbered rentable units, nearly all units had multiple fire wall penetrations, insect infestation, water damage on walls, excessive fire load, extension cords used in a permanent manner, outlet covers missing/broken/unsealed, and open electrical.

Room 129

- Extension cords used in a permanent manner
- Excessive fire load
- Infestation
- Backed up plumbing/raw sewage
- Fire wall penetration

Room 125

- Leaking plumbing
- Missing/broken/unsealed outlet cover plates
- Open electrical
- Infestation

Room 123

- Missing/broken/unsealed outlet cover plates
- Missing ventilation
- Open electrical
- Fire wall penetration
- Open sewer line
- No air conditioner/heating unit in room

Room 127

- Excessive fire load
- Hot plate/improper cooking implements
- Fire wall penetration
- Extension cords used in a permanent manner
- Items stored over air conditioner unit plug

Room 119

- Infestation
- Toilet in disrepair, constantly running
- Water damage on walls
- Exposed electrical
- Smoke detector with open electric

Room 121

- No smoke detector
- Fire wall penetration
- Extension cords used in a permanent manner
- Tri-tap electrical outlets used, supporting an unsafe electrical load
- Toilet not properly sealed
- Water damage on ceiling

Room 117

- Fire wall penetration
- Infestation
- Water damage on walls
- Missing/broken/unsealed outlet cover plates
- Broken door

Room 113

- Ceiling/wall water damage
- Excessive fire load
- Missing ventilation
- Fire wall penetration
- Missing/broken/unsealed outlet cover plates

Room 111

- Missing/broken/unsealed outlet cover plates
- Fire wall penetration
- Mold
- Ceiling/wall water damage
- Toilet not sealed
- Open sewer

Room 109

- Fire wall penetration
- Infestation
- Ceiling water damage

Room 107

- No smoke detector
- Fire wall penetration in shower
- Ceiling disrepair
- Leaking plumbing
- Loose toilet

Room 105

- Broken tile
- Tri-tap electrical outlets used, supporting an unsafe electrical load
- Hot plate/improper cooking implements
- Fire wall penetration
- Open electrical

Room 103

- Extension cords used in permanent manner
- Hot plate/improper cooking implements
- Missing ventilation

Room 101

- Missing/broken/unsealed outlet cover plates
- Water damage on walls
- Fire wall penetration
- Open electrical
- Raw sewage in bathtub
- Infestation

Room 201

- Infestation
- Excessive fire load

Room 203

- Fire wall penetration

Room 205

- Excessive fire load
- Smoke detector painted over
- Fire wall penetration
- Candles burning

Room 207

- Excessive fire load
- Extension cord used in a permanent manner
- Power strips used in an unsafe manner
- Air conditioning unit out covered with flammable items
- Fire wall penetration

Room 209

- Water damage on walls
- Missing/broken/unsealed outlet cover plates
- Outlet covers painted over

Room 211

- Water damage on walls
- Fire wall penetration
- Missing ventilation
- No working lock on door

Room 213

- Fire wall penetration
- Electrical outlet covers painted over

Room 215

- Electrical outlet covers painted over
- Lower wall trim coming off
- Fire wall penetration

Room 217

- Hot plate/improper cooking implements
- Smoke detector falling out of wall
- Extension cord used in permanent manner

Room 219

- Wall trim coming off
- Open electrical
- Water damage
- Broken door

Room 221

- No functional smoke detector
- Water damage causing very soft, mushy walls, especially around wall mounted light fixtures/electric
- Electrical outlet covers painted over

Room 223

- Fire wall penetration
- Very wet carpet
- Sink not properly sealed/leaky plumbing

Room 225

- Light fixture hanging off wall
- Open electrical
- Excessive fire load
- Missing ventilation
- Loose toilet

Room 227

- Fire wall penetration
- Extension cords used in permanent manner
- Water damage to walls
- Loose toilet

Room 229

- Fire wall penetration
- Missing/broken/unsealed outlet cover plates
- Water damage on walls

Room 216

- Illegally renovated as living quarters for the owners which is a zoning violation
- Was connected internally with Room 218
- Walls enclosed, as well as multiple units connected all without permits.
- Missing/broken/unsealed outlet cover plates

Room 218

- No smoke detectors
- Ceiling sagging/beginning to cave in
- Fire wall penetration
- Extension cords used in a permanent manner

Room 220

- Excessive fire load
- Air conditioner plug has open electrical wires
- Electrical outlet cover plate painted over
- Fire wall penetration
- Open electrical

Room 222

- Fire wall penetration
- Missing/broken/unsealed outlet cover plates
- Smoke detector not properly mounted on wall
- Infestation

Room 224

- Missing/broken/unsealed outlet cover plates
- Fire wall penetration
- Air conditioner leaking water onto floor in the interior of room

Room 226

- Excessive fire load
- Hot plate/improper cooking implements
- Smoke detector missing/not properly functioning
- Infestation
- Electrical outlet cover plates painted over
- Open electric
- Fire wall penetration

Room 228

- Fire wall penetration
- Infestation
- Open electrical

Room 230

- Unsanitary conditions such as fecal matter throughout room
- Improper plumbing
- Smoke detector missing/not properly functioning

Room 214

- Toilet is loose

Room 212

- Air conditioner unit outlet cover missing
- Toilet is loose
- Infestation
- Firewall penetration
- Open electrical

Room 210

- Smoke detector missing/not properly functioning
- Fire wall penetration
- Wall material peeling around vent

Room 208

- Water damage along floor
- Excessive fire load
- Hotplate/improper cooking implements

Room 206

- Open electrical
- Fire wall penetration
- Missing ventilation

Room 204

- Electrical outlet cover plate painted over

Room 202

- Hotplate/improper cooking implements
- Fire wall penetration
- Bathroom flooded with water
- Water damage along walls and floor
- Excessive fire load

Room 102

- Infestation
- Water damage
- Toiler is loose

Room 104

- Air conditioner leaking water onto floor in the interior of room
- Hotplate/improper cooking implement
- Extension cords used in permanent manner
- Water damaged ceiling
- Power strips used in an unsafe manner
- Bathroom light falling out
- Bathroom sink and counter collapsing

Room 106

- Infestation
- Unsanitary conditions

Room 108

- Fire wall penetration
- Missing/broken/unsealed outlet cover plates
- Black Mold in ceiling/ceiling disrepair

Room 110

- Excessive fire load
- Extension cords used in permanent manner
- Bathroom sink and counter collapsing
- Missing/broken/unsealed outlet cover plates

Room 112

- Toilet is loose

Room 114

- Unit was incredibly humid with soaking wet carpet
- Damage to ceiling, likely from water
- Fire wall penetration
- Infestation

Room 118

- Fire wall penetration
- Missing/broken/unsealed outlet cover plates
- Missing ventilation

Room 120

- Missing/broken/unsealed outlet cover plates
- Wall lamp falling down
- Ceiling has water damage

Room 122

- Infestation
- Toilet leak

Room 124

- Light fixtures in disrepair
- Missing/broken/unsealed outlet cover plates

Room 126

- Fire wall penetration
- Construction underway without permits (appears to be a bathroom remodel)
- Missing/broken/unsealed outlet cover plates

Room 128

- Fire wall penetration
- Missing/broken/unsealed outlet cover plates
- Air conditioner electrical outlet in disrepair
- Cabinet falling off wall
- Smoke detector missing/not functional

Room 130

- Ceiling caving in, causing fire wall penetration
- Black mold
- Smoke detector missing/not functional
- Walls incredibly soft due to previous water damage
- Sink plumbing in disrepair
- Excessive fire load