



Permitting and Inspections Department
Michael A. Russell, MS, Director
Jonathan Rioux, Inspections Director

Pereira Anthony A & Mary E Per
49 Camillaun park New Castle G
Ireland,

RE: Inspection
CBL: A036001
Located at: 198 Washington Ave

NOTICE OF VIOLATION
AND ORDER TO CORRECT

Dear Mary E Pereira

The City of Portland Housing Safety Office inspected the above-referenced property on 03/16/2018 and found violations of the City of Portland Code of Ordinances, which are listed on the attached page(s). You are hereby ordered to correct these violations by the dates given on the attached.

If you fail to do so, this matter may be referred to the City of Portland Corporation Counsel for legal action, including civil penalties and other legal remedies.

This constitutes an appealable decision under the City of Portland Code of Ordinances. Your failure to appeal this Notice may result in you being barred from challenging the City's determinations in the future.

Please feel free to contact me if you have any questions with respect to this matter.

Sincerely,

Kevin Hanscombe

INSPECTION WORKSHEET 141842

Checklist Item	Passed	Comments		
Noncompliance				
Code Name	Description	Comments	Deadline	Resolve Date
City Code 6-108(b)	Residential Floors	An attached room from basement area appears to have been attempted to be finished with out proper permits. The room has unfinished ceiling walls and floors with open electrical wires exposed insulation, and rot. Snow was melting and water was coming into the room the day of inspection. Permit(s) required to demolish and remove or finish project required.	06/20/2018	
NFPA 101-9.1.2; NFPA 70	Certify Electrical System	Licensed Electrician and permits required. In basement a bathroom was installed next to the electrical panels encroaching on the space required around the panels. Additionally numerous electrical violations were found throughout the home.	04/20/2018	
City Code 6-108(b)	Residential Interior Walls	An attached room from basement area appears to have been attempted to be finished with out proper permits. The room has unfinished ceiling walls and floors with open electrical wires exposed insulation, and rot. Snow was melting and water was coming into the room the day of inspection. Permit(s) required to demolish and remove or finish project required.	06/20/2018	
NFPA 101-24.2.2, 31.2.1.2	Secondary Means of Escape from Sleeping Rooms	2 Bedrooms in basement though not occupied currently do not have adequate secondary means of escape. Bedrooms/living area must be removed.	06/20/2018	
NFPA 101-24.3.4.1; City Code 10-3(i)	Smoke Alarms Required (1 and 2 Units)	Missing Alarms and many of the existing alarms need replacement do to age.	04/20/2018	
City Code 6-108(b)	Residential Ceilings	An attached room from basement area appears to have been attempted to be finished with out proper permits. The room has unfinished ceiling walls and floors with open electrical wires exposed insulation, and rot. Snow was melting and water was coming into the room the day of inspection. Permit(s) required to demolish and remove or finish project required.	06/20/2018	
City Code 6-108(d)	Residential Porches	Primary porch from rental unit is missing a railing which allows access and leads to an unfinished portion of a roof deck with no railings. Additionally there is sliding doors from the same rental unit that egress and lead directly onto the same portion of unfinished roof deck.	04/20/2018	
City Code 6-108(a)	Residential Exterior Walls		06/20/2018	



INSPECTION WORKSHEET (141842) FOR CITY OF PORTLAND

Case Number:
Inspection Date: 03/16/2018
Inspector: Kevin Hanscombe
Job Address: 198 Washington Ave
Portland, ME

Case Module: Permit Management
Inspection Status: Re-inspection required
Inspection Type: Housing Inspection
Parcel Number:

Contact Type	Company Name	Name
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Checklist Item	Passed	Comments
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