

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

Inspection Violations

Owner/Manager STEPHENS CLARK B		Inspector Jeanie Bourke	Inspection Date 1/12/2009
Location 31 OXFORD ST	CBL 013 B007001	Status	Inspection Type Housing-Housing Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1) 6-113.(e)	Interior			Basement	
Violation:	Maintenance of lighting fixtures				
Notes:	Install junction box covers and remove all non functioning wiring				
2) 6-111.(d)	Interior	1	1	Basement	
Violation:	Maintenance of plumbing fixtures.				
Notes:	Repair drainage pipe at tub/shower - trap is not level and pipe pitch is reversed from direction of flow.				
3) 6-116.(e)	Interior			Basement	
Violation:	Fire Protection				
Notes:	Install a hardwired, battery backup smoke detector in the basement				
4) 6-108.(c)	Interior			Basement	
Violation:	Exterior windows, doors and skylights				
Notes:	All basement window openings shall be repaired to be substantially weathertight and waterproof				
5) 6-108.(a)	Interior			Basement	
Violation:	Foundations cellars, exterior walls, roofs				
Notes:	Repair foundation to be substantially weathertight, waterproof and vermin proof as seen at window openings				
6) 6-108.(f)	Interior			Basement	
Violation:	Required equipment and utilities				
Notes:	Clean and maintain domestic sprinkler head protection over central heating for safe working condition.				
7) 6-117	Interior	1	1	Various locations	
Violation:	Inspections				
Notes:	Unit 1 shall be inspected at the scheduled reinspection for this notice.				
8) 6-108.(a)	Exterior	2	2	Living Room	
Violation:	Foundations cellars, exterior walls, roofs				
Notes:	Repair leaking at roof/wall junction above the bay window causing water seepage into living room and related damage.				
9) 6-109.5.(b)	Interior	2	2	Rear Entry	
Violation:	Interior floors, walls, ceilings, doors.				
Notes:	Repair door latch mechanism for safe and easy operation of egress door. Reminder: Fire Prevention has required installation of a fire door at this location.				

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10) 6-116.(e)	Interior	2	2	Living Room
Violation:	Fire Protection			
Notes:	Replace the battery in the hardwired smoke detector.			
11) 6-108.(f)	Interior	2	2	Bedroom
Violation:	Required equipment and utilities			
Notes:	Front bedroom - replace baseboard heating tube fins and install protective covers. Repair or replace thermostat.			
12) 6-113.(e)	Interior	3	3	Kitchen
Violation:	Maintenance of lighting fixtures			
Notes:	Install outlet cover on receptacle behind refridgerator			
13) 6-113.(a)	Interior	3	3	Living Room
Violation:	Lighting standards/Habitable rooms			
Notes:	Install a second duplex outlet near the entertainment center - master electrician required			
14) 6-113.(d)	Interior	3	3	Bedroom
Violation:	Extension cords.			
Notes:	Remove extension cords and multi outlet strip extending through the doorway to the living room.			
15) 6-111.(d)	Interior	3	3	Bathroom
Violation:	Maintenance of plumbing fixtures.			
Notes:	Install a code compliant cap on the plumbing vent for washing machine that is not in use.			
16) 6-108.(b)	Interior	3	3	Entry Way
Violation:	Interior floors, walls, ceilings and doors			
Notes:	Repair damaged wall caused by the entry door knob and install adequate permanent protection.			
17) 6-108.(f)	Interior	3	3	Kitchen
Violation:	Required equipment and utilities			
Notes:	Repair or replace the gasket on the refridgerator to provide a consistent seal closure around the door.			
18) 6-109.5.(d)	Interior			Hallway
Violation:	Stairways, stairs, & porches.			
Notes:	Install balusters in stair guardrail to maintain openings less than 4" in various locations in the front hallway.			

Comments: