

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

Inspection Violations

Owner/Manager QUINNEY LAI T &		Inspector Jeanie Bourke	Inspection Date 4/3/2009
Location 121 CUMBERLAND AVE	CBL 013 D017001	Status	Inspection Type Housing-CDBG housing inspectio

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1) 6-113.(e)	Exterior			Walls	
Violation: Maintenance of lighting fixtures					
Notes: The electrical Service Entrance Cable is worn, frayed and not safe. It is also covered with vining plants and not secured to the building. A new service is required to be installed by a licensed master electrician with a permit from the city					
2) 6-108.(a)	Exterior			Walls	
Violation: Foundations cellars, exterior walls, roofs					
Notes: Missing vinyl siding that was damaged by fire needs to be installed					
3) 6-113.(e)	Exterior			Rear Entry	
Violation: Maintenance of lighting fixtures					
Notes: Cable wires need to be secured at the side egress doorway					
4) 6-113.(e)	Interior			Basement	
Violation: Maintenance of lighting fixtures					
Notes: All wiring in basement is required to be assessed by a licensed electrician for safety and code compliant installation . All unused or nonfunctioning wiring is to be removed.					
5) 6-111.(d)	Interior			Basement	
Violation: Maintenance of plumbing fixtures.					
Notes: All three gas fired water heaters are in disrepair rusty and show signs of leakage. A licensed master plumber will need to assess the safety of these fixtures and replace or repair for code compliance. Permits may be required.					
6) 6-116.(e)	Interior			Basement	
Violation: Fire Protection					
Notes: Notify all tenants and attach signage to the 2 basement fire doors that they are to remain closed for fire safety.					
7) 6-111.(d)	Interior			Basement	
Violation: Maintenance of plumbing fixtures.					
Notes: Repair damaged water pipe feed to washing machine hook up and protect from freezing, and install a trap on the drainage line. A licensed master plumber is required.					
8) 6-109.5.(d)	Interior	1		Hall	
Violation: Stairways, stairs, & porches.					
Notes: Install missing ballusters in the front hall stair bannister					

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9)	6-114.(c)	Interior	1	1	Bedroom
	Violation:	Maintenance of equipment.			
	Notes:	Install missing baseboard heater cover in middle bedroom			
10)	6-108.(b)	Interior	1	1	Kitchen
	Violation:	Interior floors, walls, ceilings and doors			
	Notes:	Repair/replace damaged flooring in kitchen			
11)	6-108.(c)	Interior	1	1	Kitchen
	Violation:	Exterior windows, doors and skylights			
	Notes:	Replace 2 broken window panes			
12)	6-114.(c)	Interior	1	1	Kitchen
	Violation:	Maintenance of equipment.			
	Notes:	Install missing baseboard heater cover in kitchen			
13)	6-108.(b)	Interior	1	1	Pantry
	Violation:	Interior floors, walls, ceilings and doors			
	Notes:	Replace missing sheetrock at ceiling in pantry			
14)	6-113.(e)	Interior	1	1	Pantry
	Violation:	Maintenance of lighting fixtures			
	Notes:	Replace broken light fixture in pantry			
15)	6-108.(b)	Interior	1	1	Kitchen
	Violation:	Interior floors, walls, ceilings and doors			
	Notes:	Repair hole in wall near kitchen entrance, now covered with cardboard			
16)	6-113.(e)	Interior	1	1	Kitchen
	Violation:	Maintenance of lighting fixtures			
	Notes:	Install cover plate on receptacle near rear window			
17)	6-108.(b)	Interior	1	1	Kitchen
	Violation:	Interior floors, walls, ceilings and doors			
	Notes:	Repair rear egress door latch to securely close.			
18)	6-109.5.(b)	Interior	1	1	Bathroom
	Violation:	Interior floors, walls, ceilings,doors.			
	Notes:	Rehang bathroom door on hinges, repair damaged flooring, repair hole in wall by the shower, install missing ceiling tile, repair loose tub surround and seal with caulking, remove peeling paint at ceiling and seal.			

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19) 6-116.(e)	Interior	1	1	Bedroom
Violation:	Fire Protection			
Notes:	Smoke detector not functioning in middle bedroom, agreed to fix or replace immediately.			
20) 6-108.(b)	Interior	2	2	Pantry
Violation:	Interior floors, walls, ceilings and doors			
Notes:	Repair damaged flooring in pantry			
21) 6-113.(e)	Interior	2	2	Pantry
Violation:	Maintenance of lighting fixtures			
Notes:	Repair or replace broken pull chain light fixture			
22) 6-108.(f)	Interior	2	2	Kitchen
Violation:	Required equipment and utilities			
Notes:	Clean supplied stove top prior to new tenant occupying			
23) 6-108.(e)	Interior	2	2	Kitchen
Violation:	Chimneys, flues and vent.			
Notes:	Install an approved flue cover at unused chimney opening			
24) 6-108.(b)	Interior	2	2	Living Room
Violation:	Interior floors, walls, ceilings and doors			
Notes:	Secure sagging ceiling tiles			
25) 6-113.(e)	Interior	3		Hallway
Violation:	Maintenance of lighting fixtures			
Notes:	Install cover plate on MC cable junction elbow near 3rd floor front entrance			
26) 6-116.(e)	Interior	3	3	Various locations
Violation:	Fire Protection			
Notes:	Smoke detectors not functioning throughout, agreed to repair or replace immediately			
27) 6-113.(e)	Interior	3	3	Bedroom
Violation:	Maintenance of lighting fixtures			
Notes:	Repair or replace pull chain light fixture in middle bedroom			

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28) 6-109.(d)

Exterior

BackYard

Violation: Disposal of rubbish, ashes, garbage and waste

Notes: Provide adequate number of covered plastic or metal barrels for the storage of garbage and waste inbetween municipal collection. Trash, in bags or otherwise cannot accumulate on the property unless in covered watertight containers. These can be stored in the individual units and on pick up day the bags can then be placed at the curb for collection.

Comments: 3/27/09 David Q. Called to cancel the inspection scheduled today. I was at the IECC training when he called. Rescheduled with David for 4/3/09 at 1PM. 4/3/09 met Lai and David on site for insppectio of 3 unit. 1:00 - 2:36pm. 2nd Floor is vacant at this time.