

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager RODRIGUEZ JOSE G &		Inspector Jeanie Bourke	Inspection Date 1/13/2010
Location 32 WASHINGTON AVE	CBL 013 E020001	Status	Inspection Type Complaint-CDBG housing inspect

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1) 6-108.b	Interior	2	2	Bathroom	01/13/2010
Violation:					
Notes: Floor in the bathroom is in disrepair, finished surface is damaged or removed exposing the subfloor					
2) 6-111.4	Interior	2	2	Bathroom	01/13/2010
Violation:					
Notes: Toilet is not anchored properly and is required to be repaired and maintained as it may be leaking					
3) 6-113.5	Interior	2	2	Kitchen	01/13/2010
Violation:					
Notes: Kithchen light has a broken bulb which remains in the socket					
4) 6-113.5	Interior	2	2	Closet	
Violation:					
Notes: Front bedroom closet has exposed wires at the light fixture receptacle, needs cover globe.					
5) 6-114.2	Interior	3	2	Living Room	01/13/2010
Violation:					
Notes: There is no central heat supply or code compliant heat source on this floor. Heat must be maintained per code at 68 degrees with permanent heating facilities. Space heaters are considered a temporary source of heat and their use is restricted.					
6) 6-116.5	Interior	2	2	Various locations	
Violation:					
Notes: All battery operated smoke detectors need working batteries. All hardwired interconnected battery backup smoke detectors need working batteries, including the basement. This is required for both dwelling units.					
7) 6-108.(b)	Interior	2 & 3	2	Hallway	
Violation: Interior floors, walls, ceilings and doors					
Notes: Repair peeling paint and damaged plaster in rear hallway stairs.					
8) 6-108.(d)	Interior	3	2	Hallway	01/13/2010
Violation: Stairways, stairwells, stairs and porches.					
Notes: Rear stair hallway needs graspable hand rail to the 3rd floor					

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|-------|-------------------|--|---------|-------|-----------|
| 9) | 6-116.(e) | Interior | 1, 2, 3 | 1 & 2 | Bedroom |
| | Violation: | Fire Protection | | | |
| | Notes: | Install electric plug in with battery backup CO (carbon monoxide) detectors in the vicinity of the bedrooms on every floor. | | | |
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| 10) | 6-108.(d) | Exterior | 2 | | Stairways |
| | Violation: | Stairways, stairwells, stairs and porches. | | | |
| | Notes: | Re-install 2 missing balusters in the guardrail(bannister) and reinforce the supports to stabilize and make safe. Also remove miscellaneous items stored in the hall in order for the 2nd floor apartment door to fully open. | | | |
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| 11) | 6-108.(b) | Interior | 1 | 1 | Closet |
| | Violation: | Interior floors, walls, ceilings and doors | | | |
| | Notes: | Remove damage wood paneling and install type x 5/8" sheetrock in the ceiling of the rear storage closet. | | | |
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| 12) | 6-113.(e) | Interior | basemen | | Basement |
| | Violation: | Maintenance of lighting fixtures | | | |
| | Notes: | Remove miscellaneous items stored in front of the electric panels in the basement for a minimum of 3 feet access. | | | |

Comments: Inspected with interpreter, reviewed list of corrections with owner Jose and he confirmed the letter did not need to be translated. Jose also requested information for contact of Public Services to ask about road repair, contact is 874-8493 and contact for landlord/tenant rights, Pinetree Legal, 88 Federal Street, P.O. Box 547, Portland ME 04112
 Hours: 8:30 am to 12:30 pm M - Th;
 1:30pm to 4:00 pm M, W, Th
 (207) 774-8211