

**City of Portland  
Inspection Services  
RETURN OF SERVICE**


On the 11th day of May, 2017 I made service of the notice of violation - complaint

upon, \_\_\_\_\_, at 111 COMMERCIAL ST.  
PORTLAND, ME

- By delivering a copy in hand.
- By leaving copies at the individual's dwelling house or usual place of abode with a person of suitable age or discretion who resides therein and whose name is \_\_\_\_\_.
- By delivering a copy to an agent authorized to receive service of process, and whose name is \_\_\_\_\_.
- By (describe other manner of service) \_\_\_\_\_
- \_\_\_\_\_

Signature of Person Making Service

DATED: 5/11/17

  
\_\_\_\_\_

I have received the above referenced documents

Person Receiving Service

\_\_\_\_\_

Refused to sign

Unable to sign



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

May 11, 2017

I-95 PORTLAND PORTFOLIO I LLC  
111 COMMERCIAL ST STE 203  
PORTLAND, ME 04101

**CBL: 026 F013001**  
**Located at: 41 CHESTNUT ST**

**Hand Delivery**

Dear I-95 Portland Portfolio I Llc,

An evaluation of the above-referenced property on **05/11/2017** shows that the structure fails to comply with Chapter 6.Article V. of the Code of Ordinances of the City of Portland, The Housing Code. Attached is a list of the violations.

This is a notice of violation pursuant to Section 6-118 of the Code. A re-inspection of the premises will occur on **05/12/2017** at which time compliance will be required. Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code.

This constitutes an appealable decision pursuant to Section 6-127 of the Code.

Please feel free to contact me if you wish to discuss the matter or have any questions.

Please be advised that the Portland City Council has amended the Building regulations to include a \$150.00 re-inspection fee. This violation will automatically cause a re-inspection at no charge. If there are any subsequent inspections, however, the \$150.00 fee will be assessed for each inspection.

Sincerely,

A handwritten signature in black ink, appearing to read "MS" or similar initials.

Matthew Sarapas  
Code Enforcement Officer

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**CITY OF PORTLAND  
HOUSING SAFETY OFFICE**

389 Congress Street  
Portland, Maine 04101

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**Inspection Violations**

<b>Owner/Manager</b> I-95 Portland Portfolio I Llc		<b>Inspector</b> Matthew Sarapas	<b>Inspection Date</b> 5/11/2017
<b>Location</b> 41 CHESTNUT ST	<b>CBL</b> 026 F013001	<b>Status</b> Violations Exist	<b>Inspection Type</b> Infestation/Insects

<b>Code</b>	<b>Int/Ext</b>	<b>Floor</b>	<b>Unit No.</b>	<b>Area</b>	<b>Compliance Date</b>
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1) 6-109.(b)

**Violation:** MAINTENANCE OF SHARED AREAS.; MAINTENANCE OF SHARED AREAS. EVERY OWNER OR OPERATOR OF A MULTIPLE DWELLING OR ROOMING HOUSE SHALL MAINTAIN IN A CLEAN AND SANITARY CONDITION THE SHARED OR PUBLIC AREAS OF THE DWELLING AND DWELLING PREMISES.

**Notes:** The common areas of 41 Chestnut Street are littered with used hypodermic needles in violation of § 109(b) of the City of Portland Code of Ordinances, which provides that, "Every owner or operator of a multiple dwelling or rooming house shall maintain in a clean and sanitary condition the shared or public areas of the dwelling and dwelling premises." The needles are unsanitary and pose a danger to residents and to the public.

Immediately remove and properly dispose of all hypodermic needles from common hallways and exterior fire escape, within 24 hours.

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2) 6-109.(e)

Interior

Various locations

**Violation:** RODENT AND VERMIN CONTROL.; Every dwelling, dwelling unit, rooming house, rooming unit, and dwelling premises shall be kept and maintained free from insects, rodents, or other pests in accordance with the following division of responsibility.

(a.)Every occupant of a dwelling unit shall be responsible for the extermination of such insects, rodents, or other pests where the infestation is confined to such dwelling unit, except as provided in subsection 6- 109(5)b.

(b.)When infestation of a dwelling unit shall exist because of the failure of the owner or operator of a dwelling or dwelling premises to keep the same in a substantially rodent or vermin-proof condition, extermination shall the responsibility of the owner or operator.

(c.)Every owner or operator of a dwelling shall be responsible for the extermination of such insects, rodents, or other pests whenever infestation exists in any two (2) or more dwelling and/or rooming units, or in shared areas or upon the dwelling premises.

(d.)Every owner or operator of a rooming house shall be responsible for the extermination of any insects, rodents, or other pests in the dwelling or upon the dwelling premises.

**Notes:** Engage the services of a registered pest control operator to mitigate the cockroach, bedbug and rat infestation. Submit a written report from your registered pest control operation to our office within seven days.

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**Comments:**