



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

October 16, 2017

JAMES & JUNE REALTY II LLC  
10 OAK HILL RD  
NATICK, MA 01760

**CBL: 033 D014001**  
**Located at: 41 ALDER ST**

**Certified Mail 7014 1820 0001 4047 1802**

Dear JAMES & JUNE REALTY II LLC,

Our office has received a complaint regarding insect infestation at the above-referenced address on **10/13/2017**. As required by the Code of Ordinances of the City of Portland, The Housing Code, you must have the unit inspected and treated if necessary by a licensed pest control company within 14 of the date of this notice.

This is a notice of violation pursuant to Section 6-118 of the Code.

Documentation of the pest company inspection is due on **10/30/2017**. 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 that reads "Jason" followed by a stylized surname.

Jason Duval  
Code Enforcement Officer



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10 OAK HILL RD  
NATICK, MA 01760

**CBL: 033 D014001**  
**Located at: 41 ALDER ST**

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Dear JAMES & JUNE REALTY II LLC,

An evaluation of the above-referenced property on **10/13/2017** 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. All referenced violations shall be corrected within **30** days of the date of this notice. A re-inspection of the premises will occur on **11/14/2017** 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.

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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,

/s/

A handwritten signature in black ink, appearing to read "Jason Duval", written over a horizontal line.

Jason Duval  
Code Enforcement Officer

**CITY OF PORTLAND  
HOUSING SAFETY OFFICE**

389 Congress Street  
Portland, Maine 04101

**Inspection Violations**

<b>Owner/Manager</b> JAMES & JUNE REALTY II LLC		<b>Inspector</b> Jason Duval	<b>Inspection Date</b> 10/13/2017
<b>Location</b> 41 ALDER ST	<b>CBL</b> 033 D014001	<b>Status</b> Violations Exist	<b>Inspection Type</b> Bed Bugs

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 211-006-108(d) Interior Stairways  
**Violation:** BUILDING STAIRS AND PORCHES - MINIMUM STANDARDS FOR STAIRWAYS, STAIRWELLS, STAIRS AND PORCHES; Every inside and outside stairway, stairwell, stairs, and porch and any appurtenances thereto shall be structurally sound, in good repair, and safe to use.  
 City Code of Ordinances Section 6-108(d)  
**Notes:** Repair the front staircase handrail.

2) 6-113.(e) Interior Stairways  
**Violation:** MAINTENANCE OF LIGHTING FIXTURES; Maintenance of lighting fixtures. All fixtures required by this article and all fixtures installed in addition thereto shall be maintained in good and safe working conditions and shall be installed in accordance with the electrical code of the city.  
**Notes:** Repair broken light in front stairwell.

3) 6-114.(c) Interior Basement  
**Violation:** MAINTENANCE OF EQUIPMENT.; ALL STOVES, FURNACES, ROOM HEATERS, OR DOMESTIC WATER HEATERS OPERATED BY SOLID, LIQUID, OR GASEOUS FUEL SHALL BE PROPERLY VENTED AND MAINTAINED IN SAFE OPERATING CONDITION BY THE OWNER, OPERATOR, OCCUPANT OR BOTH.  
**Notes:** Address strong gas smell in basement.

4) 6-109.(e) Interior  
**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:** A licensed pest control company is required to inspect the property within 14 days. Owner must submit documentation of pest inspection to Inspection's office.

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**CITY OF PORTLAND  
HOUSING SAFETY OFFICE**

389 Congress Street  
Portland, Maine 04101

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5) 89.05

**Violation:** NFPA 1 EXCESSIVE/DISORDERLY STORAGE; REFERENCE NFPA 1 FOR EXCESSIVE FUEL-LOAD.

**Notes:** Address the storage in common area of unit 2. Boxes should not go from floor to ceiling.

**Comments:** Inspected Second floor unit and basement. Front staircase handrail is loose. Light not working in front stairwell. Gas smell in the basement. Pest control company needed to inspect. Excessive storage in common area of second floor unit.