

**CITY OF PORTLAND**  
**DEPARTMENT OF PLANNING & URBAN DEVELOPMENT**

389 Congress Street  
Portland, Maine 04101

**Inspection Violations**

|                                       |                           |                                     |  |
|---------------------------------------|---------------------------|-------------------------------------|--|
| <b>Owner/Manager</b><br>LARKIN ROBERT |                           | <b>Inspector</b><br>Suzanne Hunt    | <b>Inspection Date</b><br>5/10/2010            |
| <b>Location</b><br>76 PORTLAND ST     | <b>CBL</b><br>036 1022001 | <b>Status</b><br>Re-Inspect 30 Days | <b>Inspection Type</b><br>Complaint-Inspection |

| <b>Code</b>       | <b>Int/Ext</b>  | <b>Floor</b> | <b>Unit No.</b> | <b>Area</b>       | <b>Compliance Date</b> |
|-------------------|---|--------------|-----------------|-------------------|------------------------|
| 1) 22-3 (a)       | Interior  |              |                 | Basement          |                        |
| <b>Violation:</b> | Rodent Harborage  |              |                 |                   |                        |
| <b>Notes:</b>     | remove all debris   |              |                 |                   |                        |
| 2) 6-108.(d)      | Interior  |              |                 | Basement          |                        |
| <b>Violation:</b> | Stairways, stairwells, stairs and porches.  |              |                 |                   |                        |
| <b>Notes:</b>     | Repair the stairs to the basement and add a handrail one side. All stairs must be structurally sound, in good repair and safe to use.   |              |                 |                   |                        |
| 3) 6-108.(c)      | Exterior  |              |                 | Basement          |                        |
| <b>Violation:</b> | Exterior windows, doors and skylights   |              |                 |                   |                        |
| <b>Notes:</b>     | All windows including basement must be substantially weather tight, water tight, and vermin proof.  |              |                 |                   |                        |
| 4) 6-108.(a)      | Interior  |              |                 | Basement          |                        |
| <b>Violation:</b> | Foundations cellars, exterior walls, roofs  |              |                 |                   |                        |
| <b>Notes:</b>     | The basement has standing water. A hole (approximately 3 ft sq., 1.5 ft deep) is filled with standing water, this hole has several drainage pipes connected to it. The drainage system must be made adequate to drain all water from the basement. The drainage system must meet code requirements. |              |                 |                   |                        |
| 5) 6-108.(a)      | Exterior  |              |                 | Various locations |                        |
| <b>Violation:</b> | Foundations cellars, exterior walls, roofs  |              |                 |                   |                        |
| <b>Notes:</b>     | Missing siding must be replaced. Areas around soffits must be weather and water tight.  |              |                 |                   |                        |
| 6) 6-108.(a)      | Exterior  |              |                 | Various locations |                        |
| <b>Violation:</b> | Foundations cellars, exterior walls, roofs  |              |                 |                   |                        |
| <b>Notes:</b>     | Soffits on right and left side must be repaired and made water/weather tight  |              |                 |                   |                        |
| 7) 6-108.(d)      | Interior  |              |                 | Entry Way         |                        |
| <b>Violation:</b> | Stairways, stairwells, stairs and porches.  |              |                 |                   |                        |
| <b>Notes:</b>     | All handrails are required to be structurally sound and safe to use. The handrail at interior front entrance is loose and needs to be sufficiently secured.   |              |                 |                   |                        |
| 8) 110.26 (b)     | Interior  |              |                 | Basement          |                        |
| <b>Violation:</b> | NEC 2005/NFPA 70  |              |                 |                   |                        |
| <b>Notes:</b>     | Secure all lights, cover any unprotected junction boxes, remove extension cords.  |              |                 |                   |                        |
| 9) 6-108.(b)      | Interior  |              |                 | Through Out       |                        |
| <b>Violation:</b> | Interior floors, walls, ceilings and doors  |              |                 |                   |                        |
| <b>Notes:</b>     | Repair all holes in egress hallway ceilings, walls, and floors.   |              |                 |                   |                        |

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10) 6-108.(d) Interior

**Violation:** Stairways, stairwells, stairs and porches.

**Notes:** Exterior Front entrance stairs need to made safe and structurally sound

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11) 6-108.(c) Exterior

**Violation:** Exterior windows, doors and skylights

**Notes:** Replace broken window (door side light) level one. Tempered required.

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12) 110.26 (b) Interior

Various locations

**Violation:** NEC 2005/NFPA 70

**Notes:** all electrical switches, outlets, junction boxes, are required to properly covered.

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13) 110.26 (b) Interior

Bedroom

**Violation:** NEC 2005/NFPA 70

**Notes:** Repair broken light fixtures in unit known as 76 Rear (second floor)

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14)

**Violation:**

**Notes:** Legal use of property is retail, office and five (5) residential dwelling units per permit #90-2167.  
Property must be brought into legal use.

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**Comments:** 7 residential units and 2 commercials in use. Legal use of property is retail, office and five (5) residential dwelling units per permit #90-2167 on microfiche. -Saw 8 electirc meters