

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

389 Congress Street  
Portland, Maine 04101

**Inspection Violations**

<b>Owner/Manager</b> TRUSSELL PROPERTIES LLC		<b>Inspector</b> Suzanne Hunt	<b>Inspection Date</b> 4/3/2007
<b>Location</b> 84 PARK AVE	<b>CBL</b> 048 B005001	<b>Status</b> Re-Inspect 10 Days	<b>Inspection Type</b> Complaint-Inspection

	<b>Code</b>	<b>Int/Ext</b>	<b>Floor</b>	<b>Unit No.</b>	<b>Area</b>	<b>Compliance Date</b>
1)	110.26 (B)	Interior	3	3		04/25/2007
	<b>Violation:</b> NEC 2005/NFPA 70					
	<b>Notes:</b> no hard wired smoke detector. Hardwired interconnected smoke detectors per City of Portland code required, installed by licensed electrician . Electric Permit required.					
2)	110.26 (B)	Interior	1	4		05/11/2007
	<b>Violation:</b> NEC 2005/NFPA 70					
	<b>Notes:</b> no hard wired smoke detector. Hardwired interconnected smoke detectors per Portland code. Permit and licensed electrician required. This violation was first cited on 3/14/2007					
3)	110.26 (B)	Interior	2	2		05/11/2007
	<b>Violation:</b> NEC 2005/NFPA 70					
	<b>Notes:</b> no hard wired smoke detector. Hardwired interconnected smoke detectors per Portland Code required. Permit and licensed electrician required.					
4)	110.26 (B)	Interior	2	5		05/11/2007
	<b>Violation:</b> NEC 2005/NFPA 70					
	<b>Notes:</b> no hard wired smoke detector, Hardwired interconnected smoke detectors per Portland Code required. Permit and electrician required.					
5)	6-108.4	Interior			Various locations	
	<b>Violation:</b> Stairways, stairwells, stairs, porches.					
	<b>Notes:</b> All inside railings in egress hallways and stairs must be secure and structurally sound. (This was first cited on 2/23/07.)					
6)	6-108.1	Exterior	3	3	roof	04/25/2007
	<b>Violation:</b> Foundations cellars, exterior walls, roofs					
	<b>Notes:</b> The roof is leaking water continuously into the structure. The roof must be repaired. (This violation was initially cited on 2/23/07, it was considered fixed on 2/23/07 after owner sent inspection departments receipt for \$500. Repair on roof.) The roof covering remains in serious disrepair and is required to be weather and watertight.					
7)	6-108.1	Exterior			roof	04/25/2007
	<b>Violation:</b> Foundations cellars, exterior walls, roofs					
	<b>Notes:</b> The roof drain is not functioning. The roof drain must be repaired. There is standing water on the roof. The roof drain must be brought into compliance. (This was first cited on 3/14/07)					

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8) 6-108.2 Interior 3 3 Bathroom 04/25/2007  
**Violation:** Interior floors, walls, ceilings and doors  
**Notes:** There is a constant drip of water coming into bathroom via ceiling/roof. ( this was first cited on 2/23/07)

9) 6-108.2 Interior 3 3 Bathroom  
**Violation:** Interior floors, walls, ceilings and doors  
**Notes:** stained and missing ceiling tiles must be replaced and painted.

10) 6-108.2 Interior 3 3 Bathroom  
**Violation:** Interior floors, walls, ceilings and doors  
**Notes:** hole in bathroom wall all the way through to exterior surface must be repaired. Exterior surface of hole must be properly finished.

11) 6-108.2 Interior 3 3 Hallway  
**Violation:** Interior floors, walls, ceilings and doors  
**Notes:** back hall has peeling paint and water stain on ceiling. This must be properly repaired and painted.

12) 6-114.2 Interior 2 2 Living Room 04/25/2007  
**Violation:** Heating facilities required.  
**Notes:** 60 degrees in living room, 3 ft above floor. Code required 68 degrees.

13) 6-114.2 Interior 1 4 Living Room 04/25/2007  
**Violation:** Heating facilities required.  
**Notes:** 60 degrees in living room, 3 feet above floor. Code required 68 degrees. (this violations was also cited on 2/5/07 LR at 60 degrees)) A minimum temperature of 68 degrees is required 3 feet from floor in common room.

14) 6-113.3 Interior 3 Hallway 04/25/2007  
**Violation:** Passageways and common stairway.  
**Notes:** hallway light third floor, (outside unit 3) does not work. ( this was first cited on 2/23/07 was working on 3/14/2007, was not working on 4/03/07))

15) 6-108.2 Interior 3 6 Bedroom 05/11/2007  
**Violation:** Interior floors, walls, ceilings and doors  
**Notes:** Ceiling is water stained and paint is chipping

16) 6-111.1 Interior 3 6 Kitchen 05/11/2007  
**Violation:** Plumbing standards/Basic facilities.  
**Notes:** pipe under kitchen sink leaking.

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17)	6-108.2	Interior	3	6	Bathroom	05/11/2007
<b>Violation:</b> Interior floors, walls, ceilings and doors						
<b>Notes:</b> water stains on ceiling and walls possibly from roof drainage system. Walls must be repaired and painted.						
18)	6-108.2	Interior	3	6	Bathroom	05/11/2007
<b>Violation:</b> Interior floors, walls, ceilings and doors						
<b>Notes:</b> broken and stained ceiling tiles.						
19)	6-108.2	Interior	2		Stairways	05/11/2007
<b>Violation:</b> Interior floors, walls, ceilings and doors						
<b>Notes:</b> Heat pipe extending through floor on landing 2nd floor outside unit 2 must be removed or covered in a manner that allows for safe egress						
20)	6-108.2	Interior	2		Stairways	05/11/2007
<b>Violation:</b> Interior floors, walls, ceilings and doors						
<b>Notes:</b> Heat pipe extending through floor on landing 2nd floor outside unit 5 must be removed or covered in a manner that allows for safe egress						
21)	6-108.2	Interior	2	2	Bathroom	04/25/2007
<b>Violation:</b> Interior floors, walls, ceilings and doors						
<b>Notes:</b> stained ceiling tiles must be primed and painted and in osund condition.						
22)	6-113.1	Interior	1	1	Hallway	05/11/2007
<b>Violation:</b> Lighting standards/Habitable rooms						
<b>Notes:</b> hallway light does not work.						
23)	6-108.2	Interior	1	1	Bedroom	
<b>Violation:</b> Interior floors, walls, ceilings and doors						
<b>Notes:</b> Back Bedroom ceiling is not sound. The ceiling needs to stucturally sound .						
24)	6-108.2	Interior	1	1	Bathroom	
<b>Violation:</b> Interior floors, walls, ceilings and doors						
<b>Notes:</b> Ceiling tiles are stained and damaged. Must be in sound condition and painted.						
25)	6-108.3	Exterior			Basement	05/11/2007
<b>Violation:</b> Exterior windows, doors and skylights						
<b>Notes:</b> The exterior bulk head door (back of house) is not structurally sound. The Bulkhead door must be structurally sound and vermin proof.						

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26)	6-108.3	Interior			Basement	05/11/2007
	<b>Violation:</b>	Exterior windows, doors and skylights				
	<b>Notes:</b>	The cellar door leading to bulkhead is not structurally sound or vermin proof. The door is off it's hinges and the door casing is decayed and not sound.				
27)	6-113.5	Interior			Cellar	05/11/2007
	<b>Violation:</b>	Maintenance of lighting fixtures				
	<b>Notes:</b>	Remove all obsolete, damaged, and non coated wire from the cellar. Licensed electrician required.				
28)	6-113.5	Interior			Cellar	05/11/2007
	<b>Violation:</b>	Maintenance of lighting fixtures				
	<b>Notes:</b>	Bring into code open junction boxes and exposed wires. Licensed electrician required.				
29)	6-113.5	Interior			Cellar	05/11/2007
	<b>Violation:</b>	Maintenance of lighting fixtures				
	<b>Notes:</b>	Properly ground the Electric Meter Box to Water Meter per Portland Code.				
30)	6-111.1	Interior			Cellar	
	<b>Violation:</b>	Plumbing standards/Basic facilities.				
	<b>Notes:</b>	Floor drain in cellar is not properly secure. The Floor drain must be secure.				
31)	6-108.6					05/11/2007
	<b>Violation:</b>	Required equipment and utilities				
	<b>Notes:</b>	Door bells do not work. All supplies utilities must function.				
32)	6-108.2	Interior	1	4	Hallway	05/11/2007
	<b>Violation:</b>	Interior floors, walls, ceilings and doors				
	<b>Notes:</b>	Hole in Hallway wall completely through to exterior surface of air shaft. Repair				
33)	6-108.2	Interior	1	4	Bedroom	05/11/2007
	<b>Violation:</b>	Interior floors, walls, ceilings and doors				
	<b>Notes:</b>	floor in front bedroom is buckled up near radiator, repair.				
34)	6-108.2	Interior	1	4	Hallway	05/11/2007
	<b>Violation:</b>	Interior floors, walls, ceilings and doors				
	<b>Notes:</b>	Hall flooring and sub floor are loose and need structural repair				
35)	6-108.2	Interior	1	4	Various locations	05/11/2007
	<b>Violation:</b>	Interior floors, walls, ceilings and doors				
	<b>Notes:</b>	missing and stained ceiling tiles				

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36) 6-108.3	Interior	1	4	Bedroom	05/11/2007
<b>Violation:</b> Exterior windows, doors and skylights					
<b>Notes:</b> Back bedroom window does not close properly. (this was first cited on 2/05/07)					
37) 6-108.2	Interior				05/11/2007
<b>Violation:</b> Interior floors, walls, ceilings and doors					
<b>Notes:</b> light fixture in back bedroom must be structurally sound and in working condition. (this was first cited on 2/05/07)					

**Comments:** This inspection was conducted by Arthur Rowe, Jon Rioux, and Suzanne Hunt. We spoke to tenants from Unit 6, 4, 3, and 2. Trussell Property maintenance person Mike Smith showed us all 6 units and the basement. Sally Trussell initially met us at site but was unable stay for complete inspection.