

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager TRUSSELL PROPERTIES LLC		Inspector Suzanne Hunt	Inspection Date 2/5/2007
Location 84 PARK AVE	CBL 048 B005001	Status	Inspection Type Complaint-Inspection

	Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1)	6-108.2	Interior	2	2	Bathroom	02/23/2007
	Violation: Interior floors, walls, ceilings and doors					
	Notes: Bathroom floor tile and subsurface needs repair, especially area under tub.					
2)	6-108.3	Interior	2	2	Bedroom	
	Violation: Exterior windows, doors and skylights					
	Notes: back bedroom window needs to work properly and be weather tight. (2/23/07 window does not close or lock properly.)					
3)	6-108.6	Interior	2	2	Various locations	
	Violation: Required equipment and utilities					
	Notes: radiators must function safely and all missing pieces must be replaced. (2/23/07 radiator in front bedroom, living room and bathroom are missing either handle or steam piece.)					
4)	6-108.3	Interior	2	2	Bathroom	02/23/2007
	Violation: Exterior windows, doors and skylights					
	Notes: stained ceiling in bathroom must be painted					
5)	6-108.3	Interior	2	2	Kitchen	02/23/2007
	Violation: Exterior windows, doors and skylights					
	Notes: hanging fixture in kitchen must be fixed to the wall and/ or the hole in wall patched.					
6)	6-108.4	Interior			Hallway	
	Violation: Stairways, stairwells, stairs, porches.					
	Notes: All inside railings in egress hallways and stairs must be secure, structurally sound, and safe to use. (2/23/07 Stairway railings are not secure.)					
7)	6-108.1	Exterior	2	3	Bathroom	02/23/2007
	Violation: Foundations cellars, exterior walls, roofs					
	Notes: The bathroom ceiling above the suspended ceiling opens up to a hole in the roof. The sky is visible from bathroom. The roof must be made weather tight and structurally sound.					
8)	6-108.1	Exterior	2	3		02/23/2007
	Violation: Foundations cellars, exterior walls, roofs					
	Notes: The roof is leaking water into the hallway light fixture in unit # 3. The roof of the building must be made weather tight and structurally sound.					

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9) 6-111.4 Interior 2 3 Bathroom 02/23/2007
Violation: Maintenance of plumbing fixtures.
Notes: The water closet toilet fixture is leaking. Plumbing fixtures must be maintained, free from defects and leaks.

10) 6-114. Interior 1 4
Violation: Minimum heating standards.
Notes: temperature measured ,11:15 a.m. 2/5/07, in common room unit #4 was 60 degrees fahrenheit. A minimum temperature of 68 degrees F. in common room is required.

11) 6-108.3 Exterior 1 4
Violation: Exterior windows, doors and skylights
Notes: back bedroom window must close properly and be weather tight.

12) 6-113.5 Interior 1 4
Violation: Maintenance of lighting fixtures
Notes: Light fixture in back bedroom must be in good repair and working properly.

13) Exterior 02/23/2007
Violation:
Notes: remove all snow and ice from front sidewalk

Comments: