

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 4/3/2007
Location 84 PARK AVE	CBL 048 B005001	Status Re-Inspect 10 Days	Inspection Type Complaint-Inspection

	Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1)	110.26 (B)	Interior	3	3		
	Violation: NEC 2005/NFPA 70					
	Notes: 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		
	Violation: NEC 2005/NFPA 70					
	Notes: 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		
	Violation: NEC 2005/NFPA 70					
	Notes: 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		
	Violation: NEC 2005/NFPA 70					
	Notes: no hard wired smoke detector, Hardwired interconnected smoke detectors per Portland Code required. Permit and electrician required.					
5)	6-108.4	Interior			Various locations	
	Violation: Stairways, stairwells, stairs, porches.					
	Notes: 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	
	Violation: Foundations cellars, exterior walls, roofs					
	Notes: 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	
	Violation: Foundations cellars, exterior walls, roofs					
	Notes: 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)					
8)	6-108.2	Interior	3	3	Bathroom	
	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)					

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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
	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
	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 mimimum temperature of 68 degrees is required 3 feet from floor in common room.			
14)	6-113.3	Interior	3		Hallway
	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
	Violation:	Interior floors, walls, ceilings and doors			
	Notes:	Ceiling is water stained and paint is chipping			
16)	6-111.1	Interior	3	6	Kitchen
	Violation:	Plumbing standards/Basic facilities.			
	Notes:	pipe under kitchen sink leaking.			
17)	6-108.2	Interior	3	6	Bathroom
	Violation:	Interior floors, walls, ceilings and doors			
	Notes:	water stains on ceiling and walls possibly from roof drainage system. Walls must be repaired and painted.			

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18) 6-108.2	Interior	3	6	Bathroom
Violation: Interior floors, walls, ceilings and doors				
Notes: broken and stained ceiling tiles.				
19) 6-108.2	Interior	2		Stairways
Violation: Interior floors, walls, ceilings and doors				
Notes: 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
Violation: Interior floors, walls, ceilings and doors				
Notes: 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
Violation: Interior floors, walls, ceilings and doors				
Notes: stained ceiling tiles must be primed and painted and in osund condition.				
22) 6-113.1	Interior	1	1	Hallway
Violation: Lighting standards/Habitable rooms				
Notes: hallway light does not work.				
23) 6-108.2	Interior	1	1	Bedroom
Violation: Interior floors, walls, ceilings and doors				
Notes: Back Bedroom ceiling is not sound. The ceiling needs to structurally sound .				
24) 6-108.2	Interior	1	1	Bathroom
Violation: Interior floors, walls, ceilings and doors				
Notes: Ceiling tiles are stained and damaged. Must be in sound condition and painted.				
25) 6-108.3	Exterior			Basement
Violation: Exterior windows, doors and skylights				
Notes: The exterior bulk head door (back of house) is not structurally sound. The Bulkhead door must be structurally sound and vermin proof.				
26) 6-108.3	Interior			Basement
Violation: Exterior windows, doors and skylights				
Notes: 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.				

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27) 6-113.5	Interior			Cellar
Violation: Maintenance of lighting fixtures				
Notes: Remove all obsolete, damaged, and non coated wire from the cellar. Licensed electrician required.				
28) 6-113.5	Interior			Cellar
Violation: Maintenance of lighting fixtures				
Notes: Bring into code open junction boxes and exposed wires. Licensed electrician required.				
29) 6-113.5	Interior			Cellar
Violation: Maintenance of lighting fixtures				
Notes: Properly ground the Electric Meter Box to Water Meter per Portland Code.				
30) 6-111.1	Interior			Cellar
Violation: Plumbing standards/Basic facilities.				
Notes: Floor drain in cellar is not properly secure. The Floor drain must be secure.				
31) 6-108.6				
Violation: Required equipment and utilities				
Notes: Door bells do not work. All supplies utilities must function.				
32) 6-108.2	Interior	1	4	Hallway
Violation: Interior floors, walls, ceilings and doors				
Notes: Hole in Hallway wall completely through to exterior surface of air shaft. Repair				
33) 6-108.2	Interior	1	4	Bedroom
Violation: Interior floors, walls, ceilings and doors				
Notes: floor in front bedroom is buckled up near radiator, repair.				
34) 6-108.2	Interior	1	4	Hallway
Violation: Interior floors, walls, ceilings and doors				
Notes: Hall flooring and sub floor are loose and need structural repair				
35) 6-108.2	Interior	1	4	Various locations
Violation: Interior floors, walls, ceilings and doors				
Notes: missing and stained ceiling tiles				
36) 6-108.3	Interior	1	4	Bedroom
Violation: Exterior windows, doors and skylights				
Notes: Back bedroom window does not close properly. (this was first cited on 2/05/07)				

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37) 6-108.2 Interior

Violation: Interior floors, walls, ceilings and doors

Notes: 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.