



Planning &amp; Urban Development Department

Director of Planning and Urban Development  
Jeff LevineInspection Services, Director  
Tammy M. Munson

June 24, 2015

LODOKA LADO  
560 MAIN SST  
SOUTH PORTLAND, ME 04106**CBL: 055 E024001**  
**Located at: 3 HORTON PL****Certified Mail 7010 1870 0002 8136 6639**

Dear Mr. Lado,

An evaluation of the above-referenced property on **06/23/2015** 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 **07/27/2015** 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.

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, appearing to read "Chuck Fagone".

Chuck Fagone  
Code Enforcement Officer  
(207) 874-8789

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

389 Congress Street  
 Portland, Maine 04101

**Inspection Violations**

<b>Owner/Manager</b> LODOKA LADO		<b>Inspector</b> Chuck Fagone	<b>Inspection Date</b> 6/23/2015
<b>Location</b> 3 HORTON PL	<b>CBL</b> 055 E024001	<b>Status</b> Failed	<b>Inspection Type</b> Complaint-Infestation/Insects

<b>Code</b>	<b>Int/Ext</b>	<b>Floor</b>	<b>Unit No.</b>	<b>Area</b>	<b>Compliance Date</b>
1) 6-108. (b)	Interior			Stairways	
<b>Violation:</b>	<b>INTERIOR FLOORS, WALLS, CEILINGS AND DOORS</b>				
	Every floor, wall, ceiling, and door shall be in a structurally sound condition and in good repair and shall be substantially vermin proof.				
<b>Notes:</b>	<i>The ceiling in the hallway has partially collapsed and will need to be fixed. The stairway is also missing balusters.</i>				
2) 6-116. (e)	Interior			Smoke Alarms	
<b>Violation:</b>	<b>FIRE PROTECTION</b>				
	Every dwelling, dwelling unit, rooming house and rooming unit shall comply with the applicable provisions of the most current edition of the National Fire Protection Association Life Safety Code, and with all other applicable state statutes and regulations.				
<b>Notes:</b>	<i>Smoke detectors are missing in units 2 and 3. Every bedroom should have a photo electric smoke detector and one combination photo electric carbon monoxide detector should be in place in a common area in each unit.</i>				
3) 6-34. (b)	Interior			Hallway	
<b>Violation:</b>	<b>ELECTRICAL</b>				
<b>Notes:</b>	<i>A junction box in the front hallway is missing a cover.</i>				