



Planning & 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", written over a horizontal line.

Chuck Fagone
Code Enforcement Officer
(207) 874-8789

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

Inspection Violations

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

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
------	---------	-------	----------	------	-----------------

1) 6-108. (b) Interior Stairways
Violation: **INTERIOR FLOORS, WALLS, CEILINGS AND DOORS**
 Every floor, wall, ceiling, and door shall be in a structurally sound condition and in good repair and shall be substantially vermin proof.
Notes: *The ceiling in the hallway has partially collapsed and will need to be fixed. The stairway is also missing balusters.*

2) 6-116. (e) Interior Smoke Alarms
Violation: **FIRE PROTECTION**
 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.
Notes: *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.*

3) 6-34. (b) Interior Hallway
Violation: **ELECTRICAL**
Notes: *A junction box in the front hallway is missing a cover.*

CERTIFIED MAIL™

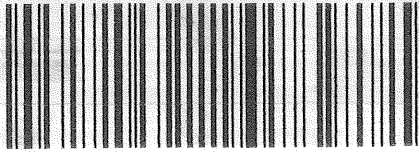
Portland, Maine



Yes. Life's

Planning & Urban Development
Inspection Division

389 Congress Street, Room 315
Portland, Maine 04101-3509



7010 1870 0002 8136 6639



U.S. POSTAGE
PAID
PORTLAND, ME
04101
JUN 25, 15
AMOUNT

\$6.74

1800

04106

00100439-12

X 015 NFE 100961410006/26/15
FORWARD TIME EXP RTN TO SEND
LODOKA, LADO
2820 TERRACE PL APT 6
GARDEN CITY KS 67846-7370

RETURN TO SENDER

612

04106010006

7010 1870 0002 8136 6639

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

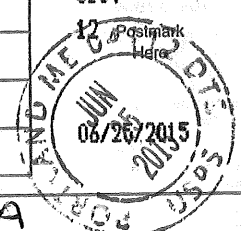
For delivery information visit our website at www.usps.com

SOUTH PORTLAND ME 04106 OFFICIAL USE

Postage	\$	33.45
Certified Fee	\$	2.80
Return Receipt Fee (Endorsement Required)	\$	0.00
Restricted Delivery Fee (Endorsement Required)	N/A	N/A
055 6024 Total Postage & Fees	\$	36.25
		\$6.74

0104

12 Postmark
Here



Sent To **LADO LODOKA**
Street, Apt. No.,
or PO Box No. **560 MAIN ST**
City, State, ZIP+4 **SOUTH PORTLAND ME 04106**