



Planning & Urban Development Department

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

July 16, 2015

RAHEM LLC
PO BOX 6149
FALMOUTH, ME 04105**CBL: 065 E006001**
Located at: 109 GILMAN ST
Unit #4**Certified Mail 7010 1870 0002 8136 8565**

Dear Mr. Kargar,

An evaluation of the above-referenced property on **07/14/2015** 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 **14 days** of the date of this notice. A re-inspection of the premises will occur On **8/3/2015** 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

Owner/Manager RAHEM LLC		Inspector Chuck Fagone	Inspection Date 7/14/2015
Location 109 GILMAN ST	CBL 065 E006001	Status Violations Exist	Inspection Type Complaint-Housing Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1) 6-108. (b)	Interior			Bathroom	
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:	<i>The ceiling tiles in the bathroom above the bath tub have received substantial water damage and need to be replaced. The kitchen ceiling is flaking and needs to be patched. The shower stall curtain rod needs to be secured with something other than what is currently in use.</i>				
2) 6-108. (c)	Interior			Bedroom	
Violation:	EXTERIOR WINDOWS, DOORS AND SKYLIGHTS; Every window or door, including basement or cellar door and hatchway, and skylight shall be substantially weather tight, water tight, and vermin proof and shall be kept in sound working condition and good repair. Every exterior window shall include storm sash with screens or an alternative equally effective for heat retention and ventilation purposes, all in operable condition.				
Notes:	<i>The bedroom windows are missing screens. Screens will need to be installed</i>				
3) 6-108. (f)	Interior			Kitchen	
Violation:	REQUIRED EQUIPMENT AND UTILITIES Every supplied facility, piece of equipment, or utility which is required under this article shall be so constructed and installed that it will function safely and effectively and shall be maintained in good working condition.				
Notes:	<i>At least two burners on the kitchen stove do not work and will need to be replaced. If these cannot be fixed, a new stove will need to be installed.</i>				