63 WILLIAM STREET, PORTLAND ME 04103, TODD ANGERHOFER (LANDLORD)

FIRE INSPECTION RESULTS 2013-04-04

Preliminary (based on owner notes). Portland Fire Department – please provide corrections/additional items missed.

BASEMENT

 Repair holes in plaster/lath walls in basement stair area

 Cover open junction boxes

 Remove/enclose ends of loose-end wires

 Affix smoke detector

 Affix cover on breaker box

 Remove combustible liquids to safe storage

FIRST FLOOR BACK STAIRWAY

 Install 1-hr fire doors (Apartment 1, closet, basement). 90-minute fire doors will probably be installed. Fire doors must have rating label and at least 2 self-closing spring hinges.

 Affix lighting fixture (loose screw).

APARTMENT 1 (FIRST FLOOR)

 Replace smoke alarms; ensure one smoke alarm in each sleeping area.

 Install one combination smoke/CO alarm in common area

 Fire doors: see stairway findings.

APARTMENT 2 (SECOND FLOOR)

 Smoke/CO detectors are satisfactory

 Fix back door latch (loose)

 Fire doors: see stairway findings

APARTMENT 3 (THIRD FLOOR)

 Replace smoke detectors; ensure one in each sleeping area

 Install combined smoke/CO detector in common area

FRONT STAIRWAY (LOWER)

 Install/Replace fire doors (1 per apartment = 3; hall closet door can be replaced or closed with 5/8” drywall)

 Fix holes in plaster/lath walls

FRONT STAIRWAY (UPPER)

 Remove paint cans (obstruction and combustible fluid)

 Remove other physical obstructions to egress

63 WILLIAM STREET, PORTLAND ME 04103, TODD ANGERHOFER (LANDLORD):

WORK ITEM-LOADED PLAN FOR FIRE SAFETY

Revision 000 (Original) Dated 09 April 2013

001: Affix loose lights, cover junction boxes, remove/cover dead-ended wire, secure cover on circuit breaker box

 NOTE: End date is difficult to define, since scope of work is emergent.

 Identify Contractor DONE 2013-04-04 WORK BEGAN 2013-04-08.

 Identify Completion Date TBE by contractor

002: Replace/Install Smoke/CO detector/alarms

 NOTE: Goal is to have security contractor supply detectors, and electrical contractor (item 001) to install in

 advance of full security installation and activation. Not clear whether this is possible; decision pending contractor

 visit

 Identify Contractor DONE 2013-04-08 (ADT)

 Contractor Visit SCHED 2013-04-11

 Complete TBD based on contractor feedback

003: Install/replace fire doors

 Identify Contractor DONE 2013-04-07 (Lowe’s subcontractor)

 Contractor Visit SCHED 2013-04-11

 Complete TBD based on contractor feedback

004: Remove/Store flammable liquids outside of house

 Complete DONE 2013-04-09

005: Fix holes in plaster/lath walls

 Plan Owner to perform; complete by 14 May 2013 (2 weeks after

Owner’s move-in date of 01 May 2013)

 Complete Est 2013-05-14

006: Remove obstructions in Apartment 3 front stairwell (paint, equipment, curtain)

 Remove paint/equipment DONE 2013-04-09

 Remove tenant personal obstructions TB completed by tenant upon her return from vacation (ECD

 2013-04-13). Obstructions include a curtain and some

decorative items.

007: Fix door lock on back door of Apartment 2

 Complete DONE 2013-04-07