



Permitting and Inspections Department
Michael A. Russell, MS, Director

November 16, 2017

WINDSOR PROPERTIES LLC
45 WAITES LANDING RD
FALMOUTH, ME 04105

CBL: 123 D004001
Located at: 17 GLENWOOD AVE

Certified Mail 7013 2250 0001 6995 1441

Dear WINDSOR PROPERTIES LLC,

An evaluation of the above-referenced property on **11/16/2017** 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 **11/21/2017** 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,

/s/

A handwritten signature in black ink, appearing to read "Matthew Sarapas", is written over the "/s/" text.

Matthew Sarapas
Code Enforcement Officer

CITY OF PORTLAND
HOUSING SAFETY OFFICE

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager WINDSOR PROPERTIES LLC		Inspector Matthew Sarapas	Inspection Date 11/16/2017
Location 17 GLENWOOD AVE	CBL 123 D004001	Status Violations Exist	Inspection Type Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 6-111.(d)

Violation: MAINTENANCE OF PLUMBING FIXTURES.; All fixtures required by this article and all fixtures installed in addition thereto shall be properly installed and maintained in sound mechanical condition, free from defects, leaks, or obstructions, and in accordance with the state plumbing code.

Notes: Unit #2: Kitchen sink plumbing not properly connected, currently supported by an empty cat litter jug. Plumbing must be properly installed in accordance with plumbing code.

2) 6-108.(c)

Violation: EXTERIOR WINDOWS, DOORS AND SKYLIGHTS; Every window or door, including basement or cellar door and hatchway, and skylight shall be substantially weathertight, watertight, 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: Rear exterior door lockset is not properly installed, must be immediately tightened to ensure safe egress from the rear stairs.

Comments: