



PORTLAND MAINE

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Acting Director of Planning and Urban Development
Greg Mitchell

Inspections Division Director
Tammy Munson

February 8, 2012

BK Properties LLC
PO Box 6149
Falmouth, ME
04105

CERTIFIED NUMBER: 7010 1870 0002 8136 5557

RE: 167 Woodford St Apt 4 CBL: 130 F013 Case Number: 2012-02-3212

Dear Mohammed Kargar,

An evaluation of the above-referenced property on 2/3/2012 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 15 days of the date of this notice. A re-inspection of the premises will occur on 2/14/2012 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 \$75.00 re-inspection fee. This violation will automatically cause a re-inspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each inspection.

Sincerely,

George Froehlich
Code Enforcement Officer

**CITY OF PORTLAND
PLANNING AND URBAN DEVELOPMENT DEPARTMENT
389 CONGRESS STREET
PORTLAND, MAINE 04101**

INSPECTION VIOLATIONS

Owner BK Properties LLC		Code Enforcement Officer George Froehlich	Inspection Date February 3, 2012
Location 167 Woodford St Apt 4	CBL 130 F013	Status Open	Case Number 2012-02-3212

1. Minimum standards for structural elements. -City Ord. § 6-108.(c)

Replace all missing insect screens.

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.

2. Minimum standards for structural elements. -City Ord. § 6-108.(d)

Repair all loose rear exterior stair treads and loose hand rails.

Stairways, stairwells, stairs and porches. Every inside and outside stairway, stairwell, stairs, and porch and any appurtenances thereto shall be structurally sound, in good repair, and safe to use.

Minimum standards for structural elements. -City Ord. § 6-108.(c)

Repair inoperative rear exterior rear door.

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.

3. Minimum standards for structural elements. -City Ord. § 6-108.(f)

Repair inoperative burner on kitchen stove. Repair inoperative oven.

No person shall occupy as owner-occupant or shall allow another to occupy any dwelling, dwelling unit, rooming house, rooming unit, or a combination of the same, which does not comply with the following minimum standards:

(f) 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.