



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

October 18, 2017

First American Tax Service

P.O. Box 560807

Dallas, TX 75356

CBL: 140 B007001

Certified Mail 7014 1820 0001 4047 1833

Located at: 32 WELLINGTON RD

Dear First American Tax Service,

An evaluation of the above-referenced property on **10/17/2017** 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 **11/15/2017** 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 "Jason Duval", with a long horizontal line extending to the right.

Jason Duval
Code Enforcement Officer



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Located at: 32 WELLINGTON RD

Dear First American Tax Service,

An evaluation of the property at listed above revealed that the premises fails to comply with 30A.M.R.S.A. ss 3751, et seq. and Section 12-19 of the Garbage and Solid Waste Removal Code of the City of Portland and Section 22-3 of the Rodent and Vermin Control Ordinance of the City of Portland.

You are required to obtain the services of licensed pest control operator to eliminate all rat activity within the dwelling. You are also required to provide an adequate number of covered, water tight, rodent proof containers to store all refuse during the intervals between collection.

This is a notice of violation pursuant to Section 22-9 and 12.79 of the Code. All referenced violations shall be corrected within 7 days of the date of this notice. A re-inspection of the premises will occur on 10/25/2017 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 and in Title 30-A-M.R.S.A. ss 4452.

Please feel free to contact me at 207-874-8706, if you wish to discuss the matter or have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason Duval", with a long horizontal line extending to the right.

Jason Duval
Code Enforcement Officer

**CITY OF PORTLAND
HOUSING SAFETY OFFICE**

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager BLACK TROY D &		Inspector Jason Duval	Inspection Date 10/17/2017
Location 32 WELLINGTON RD	CBL 140 B007001	Status Violations Exist	Inspection Type Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 6-109.5.(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 secured to prevent ingress of people and animals.

Notes: Secure the property. Address the broken window, missing window for garage, and the unlocked bulkhead to basement.

2) 6-109.5.(f)

Violation: RODENT AND VERMIN CONTROL.; All unoccupied structures and exterior property shall be kept free from rodent and vermin infestation. Where rodents and vermin are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. Every owner or operator of an unoccupied residential structure shall be responsible for the extermination of such rodent and vermin or pest whenever infestation exists.

Notes: A licensed pest control company is required within 7 days to address the rat infestation on the property. Documentation of the pest company's inspection must be sent to the Permitting and Inspections office.

3) 6-109.5.(a)

Violation: FOUND., CELLARS, EXTERIOR WALLS, ROOFS.; Every foundation, basement, cellar, exterior wall and roof shall be substantially weathertight, watertight and vermin-proof; shall be structurally sound and in good repair; and shall be safe for the intended use as well as capable of supporting whatever load normal use may cause to be placed thereon. Every exterior wall or portion thereof shall be painted or stained. Water from roofs shall be so drained and conveyed therefrom as not to cause repeatedly wet floors, walls or ceilings, or hazard to adjacent buildings or the occupants thereof.

Notes: Secure the property. Properly address the back of the garage which has an attached tarp falling apart from the building.

Comments: 10-17-17 Inspection. Building needs to be secured. Bulkhead to basement is unlocked. Garage has window missing. One window has its glass broken. Back of garage falling apart.