



PORTLAND MAINE

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Lee Urban - Director of Planning and Development
Jeanie Bourke - Inspections Division Director

April 26, 2007

COPY

SARGENT MALCOLM A &
4 ORAMEL AVE
PORTLAND, ME 04103

CBL: 349 D006001
Located at 4 ORAMEL AVE

Hand Delivery

Dear SARGENT MALCOLM A &,

An evaluation of the above-referenced property on 03/27/2007 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 05/26/2007 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,

Jon Rioux @ (207) 874-8702
Building Inspector

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

Inspection Violations

Owner/Manager SARGENT MALCOLM A &		Inspector Jon Rioux	Inspection Date 3/27/2007
Locatation 4 ORAMEL AVE	CBL 349 D006001	Status Re-Inspect 30 Days	Inspection Type Complaint-Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1) 22-3.3(a)	Exterior			Various locations	
Violation: Premises to be kept free from rodent harborage					
Notes: Maintain your property lot free of garbage, rubbish, old lumbar, debris or rubble, except for watertight covered containers.					
2) 6-114.3	Interior			Basement	
Violation: Maintenance of equipment.					
Notes: Maintain the furnace so that it is properly vented and maintained in safe operating condition					
3) 12-79	Exterior			Various locations	
Violation: Junk Vehicles					
Notes: Remove old discarded, worn out or junked motor vehicles, or parts thereof, on your property.					
4) 6-108.1	Exterior				
Violation: Foundations cellars, exterior walls, roofs					
Notes: Maintain the exterior wall, and roof so they are substantially weather-tight, watertight, and vermin proof, and in good repair. Insulation shall be installed and maintained so as not to present a health or safety hazard to occupants.					
5) 100.7	Exterior			BackYard	
Violation: Malfunctioning System					
Notes: When a malfunctioning system is discovered, the system shall be corrected or its use discontinued. The Plumbing Inspector will meet with the Landlord to re-inspect the septic system for code compliance.					
6) 6-109.2	Interior			Bedroom	
Violation: Maintenance of shared areas.					
Notes: Every occupant of a dwelling unit shall maintain in a clean and sanitary manner that part of the dwelling, and dwelling premises which he or she occupies and controls. This shall include removing the broken glass, rubbish, and other non-food wastes, in the rear bedroom.					
7) 6-113.5	Interior				
Violation: Maintenance of lighting fixtures					
Notes: All electrical fixtures installed shall be maintained in good and safe working conditions and shall be installed in accordance with the electrical code of the city. This shall include replacing the electrical box cover in the basement.					

Comments:

**City of Portland
Inspection Services
RETURN OF SERVICE**

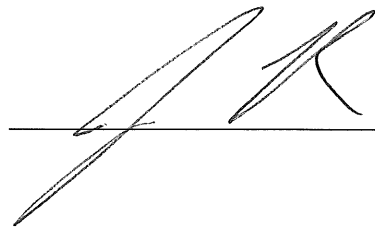
On the 30th day of April, 2007 I made service of the notice of violation

upon, Sergeant, Sandra, at 4 Orincl Ave.

- By delivering a copy in hand.
- By leaving copies at the individual's dwelling house or usual place of abode with a person of suitable age or discretion who resides therein and whose name is _____.
- By delivering a copy to an agent authorized to receive service of process, and whose name is _____.
- By (describe other manner of service) _____

Signature of Person Making Service

DATED: 05-01-2007



I have received the above referenced documents

Person Receiving Service

Sandra Sergeant

Refused to sign

Unable to sign