



PORTLAND MAINE

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Lee Urban - Director of Planning and Development
Jeanie Bourke - Inspection Division Services Director

July 20, 2007

SARGENT MALCOLM A &
4 ORAMEL AVE
PORTLAND, ME 04103

CBL: 349 D006001
Located at 4 ORAMEL AVE

Certified Mail 70070710000249761177

NOTICE OF INTENT TO PROSECUTE

Dear Sandra Sargent:

An evaluation of your property on the 3rd day of May, 2007 revealed that the structure and premises fails to comply with previous violation notices sent to you.

You were provided with contact information/ action-plan options in March of 2007; however, the premise remains in violation of Article V. Of the Housing Code of the City of Portland, and § 100.7 of the State Subsurface Waste Water Disposal Rules.

Attached is a list of those violations.

All referenced violations shall be corrected within five (5) days of the date of this notice. A re-inspection of the premises will occur on the 25th day of July, 2007 at which time compliance will be required.

This is a notice of intent to prosecute. The matter is being referred to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in § 1-15 of the Code, and in Title 30-A M.R.S.A. § 4452.

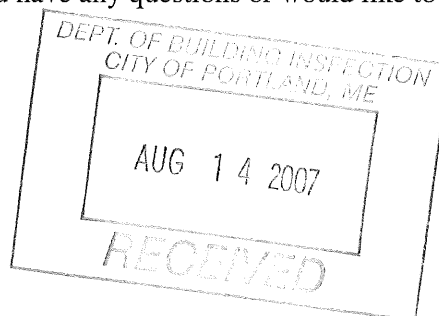
Please be advised that because this is a letter of intent to prosecute, and that § 6.2 of the Code requires that you pay a \$75.00 re-inspection fee due to the repeated violations.

This must be paid prior to 25th day of July, 2007. Failure to pay the assessed fee within thirty (30) days shall cause the City to assess a lien against the property pursuant to § 1-16 of the Code.

Please feel free to contact me @ 207.874.8702 if you have any questions or would like to discuss this matter further.

Sincerely,

Jon Rioux,
Code Enforcement Officer



CC: Jeanie Bourke, Inspection Services Div. Director, & Mary Costigan, Esq.

Room 315 - 389 Congress Street- Portland, Maine 04101 (207) 874-8715 - Fax: 874-8716 - TTY: 874-8936

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
Location 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.					

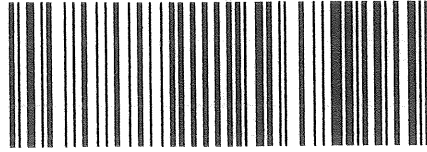
Comments: A septic site evaluation by a professional was required within thirty (30) days after a May 3rd inspection.

CERTIFIED MAIL™

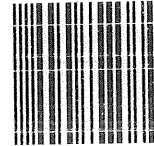
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MAINE**

Inspection Services Division
389 Congress Street, RM 315
Portland, Maine 04101-3509



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04103

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First Notice
Second Notice

ASJ
2/21/07
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RETURNED TO SENDER
UNCLAIMED

Sargent Malcolm
4 Ormel Ave
Portland, Maine 04103

**RETURN RECEIPT
REQUESTED**

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