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**DEPARTMENT OF PLANNING AND DEVELOPMENT**

August 11, 2003

James & Wendy Harmon  
59 Curtis Rd  
Portland, Maine 04103

Brookfield Apartments LLC  
P.O. Box 12540  
Portland, Maine 04104

Re: 238 Auburn St. Apartment # D-37 (373 B005)

Dear Management,

An evaluation of your property at the above location on 8/11/2003 revealed an excessive accumulation of moisture in the basement apartment.

Section 6-110.F.3 of the City Housing Code states " The floor and walls shall be water- and damp-proof and the room shall be well drained and dry.

This condition constitutes a violation of the Housing Code.

This is a notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within 14 days of the date of this notice. A reinspection of the premises will occur on 8/27/03 at which time compliance will be required.

Further, this office recommends the following action take place prior the reoccupancy of unit D37:

- 1) That the services of a company capable of removing mold in a manner consistent with EPA accepted guidelines.
- 2) That the remediation occur and that testing occur from an accredited testing agency.
- 3) That the unit remain unoccupied until such time as the results from the agency meet acceptable standards for human habitation.

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 at 874-8700, if you wish to discuss the matter or have any questions.

Yours Truly,

Mike Nugent

Manager of Inspection Services