CITY OF PORTLAND
Permitting and Inspections Department

SENT VIA CERTIFIED MAIL

8/31/2026

REALTY RESOURCES MANAGEMENT
247 COMMERCIAL ST STE A
ROCKPORT, ME 04856
hdeane@realtyresourcesgroup.com

RE: 733 OCEAN AVE
PORTLAND, ME

423 A004002

NOTICE OF VIOLATION AND ORDER TO CORRECT

To Heather Deane,

The City of Portland Permitting and Inspections Department inspected the above-referenced property on 8/31/2026 and found violations of the City of Portland Code of Ordinances, which are listed on the attached page(s). You are hereby ordered to correct these violations and a reinspection is scheduled for **09/04/2026 06:00 AM**. If you need to reschedule, you must contact us no less than 72 hours before your inspection date, at (207)756-8131. Please be aware that reinspections will only be rescheduled once. If you do not show for the scheduled reinspection you will be charged a $150 re-inspection fee.

If you do not correct the attached violations by the dates given, then this matter will be referred to the City of Portland Corporation Counsel for legal action, and may include civil penalties in the minimum of $100 per day, and other legal remedies.

This constitutes an appealable decision under Sec. 14-472 of the City of Portland Code of Ordinances. You may appeal this decision by filing an appeal within 30 days of the date on this notice. Please contact the Zoning Division at zoning@portlandmaine.gov for appeal forms. If you choose to not appeal this notice, then you may be barred from challenging the City's determinations in the future.

Please contact me at the email and phone number listed below if you have questions about the violations, corrections or timeline.

Sincerely,



Kevin Hanscombe
Certified Code Enforcement Officer
kah@portlandmaine.gov
(207) 756-8131

NON-COMPLIANCE VIOLATION LIST

NAME	CODE DESCRIPTION	COMMENTS	Deadline
NFPA 70 / NEC 110.3(b)	Heat or water damage	(Tenant reported a 2nd-floor laundry supply line leaked on 08/24/2026.) A recent inspection of 19 Coast Lane was conducted on 08/28/2026. A second-floor laundry water supply line leaked, causing significant water intrusion and damage to the first-floor ceiling. During the inspection, it was observed that the unit was experiencing extreme heat following the recent removal of remediation dehumidifiers. Due to the extensive water damage, the environmental conditions from the remediation process, it is obvious to me that this unit was uninhabitable during this process. Moving forward a licensed master electrician is required to inspect and complete the attched "Post Incident Electrical Safety & Power Restoration" form. This form must be submitted by the date listed.	9/4/2026