City of Portland | Permitting and Inspections
Jessica Quattropani, *Director*

Post-Incident Electrical Safety & Power Restoration

Due to recent smoke, fire, water, and or structural damage at the property address below, the electrical power has been disconnected. This action was taken to ensure the immediate safety of the building and or its occupants. To safely restore your power, please follow these required steps:

1. Licensed Electrician A licensed master electrician is required to inspect and certify below that the electrical system has been inspected and is safe to restore power by filling out the "Electricians Safety Certification".

2. Emergency Repairs. If only part of the building electrical system is damaged, your electrician can physically isolate the damaged circuits. This allows power to be safely restored to the undamaged areas. Emergency repairs to make the building safe and restore power are also allowed to be performed immediately, provided your electrician submits the necessary permit applications to the City of Portland on the next business day.

3. Water-Damaged Equipment Wiring and devices not listed for wet locations that were exposed to water must be removed from service and replaced in accordance with NEC & NEMA requirements, an electrical permit must be obtained from the City of Portland.

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Electrician's Safety Certification

I, Matthew Jerome (Name) certify that I have inspected the electrical system at the below address and the system power is safe to be restored. I also certify that I am licensed to perform electrical work in the state of Maine and my license number is stated below.

Address of Property: 19 Coast LN Portland ME 04103

Electrician's License Number: MS6002152S

Contact Phone Number: 2079393579

Electrician's Signature: [signature]

Date: 9-2-26

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Please return via email to: housingsafety@portlandmaine.gov or via mail to:

Housing Safety Office, Room 307
389 Congress Street
Portland ME 041011

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