



Terri A. Guarino
Health Agent

TOWN OF BOURNE BOARD OF HEALTH

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Buzzards Bay, MA 02532
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Kaitlyn F. Shea
Assistant Health Agent

August 12, 2022

Mr. Joseph Sorenti Jr.
95 Old Plymouth Rd
Sagamore Beach, MA 02562

Dear Mr. Sorenti:

The Board of Health Agent, Terri Guarino, acting under the authority of Massachusetts General Laws, Chapter 111 and Chapters I and II of the Sanitary Code, conducted a comprehensive inspection of your property at 162 Phillips Road, Sagamore Beach, MA 02562 on August 12, 2022 at 11:15 a.m., accompanied by Assistant Health Agent, Kaitlyn Shea and Health Inspector, Deon Wills. Access to the property was granted by the occupants. At the time of inspection the occupants did not have access to the basement, therefore no inspection was conducted of that portion of the dwelling. Referrals have been made to the Bourne Fire Department, Building/ Zoning Inspector, Electrical, and the Plumbing/ Gas Inspector to address additional concerns.

During this inspection, violations of 105 CMR 410.000: Minimum Standards of Fitness for Human Habitation were revealed as follows:

- 410.482: Smoke and Carbon monoxide detectors need to be replaced and in working condition as specified by the Bourne Fire Department, which should not exceed 24 hours.
 - *No carbon monoxide detectors installed; smoke detectors over 10 years old and some are not functioning-- **24 Hours to correct**
- 410.354, 200: Licensed contractor is needed to examine propane fireplace and tank. According to the records of the Town, a wood stove was permitted, but there are no gas fitting permits on file.
 - *Empty propane tank attached to the home was unsecured with an open valve-- **24 Hours to correct**
 - Thermostats for electric baseboard heat are in disrepair—did not test
- 410.351: Owner's installation and maintenance responsibilities--The owner shall install or cause to be installed, in accordance with accepted plumbing, gas-fitting and electrical wiring standards, and shall maintain free from leaks, obstructions or other defects, the following: all facilities and equipment which the owner is or may be required to provide including, but not limited to, all sinks, washbasins, bathtubs, showers, toilets, water heating facilities, gas pipes, heating equipment, water pipes, owner installed stoves and ovens, catch basins, drains, vents and other similar supplied fixtures; the connections to water, sewer and gas lines; the subsurface sewage disposal system, if any; all electrical fixtures, outlets and wiring, smoke detectors and carbon monoxide alarms, and all heating and ventilating equipment and appurtenances thereto. Evaluate, repair or replace all facilities and equipment in accordance with applicable codes.
 - * Incoming service line to the electric meter is frayed and needs to be evaluated by a licensed electrician and repaired/ replaced
 - Finish defects in bathtub and bathroom sink

- Cracks in the tub/shower lining
 - Tub floor flexes under weight
 - Evidence of recent plumbing leak beneath bathroom sink. Material is porous and not easily cleanable.
 - Broken drawers in kitchen render them unusable
 - Evidence of recent plumbing leak beneath kitchen sink. Material is not durable or easily cleanable.
 - Ceiling in disrepair; evidence of water damage (living-room, bathroom, loft and bedroom)
 - Damaged cable plate in living room, missing electrical plate in loft
 - Wood stove support box still installed; no wood stove installed; permit on file for wood stove and not for the current gas (propane?) fireplace, all plumbing fixtures shall be installed in accordance with accepted plumbing, gas-fitting, and electrical wiring standards with the proper permits
- 410.500: Owner's responsibility to maintain structural elements—Any/ all damage related to foundation, floors, walls, doors, windows, ceilings, roof, staircases, porches, chimneys, and other structural elements need to be rectified.
 - Defects on kitchen exterior door
 - *Loft railing/balusters are unsafe --24 Hours to correct
 - *Deck rail lattice rotted and not safe--24 Hours to correct
 - *Stairs to entrance unstable and unsafe; stair handrails not stable and unsafe--24 Hours to correct
 - *Cut wire beneath stairs to entrance unsecured--24 Hours to correct
 - Rotted window trim, rake boards and house trim
 - Severely rotted roof shingles (possible roof leak)
 - Cracked foundation
 - Evidence of water damage along the roofline in living room and bedroom
- 410.501, .500: Windows and screens need to be repaired and or replaced to be weathertight.
 - Evaluate all windows and repair rotted/ missing sills, trim, and chipping paint
 - Screens not installed/ available on **all** windows
 - *Loft window completely rotted and leaking with an uncovered outlet beneath--24 Hours to correct
- 410.504: All surfaces in the kitchen and bathrooms need to be smooth, impervious surfaces and free from defects.
 - Kitchen cabinets in disrepair/porous/screw-holes with exposed screw tips rendering the surfaces difficult to clean and sanitize.
- 410.602: The owner of the land is responsible for maintaining such land in a clean and sanitary condition, free from garbage, rubbish, or other refuse.
 - Abandoned vehicles and trailers referred to Building/ Zoning Inspector
 - Unsecured structure in the back yard
 - Evidence of harborage for pests
- 410.550: Extermination of Insects, Rodents and skunks: The occupant of a dwelling containing one dwelling unit shall maintain the unit free of pests.
 - *Evidence of insects in kitchen drawer--24 Hours to correct
 - *Evidence of rodents inside the home as well as the exterior--24 Hours to correct

Pursuant to 105 CMR 410.830(A), you are hereby ordered to address the following violations within **24 hours of this order**: electrical service cable to be repaired or replaced, repair/ replace electric and propane heating systems, exterminate pests, repair stairs to entrance, secure stair handrails, reinforce loft railing/balusters, repair

leaking loft window, replace loft outlet cover, secure cut electrical wire beneath entrance stairs and replace/install smoke and carbon monoxide detectors, as these conditions marked with an asterisk are deemed conditions to impair the health, safety, and wellbeing of the occupants pursuant to 105 CMR 750.

Pursuant to 105 CMR 410.830(B), all other repairs must commence within seven days of this order or within five days, the owner shall provide contracts in writing with a third party. Please retain relevant receipts, invoices, proposals and/or permits and submit to this office within said time period. All repairs must be conducted by qualified professionals according to law. The Board of Health shall re-inspect after the dates for compliance specified above have elapsed. All violations shall be corrected within no more than thirty (30) days.

Should you be aggrieved by this order, you have the right to request a hearing before the Board of Health in accordance with 105 CMR 410.850. A request for said hearing must be received in writing in the office of the Board of Health within seven days of this order. At said hearing you will be given an opportunity to be heard and to present witness and documentary evidence as to why this order should be modified or withdrawn. An attorney may represent you.

Please be advised that failure to comply with this order will result in a hearing before the Bourne Board of Health, where fines may be issued against you. Thank you in advance for your cooperation with this matter. It is imperative that you contact this office promptly to discuss your plan of correction.

Sincerely,

Deon Wills
Health Inspector

C.C. Board of Health Members
Deputy Chief Rich Emberg, Bourne Fire Department
Ken Murphy, Building Inspector
Michael Golden, Plumbing/ Gas Inspector
Edward Eacobacci, Electrical Inspector
Occupants

Sent via Regular, Electronic, and Certified Mail