

# HOUSING INSPECTION REPORT

OWNER: Richard Harris

LOCATION: 52 Greenleaf St. 12-I-2 EF

CODE ENFORCEMENT OFFICE: Arthur Addato (7)

HOUSING CONDITIONAL DATE: Feb. 7, 1984 . REPAIRS: Apr. 7, 1984

ITEMS LISTED BELOW ARE IN VIOLATION OF ARTICLE 12 OF THE MUNICIPAL CODES, "HOUSING CODE", AND MUST BE CORRECTED ON OR BEFORE THE REPAIR DATE.

SEC. (S)

## SECOND FLOOR OVERALL

9/3 32. ✓	OVERALL DWELLING UNIT - ceiling - sagging and missing plaster.	108-3
9/3 33. ✓	OVERALL DWELLING UNIT - window - loose and damaged sash.	108-3
9/3 34. ✓	RIGHT REAR BEDROOM - wall - missing duplex outlet cover.	113
9/3 35. ✓	RIGHT REAR BEDROOM - ceiling - exposed wiring, and damaged light fixture.	113
9/3 36. ✓	RIGHT REAR BEDROOM - window - broken glass.	108-3
9/3 37. ✓	KITCHEN - ceiling - peeling paint.	108-2
9/3 38. ✓	FRONT BEDROOM - window - broken glass.	108-2
9/3 39. ✓	KITCHEN - wall - damaged wall covering.	111.1
9/3 40. ✓	BATHROOM - tub - cross connection.	108-3
9/3 41. ✓	BATHROOM - ceiling - leaking.	111.1
9/3 42. ✓	BATHROOM - tub - leaking drain.	111.1
✓	NO SMOKE DETECTOR.	

## THIRD FLOOR OVERALL

9/3 43. ✓	RIGHT REAR BEDROOM - ceiling - missing plaster.	108-2
9/3 44. ✓	OVERALL DWELLING UNIT - ceiling - sagging and missing plaster.	108-2
9/3 45. ✓	OVERALL DWELLING UNIT - window - loose and damaged sash.	108-3
9/3 46. ✓	RIGHT REAR BEDROOM - ceiling - illegal wiring.	113
9/3 47. ✓	RIGHT MIDDLE BEDROOM - ceiling - missing tile.	108-3
9/3 48. ✓	RIGHT MIDDLE BEDROOM - ceiling - illegal wiring.	113
9/3 49. ✓	FRONT BEDROOM - ceiling - damaged light fixture.	113
9/3 50. ✓	LIVING ROOM - window - broken glass.	108-3
9/3 51. ✓	LIVING ROOM - ceiling - missing light fixture.	113
✓	NO SMOKE DETECTOR.	

\*WHEN MAKING YOUR REPAIRS, FIRST PRIORITY IS TO BE GIVEN TO ITEMS WITH ASTERISKS, AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.



## CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

January 27, 1984

Mr. Richard Harris  
25 Jackson Street  
Portland, ME 04103

RE: Buildings at 42-44; 46-50; and 52 Greenleaf Street

Dear Mr. Harris:

An inspection on January 26, 1984 at the above addresses showed numerous violations of the Electrical Municipal Code.

The circuit wiring at the services is dangerously overfused. Wiring in the cellars has been illegally spliced. There are firematic (thermal cutout) controls missing over boilers. Two boilers do not have the necessary emergency switch at the top of the stairs.

These violations must receive immediate attention.

Very truly yours,

Richard I. Libby  
Electrical Inspector

RIL/kat

cc: P. Samuel Hoffses, Chief of Inspection Services  
Arthur Addato, Code Enforcement Officer

REINSPECTION RECOMMENDATIONS

LOCATION WEP 52 Greenleaf

PROJECT MCP EE

OWNER Richard Harris

INSPECTOR Adelto

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired

2-7-84 4-7-84

a reinspection was made of the above premises and I recommend the following action:

DATE 9-3-84 aa ALL VIOLATIONS HAVE BEEN CORRECTED ☒ "POSTING RELEASE" ☒

SATISFACTORY Rehabilitation in Progress

4-6-84 aa Time Extended To: DTX-5/10/84-30da.

Time Extended To:

Time Extended To:

UNSATISFACTORY Progress

Send "HEARING NOTICE" "FINAL NOTICE"

10-22-84 aa NOTICE TO VACATE ☒

POST Entire ☒

7-7-84 aa POST Dwelling Units ☒

UNSATISFACTORY Progress

"LEGAL ACTION" To Be Taken

4-6-84 aa INSPECTOR'S REMARKS: RE/CO/CT. General restoration in

progress. DTX to 5/10/84 for a more productive visit.

5-29-84 aa re-insp. / cells SP

6-4-84 aa RE/CO/CT-SP-(LA)

6-14-84 aa Supervisory into court.

7-9-84 aa RE/CO-SP (LA)

7-20-84 aa RE/CO - checked for vacancies. Funds for loan

not to be available this year. Owner to continue

vacating for general renovations.

8-7-84 aa RE/CO-CT's (same) SP

9-6-84 aa RE/CO/NA - Inc.

9-7-84 aa RE/CM - All units vacant but one apt.

INSTRUCTIONS TO INSPECTOR: Post notice bldg.

10-5-84 aa RE/AB (LA)

10-22-84 aa Post entire bldg

12-3-84 aa RE/AB (LA)

1-8-85 aa RE/AB (LA)

2-6-85 aa RE/AB (LA)

3-4-85 aa RE/AB (LA)

4-10-85 aa RE/AB (LA) 1 apt. occupied - Secured

5-8-85 aa RE/AB (LA)

6-10-85 AB (LH)

7-9-85 AB (LH)

9-9-85 - Scan and corner to work with own  
funds. Very little to no foggers.

10-7-85 - W18 - interior and exterior.

11-5-85 - " " " "

12-10-85 - " " " "

1-10-86 - SP/INT.

2-10-86 - SP/INT.

3-11-86 - SP/INT./EXT.

4-7-86 - " " "

5-7-86 - " " "

6-6-86 - ~~SP~~/rear porchies being repaired.

all work OK.

8-27-86 - SP are plans.

8-6-86 - " " "

9-3-86 - Complete send COC



## CITY OF PORTLAND

JOSEPH E. GRAY, JR.  
DIRECTOR OF PLANNING  
AND URBAN DEVELOPMENT

September 3, 1986

Richard Harris  
15 Penrith Rd.  
Portland, ME 04102

Re: 52 Greenleaf St. 12-I-2 EE  
First, Second & Third Floor

Dear Mr. Harris:

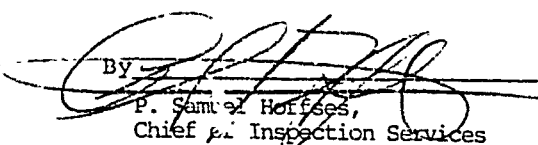
This is to inform you, as owner or agent of the property located at 52 Greenleaf Street, Portland, Maine, that we have released the (apartment(s) or property from posting.

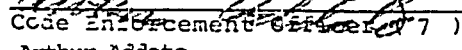
Therefore, you may rent the (apartment or structure) to others or occupy it yourself.

If any additional information is desired, visit or call this office.

Sincerely yours,  
Joseph E. Gray, Jr., Director  
Planning & Urban Development

By

  
P. Samuel Harris,  
Chief of Inspection Services

  
Code Enforcement Officer (7)  
Arthur Addato

jmr



Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

June 8, 1993

Richard Harris  
Eugene Francoeur  
35 Penrith Rd  
Portland, ME 04102

Re: 52 Greenleaf St  
CBL: 012-I-002  
Apt #2/2nd fl

Dear Mr. Harris & Mr. Francoeur,

As owner or agent of the property located at the above referenced address, you are hereby notified that as the result of a recent inspection, apartment number 2, second floor, is hereby declared an environmental lead hazard for children under the age of seven.

Due to a lead paint hazard, this vacant apartment must be kept vacant from occupancy of children under the age of seven so long as the following conditions continue to exist thereon.

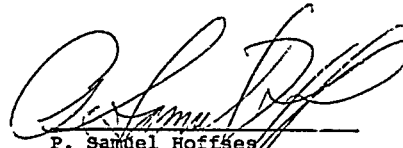
Article v Section 6-120

(1) Properties which are either damaged, decayed, dilapidated, insanitary, unsafe, or vermin-infested in such a manner as to create a serious hazard to the health, safety, and general welfare of the occupants or the public.

Therefore, you will not occupy, permit anyone to occupy, or rent the above mentioned apartment to families with children under the age of seven without the written consent of the Health Officer or his/her agent.

Sincerely,

Dwight Gailey  
Code Enforcement Officer

  
P. Samuel Hoffses  
Chief of Inspection Services

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

August 25, 1994

HARRIS RICHARD S JR  
35 PENRITH RD  
PORTLAND ME 04102

Re: 52 Greenleaf St  
CBL: 012- - I-002-001-03  
DU: 3

Dear Mr. Harris:

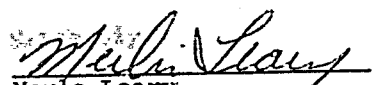
A re-inspection at the above noted property was made on August 05, 1994.

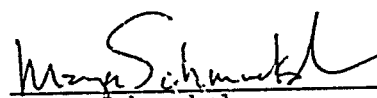
This is to certify that you have complied with our request to correct the violation(s) of the Municipal Code relating to housing conditions noted on our letter dated April 29, 1994.

Thank you for your cooperation and your efforts to help us maintain decent, safe and sanitary housing for all Portland residents.

In order to aid in the preservation of Portland's existing housing inventory, it shall be the policy of this department to inspect each residential building at least once every three years.

Sincerely,

  
Merle Leary  
Code Enforcement Officer

  
Marge Schmuckal  
Asst. Chief of Inspection Services

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

April 29, 1994

HARRIS RICHARD AND  
35 PENRITH RD  
PORTLAND ME 04102

Re: 52 Greenleaf St  
CBL: 012- - I-002-001-03  
DU: 3

Dear Mr. Harris:

You are hereby notified, as owner or agent, that an inspection was made of the above referenced property. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspections Report".

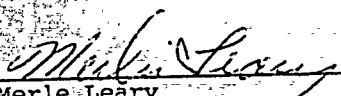
In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

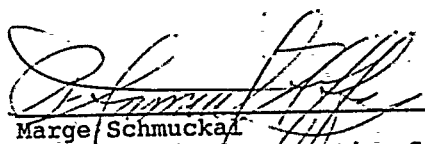
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles of the City Code.

Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in it's goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Sincerely,

  
Merle Leary  
Code Enforcement Officer

  
Marge Schmucka  
Asst. Chief of Inspection Services



Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

HOUSING INSPECTION REPORT

Location: 52 Greenleaf St  
Housing Conditions Date: April 29, 1994  
Expiration Date: June 28, 1994

Items listed below are in violation of Article V of the Municipal Codes, "Housing Codes", and must be corrected before the expiration date:

- |    |  |        |
|----|--|--------|
| 1. | INT - CELLAR - STAIRWELL<br>MISSING PLASTER        | 108.40 |
| 2. | INT - CELLAR - STAIRS<br>LOOSE AND BROKEN TREADS   | 108.40 |
| 3. | INT - CELLAR - STAIRS<br>MISSING RAILING           | 108.40 |
| 4. | INT - CELLAR - CEILING<br>NEEDS SUPPORT POST       | 108.20 |
| 5. | INT - CELLAR -<br>TRASH AND DEBRIS                 | 109.40 |
| 6. | INT - SECOND FLOOR - REAR WALL<br>USED FOR STORAGE | 109.40 |

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

DECEMBER 16, 1996

CITY OF PORTLAND

HARRIS RICHARD S JR  
& EUGENE FRANCOEUR  
35 PENRITH RD  
PORTLAND ME 04102

Re: 52 GREENLEAF ST  
CBL: 012- - I-002-001-03  
DU: 3

Dear Sir:

You are hereby notified, as owner or agent, that an inspection was made of the above-referenced property. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspections Report".

In accordance with the provisions of the above-mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on reinspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles of the City Code.

Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in its goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Sincerely,

A handwritten signature in cursive script, appearing to read "Marland Wing".

Marland Wing  
Code Enforcement Officer

A handwritten signature in cursive script, appearing to read "Tammy Munson".

Tammy Munson  
Code Enfc. Offr./ Field Supv.

# HOUSING INSPECTION REPORT

Location: 52 GREENLEAF ST

Housing Conditions Date: December 16, 1996

Expiration Date: February 14, 1997

Items listed below are in violation of Article V of the Municipal Codes, "Housing Codes", and must be corrected before the expiration date:

- |   |        |
|---|--------|
| 1. EXT - FOUNDATION - LEFT -<br>MORTAR IS MISSING   | 108.10 |
| 2. EXT - LEFT/REAR -<br>WALL HAS PEELING PAINT  | 108.10 |
| 3. EXT - RIGHT/REAR WALL -<br>CLAPBOARDS ARE MISSING                                      | 108.10 |
| 4. INT - 1ST FLR - APT #1 - KITCHEN<br>FLOOR HAS WORN LINOLEUM                            | 108.20 |
| 5. INT - OVERALL -<br>HARD-WIRED BATTERY-BACKUP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT | 113.50 |



Inspection Services  
P. Samuel Hoffies  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

JULY 18, 1997

HARRIS RICHARD S JR  
& EUGENE FRANCOEUR  
35 PENRITH RD  
PORTLAND ME 04102

Re: 52 GREENLEAF ST  
CBL: 012--1-002-001-03  
DU: 3

Dear Sir:

A reinspection at the above-noted property was made on July 2, 1997.

This is to certify that you have complied with our request to correct the violations of the Municipal Code relating to housing conditions noted on our letter dated December 16, 1996.

Thank you for your cooperation and your efforts to help us maintain decent, safe and sanitary housing for all Portland residents.

In order to aid in the preservation of Portland's existing housing inventory, it shall be the policy of this department to inspect each residential building at least once every three years.

Sincerely,

Marland Wing  
Code Enforcement Officer

Tammy Munson  
Code Enfc. Offr./ Field Supv.



