

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

April 13, 1995

RAY KENNETH S
502 STEVENS AVE
PORTLAND ME 04103

Re: 193 Congress St
CBL: 013- - M-023-001-01
DU: 12

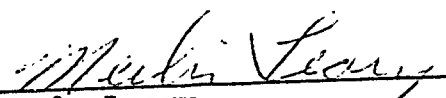
Dear Mr. Ray:

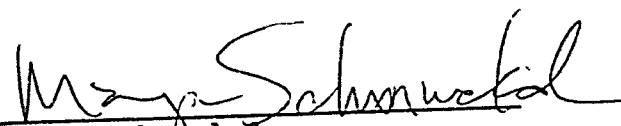
We recently received a complaint, and an inspection was made at the above referenced address. As a result of the inspection, you are hereby notified to correct the following substandard housing conditions:

1. INT - APTS #8 & #9 - 109.50
INFESTATION OF COCKROACHES - REQUIRES A LICENSED EXTERMINATOR

The above-mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected within thirty (30) days. Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely,


Merle Leary
Code Enforcement Officer


Marge Schmuckal
Asst. Chief of Inspection Services

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 02, 1995

S & K PROPERTIES
47 PORTLAND ST
PORTLAND ME 04101

Re: 193 Congress St
CBL: 013- - M-023-001-01
DU: 12

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".

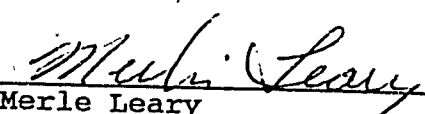
In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within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


Tammy Munson

Code Enfc. Cffr./ Field Supv.

HOUSING INSPECTION REPORT

Location: 193 Congress St
Housing Conditions Date: June 2, 1995
Expiration Date: August 01, 1995

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 - AREA HAS ACCUMULATION OF DEBRIS & RUBBLE	109.40
2.	EXT - FROST WALL - MORTAR IS MISSING	108.20
3.	INT - CELLAR - WALL HAS A LOOSE & HANGING OUTLET	113.00
4.	INT - CELLAR - WALL IS MISSING AN OUTLET COVER	113.00
5.	INT - 1ST FLR - REAR HALL WINDOW HAS BROKEN GLASS	108.30
6.	INT - 1ST FLR - REAR HALL WALL HAS BROKEN TRIM AT THE DOOR	108.20
7.	INT - 1ST FL; APT #1 - BATHROOM CEILING HAS DAMAGED TILE	108.20
8.	INT - 1ST FL; APT #2 - FRONT DOOR HAS A BROKEN PANEL	108.30
9.	INT - 1ST FL; APT #3 - BATHROOM CEILING HAS AN INOPERABLE LIGHT	113.00
10.	INT - 3RD FL; APT #10 - BEDROOM WINDOW IS MISSING A STORM & SCREEN	108.30
11.	INT - 3RD FL; APT #12 - KITCHEN, HALLWAY LINOLEUM IS LOOSE, TORN & DAMAGED	108.20

PRIORITY VIOLATIONS : #'s 2, 9

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Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 02, 1995

S & K PROPERTIES
47 PORTLAND ST
PORTLAND ME 04101

Re: 193 Congress St
CBL: 013- - M-023-001-01
DU: 12

Dear Sir:

During a recent inspection of the property owned by you at the above referred address, it was noted that smoke detectors were missing/inoperable in some locations.

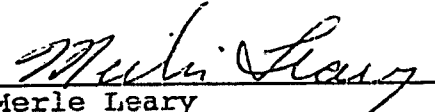
25 MRSA 2464 required that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When activated, the detector shall provide an alarm suitable to warn the occupants within the individual unit. Failure to comply with this statute may result in a fine of up to \$500 for each violation.


Re-inspection of your property will be made in 24 hours. Lack of compliance will result in referral of the matter for legal action.

Loss control is a responsibility of your management. Our observations are intended to assist you. Recommendations are a result of conditions observed at the time of our visits. They do not necessarily include every possible loss potential code violation, or exception to good practice.

Please read and implement the attached formal code interpretation or determination - Number 93-1 - March 10, 1993 - from the State Fire Marshall's office.

Sincerely,


Merle Leary
Code Enforcement Officer


Tammy Monson
Code Enfc. Offr./ Field Supv.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

August 09, 1995

RAY KENNETH S
47 PORTLAND ST
PORTLAND ME 04101

Re: 193 Congress St
CBL: 013- - M-023-001-01
DU: 12

Dear Mr. Ray:

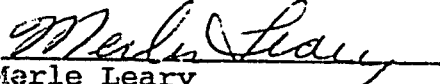
We recently received a complaint, and an inspection was made at the above referenced address. As a result of the inspection, you are hereby notified to correct the following substandard housing conditions:


- | | |
|--|--------|
| 1. INT - 2ND FL; APT #8 - FRONT & BEDROOM
DOORS ARE MISSING OR HAVE SPOKEN PANELS | 108.30 |
| 2. INT - 2ND FL; APT #8 - KITCHEN
WINDOW HAS BROKEN GLASS | 108.30 |
| 3. INT - 2ND FL; APT #8 - KITCHEN
FLOOR HAS BROKEN/MISSING TILES | 108.20 |
| 4. INT - 2ND FL; APT #8 - LIVING ROOM
WINDOWS ARE MISSING SCREENS | 108.30 |

PRIORITY VIOLATION: #2

The above-mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected within 30 days. Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely,


Marle Leary
Code Enforcement Officer


Tammy Munson
Code Enfc. Offr./ Field Supv.