

30 Turner Street

14-K-3



X

CERTIFICATE
OF
COMPLIANCE

CITY OF PORTLAND

✓ June 12, 1979

Department of Neighborhood Conservation
Housing Inspections Division
Telephone: 775-5451 - Extension 448 - 358

Mr. Louis Flaherty
30 R. Turner Street
Portland, Maine 04101

Re: Premises located at 30 Turner Street, Portland, Maine ME 04101

Dear Mr. Flaherty

A re-inspection of the premises noted above was made on June 12, 1979
by Housing Inspector Carroll.

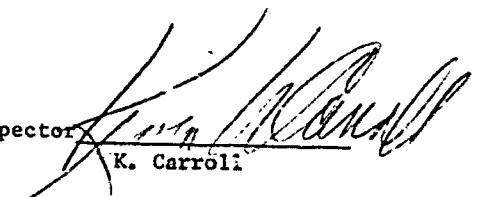
This is to certify that you have complied with our request to correct the violation of the Municipal Codes relating to housing conditions as described in our "Notice of Housing Conditions" dated May 24, 1977.

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 five years. Although a property is subject to re-inspection at any time during the said five year period, the next regular inspection of this property is scheduled for June 1984.

Sincerely yours,
Joseph E. Gray, Jr., Director
Neighborhood Conservation

Inspector


K. Carroll

By

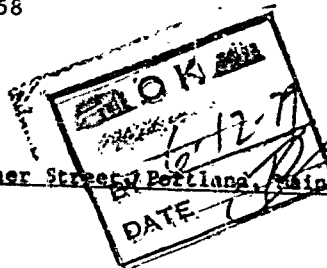
Lyle D. Novas,
Chief of Housing Inspections

ADMINISTRATIVE HEARING DECISION

City of Portland
Department of Neighborhood Conservation
Housing Inspections Division
Telephone: 775-5451 - Ext. 448 - 358

Date March 14, 1978

Louis Flaherty
30 R. Turner Street
Portland, Maine 04101



Re: Premises located at 30 Turner Street, Portland, Maine MCP-MN 14-K-3

Dear Mr. Flaherty:

You are hereby notified that as a result of a reinspection and your request for additional time

on March 1, 1978, regarding our "Notice of Housing Conditions" at the above referred premises resulted in the decision noted below.

XX Expiration time extended to April 24, 1978 in order to complete the work in progress to correct the remaining six (6) Housing Code violations as shown on the attached "Notice of Housing Conditions" dated May 24, 1977.

XX Notice modified as follows: Expiration time extended to June 24, 1978 on Items # 1, & 13 which cannot reasonably be corrected during the winter months.

Please notify this office if all violations are corrected before the above mentioned dates, so that a "Certificate of Compliance" may be issued.

In Attendance:
Mr. Louis Flaherty
Inspector K. Carroll

Very truly yours,
Joseph E. Gray, Jr., Director
Neighborhood Conservation

By [Signature]
yle D. Noyes,
Chief of Housing Inspections

Encl.

vw

NOTICE OF HOUSING CONDITIONS

DU 1

City of Portland
Department of Neighborhood Conservation
Housing Inspections Division
Tel. 775-5451 - Ext. 448 - 358

Louis Flaherty
30 R Turner Street
Portland, Maine 04101

Ch.-Bl.-Lot: 14-K-3
Location: 30 Turner Street
Project: NCP-MN
Issued: May 24, 1977
Expired: July 24, 1977

Dear Mr. Flaherty:

An examination was made of the premises at 30 Turner Street, Portland, Maine, by Housing Inspector Carroll. Violations of Municipal Codes relating to housing conditions were found as described in detail below.

In accordance with provisions of the above mentioned Codes, you are requested to correct these defects on or before July 24, 1977. You may contact this office to arrange a satisfactory repair schedule if you are unable to make such repairs within the specified time. We will assume the repairs to be in progress if we do not hear from you within ten days from this date and, on reinspection within the time set forth above, will anticipate that the premises have been brought into compliance with Code Standards. Please contact this office if you have any questions regarding this Notice.

Your cooperation will help this Department in its goal to maintain all Portland residents in decent, safe and sanitary housing.

Very truly yours,

Jose G., Jr. Director
Neighborhood Conservation

Inspector K. Carroll

By Lyle D. Noyes
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" - Section(s)

1. ~~FIRST FLOOR EXTERIOR - KITCHEN WINDOW - replace missing trim, 3a~~
2. ~~RIGHT MIDDLE CUTTER - replace missing downspout, 3a~~
3. ~~RIGHT MIDDLE ROOF - replace rotted eave trim, 3a~~
4. ~~EXTERIOR RIGHT REAR WALL - repair loose & sagging telephone service drop, 3a~~
5. ~~CELLAR WALL - secure loose circuit breaker box cover, 3a~~
6. ~~CELLAR CHIMNEY - remove excessive soot from the chimney and dispose of it properly, 3c~~
7. ~~FURNACE - replace missing manual control on diaphragm valve of gas furnace, 3c~~
8. ~~FURNACE - enclose exposed wiring at furnace controls, 3c/3e~~
9. ~~REAR CELLAR FOUNDATION - repair or replace loose and missing bricks & mortar, 3a~~
10. ~~CELLAR CHIMNEY - repair or replace loose & cracked bricks & mortar, 3c~~
11. ~~REAR MIDDLE CELLAR SUPPORT COLUMN - repair or replace loose & cracked bricks & mortar, 3a~~
12. ~~RIGHT REAR CELLAR CEILING - replace rotted ceiling plank, 3b~~
13. ~~RIGHT REAR CELLAR WALL - determine the reason and remedy the condition which causes signs of leakage, 3b~~

continued

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30 Turner Street continued

* 14. CELLAR STAIRWAY	repair or replace loose tread.	3d
* 15. TOP CELLAR STAIR	install missing emergency furnace cut-off switch.	3e
FIRST & SECOND FLOORS		
* 16. KITCHEN WINDOW	replace broken glass.	3c
* 17. KITCHEN SINK	repair loose trap.	6d
18. BATHROOM WINDOW	secure loose glass by replacing points and/or reglazing window.	3c
* 19. BATHROOM WINDOW	repair or replace broken sash.	3c
* 20. BATHROOM SINK	install missing trap.	6d
* 21. BATHROOM TUB	correct the condition at the fixture that causes a cross connection at the bathtub.	6f
* 22. BATHROOM TUB	replace missing overflow strainer.	6f
* 23. BATHROOM WALL	repair or replace inoperative light fixture.	8e
* 24. LIVING ROOM WINDOW	replace missing counter balance cords allowing window sash to remain elevated when opened.	3c
* 25. LIVING ROOM WALL	replace missing electric outlet cover.	3e
* 26. SECOND FLOOR - RIGHT FRONT & RIGHT REAR BEDROOM CEILING	determine the reason and remedy the condition which causes signs of leakage.	3b
* 27. SECOND FLOOR - RIGHT MIDDLE BEDROOM WALL	repair inoperative duplex outlet.	3c
* 28. SECOND FLOOR - RIGHT REAR BEDROOM WINDOW	replace rotted sash.	3c
* 29. SECOND FLOOR - RIGHT REAR BEDROOM CEILING	remove loose peeling paint.	3b
* 30. SECOND FLOOR - LEFT REAR BEDROOM WALL	determine the reason and remedy the conditions which causes signs of leakage.	3b
* 31. SECOND FLOOR - LEFT REAR BEDROOM CEILING	repair cracked plaster.	3b
* 32. SECOND FLOOR - LEFT REAR BEDROOM WINDOW	repair or replace broken sash.	3c

* 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.

We suggest you contact the City of Portland Building Inspection Department, 389 Congress Street, Tel. 775-5451 to determine if any of the items listed above require a building or alteration permit.

OTY JL 11/3/78

Turner

NOTICE OF HOUSING CONDITIONS

OTX 3/1/78
OTX 6/1/78
DU 1

City of Portland
Department of Neighborhood Conservation
Housing Inspections Division
Tel. 775-3451 - Ext. 448 - 358

Louis Flaherty
30 R Turner Street
Portland, Maine 04101

Ch.-Bl.-Lot: 14-K-3
Location: 30 Turner Street
Project: NCP-MN
Issued: May 24, 1977
Expired: July 24, 1977

Dear Mr. Flaherty:

An examination was made of the premises at 30 Turner Street, Portland, Maine, by Housing Inspector Carroll. Violations of Municipal Codes relating to housing conditions were found as described in detail below.

In accordance with provisions of the above mentioned Codes, you are requested to correct these defects on or before July 24, 1977. You may contact this office to arrange a satisfactory repair schedule if you are unable to make such repairs within the specified time. We will assume the repairs to be in progress if we do not hear from you within ten days from this date and, on reinspection within the time set forth above, will anticipate that the premises have been brought into compliance with Code Standards. Please contact this office if you have any questions regarding this Notice.

Your cooperation will help this Department in its goal to maintain all Portland residents in decent, safe and sanitary housing.

Very truly yours,

Joseph E. Gray, Jr. Director
Neighborhood Conservation

Inspector

K. Carroll

By

Lyle D. Noyes
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" - Section(s)

1. FIRST FLOOR EXTERIOR - KITCHEN WINDOW - replace missing trim. 3a
2. RIGHT MIDDLE GUTTER - replace missing downspout. 3a
3. RIGHT SIDE ROOF - replace rotted eave trim. 3a
4. EXTERIOR FRONT REAR WALL - repair loose & sagging telephone service drop. 8a
5. CELLAR WALL - secure loose circuit breaker box cover. 3e
6. CELLAR CHIMNEY - remove excessive soot from the cellar chimney and dispose of it properly. 3e
7. FURNACE - replace missing manual control on diaphragm gas furnace. 3e
8. FURNACE - enclose exposed wiring at furnace controls. 3e/3c
9. REAR CELLAR FOUNDATION - repair or replace loose and missing bricks & mortar. 3a
10. CELLAR GUTTER - repair or replace loose & cracked bricks & mortar. 3e
11. REAR MIDDLE CELLAR SUPPORT COLUMN - repair or replace loose & cracked bricks & mortar. 3a
12. RIGHT REAR CELLAR CEILING - replace rotted ceiling plank. 3b
- * 13. RIGHT REAR CELLAR WALL - determine the reason and remedy the condition which causes signs of leakage. 3b

continued

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30 Turner Street continued

12/1	14. CELLAR STAIRWAY	repair or replace loose tread.	3d
12/1	15. TOP CELLAR STAIR	install missing emergency battery cut-off switch.	9a
FIRST & SECOND FLOORS			
	* 16. KITCHEN WINDOW	replace broken glass.	3c
	* 17. KITCHEN SINK	repair loose trap. (TEMP REPAIR ONLY DONE)	6d
12/1	18. BATHROOM WINDOW	secure loose glass by replacing points and/or reglazing window.	3c
12/1	19. BATHROOM WINDOW	repair or replace broken sash.	3c
12/1	20. BATHROOM SINK	install missing trap.	6d
12/1	21. BATHROOM TUB	correct the condition at the fixture that causes a cross connection at the bathtub.	6d
12/1	22. BATHROOM TUB	replace missing overflow strainer.	6d
	* 23. BATHROOM WALL	repair or replace inoperative light fixture.	8e
12/1	24. LIVING ROOM WINDOW	replace missing counter balance cords allowing window sash to remain elevated when opened.	3c
12/1	25. LIVING ROOM WALL	replace missing electric outlet cover.	8e
12/1	26. SECOND FLOOR - RIGHT FRONT & REAR BEDROOM CEILING	determine the reason and remedy the condition which causes signs of leakage.	3b
12/1	27. SECOND FLOOR - RIGHT MIDDLE BEDROOM WALL	repair inoperative duplex outlet.	3b
12/1	28. SECOND FLOOR - RIGHT REAR BEDROOM WINDOW	replace rotted sash.	3c
12/1	29. SECOND FLOOR - RIGHT REAR BEDROOM CEILING	remove loose & peeling paint.	3b
12/1	30. SECOND FLOOR - LEFT REAR BEDROOM WALL	determine the reason and remedy the conditions which causes signs of leakage.	3b
12/1	31. SECOND FLOOR - LEFT REAR BEDROOM CEILING	repair cracked plaster.	3b
12/1	32. SECOND FLOOR - LEFT REAR BEDROOM WINDOW	repair or replace broken sash.	3c

* 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.

We suggest you contact the City of Portland Building Inspection Department, 389 Congress Street, Tel. 775-5451 to determine if any of the items listed above require a building or alteration permit.

12/1/77 additional violations developed

RR LC overflow wasteline Bath Tub 6D

REINSPECTION RECOMMENDATIONS

INSPECTOR Caswell

LOCATION 30 Turner St

PROJECT MAN

OWNER Louis Gladstein

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
5/24/77	7/24/77				

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

DATE 6-12-77	ⓐ	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" <u>50</u>	POSTING RELEASE
7/1/77	ⓐ	SATISFACTORY Rehabilitation in Progress	
10/3/78	ⓐ	Time Extended To: <u>8/24/78 COTX</u>	
3/1/78	ⓐ	Time Extended To: <u>4/24/78 COTX</u>	
10/3/78	ⓐ	Time Extended To: <u>12/24/78</u>	
		UNSATISFACTORY Progress Send "HEARING NOTICE"	
		"NOTICE TO VACATE" POST Entire POST Dwelling Units	
		UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken	
12/1/77	ⓐ	INSPECTOR'S REMARKS: Re/CT - also talked to owner son - 26 violations corrected - 6 remaining plus one new additional violation - 27 total violations Re-SP - COTX to 4/24/78 & 6/24/78 Re/SP - Contractor working on Re/SP - House now present - 27 COTX 30 days Re/CT - most work complete Re/CT - all work COTX 8/24/78 24/78 for better weather COTX 11	
3/1/78	ⓐ		
7/1/78	ⓐ		
10/3/78	ⓐ		
2/28/79	ⓐ		
6-12-79	ⓐ		
INSTRUCTIONS TO INSPECTOR:			

