



Permitting and Inspections Department  
Michael A. Russell, MS, Director

January 3, 2018

SANTOS MARSHALL S  
102 PLEASANT AVE  
PORTLAND, ME 04103

**CBL: 017 B002001**  
**Located at: 158 CONGRESS ST**

**Certified Mail 7014 1820 0001 4049 7383**

Dear SANTOS MARSHALL S,

**POSTING NOTICE**

An evaluation of the above-referenced property on 01/03/2018 revealed that the structure fails to comply with Section 6-120.1 of the Housing Code of the City of Portland.

Attached is a list of the violations.

Based on that list, and pursuant to Section 6-120.3, this office declares the dwelling unit is unfit for human habitation. A re-inspection of the premises will occur on 01/05/2018, at which time the dwelling unit must be totally vacated and secured from vandalism.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code in Title 30-A of M.R.S.A ss 4452.

This constitutes an appealable decision pursuant to Section 6-127 of the Code. Please feel free to contact me if you have any questions or would like to discuss this matter further.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew Sarapas", written over a white background.

Matthew Sarapas  
Code Enforcement Officer

**CITY OF PORTLAND  
HOUSING SAFETY OFFICE**

389 Congress Street  
Portland, Maine 04101

**Inspection Violations**

<b>Owner/Manager</b> SANTOS MARSHALL S		<b>Inspector</b> Matthew Sarapas	<b>Inspection Date</b> 1/3/2018
<b>Location</b> 158 CONGRESS ST	<b>CBL</b> 017 B002001	<b>Status</b> Posting Notice	<b>Inspection Type</b> Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 6-111.(c)

**Violation:** WATER SUPPLY.; Every dwelling, dwelling unit and rooming house shall be provided with a potable water supply. Every kitchen sink, lavatory basin, and bathtub or shower required by this article shall be properly connected with hot and cold water lines with adequate supply and pressure. The hot water lines shall be connected with waterheating facilities which supply water at a temperature of at least one hundred ten (110) degrees Fahrenheit at every required fixture at all times.

**Notes:** PFD secured water to units after pipe ruptured in vacant second floor unit.

2) 6-114.(b)

**Violation:** HEATING FACILITIES REQUIRED.; Every habitable room, excepting rooms used primarily for sleeping purposes, shall be served by heating facilities which provide a minimum temperature of at least sixty-eight (68) degrees Fahrenheit, at a distance of three (3) feet above floor level, as required by prevailing weather conditions from September fifteenth through May fifteenth of each year.

**Notes:** First floor rear rinnai heater inoperative after fire last winter, tenants using space heater to warm that area of house.

**Comments:** Inspection requested by PFD and tenant after water issue. Per inspection, second floor apartment is unheated, toilet tank is frozen solid, supply line burst and flooded first floor bathroom, fire department secured water to building. First floor tenant has one rinnai type heater in living room, kitchen rinnai heater caught fire last winter and has not been replaced or repaired, tenants using space heater to warm rear portion of apartment. Reached owner who is presently in St Josephs rehab, he expressed that there was nothing he would be doing to address the situation or help tenants. Emergency contact listed in hso registration claims to no longer have any involvement with the building and is in the middle of divorce proceedings. Posting notice. Tenants advised to seek alternate sleeping arrangements, advised them that overflow shelter is available to them.