

December 19, 1998

Arthur Rowe  
Code Enforcement Officer  
Inspection Services  
City of Portland, Maine  
389 Congress Street  
Portland, Maine 04101

Dear Mr. Rowe:

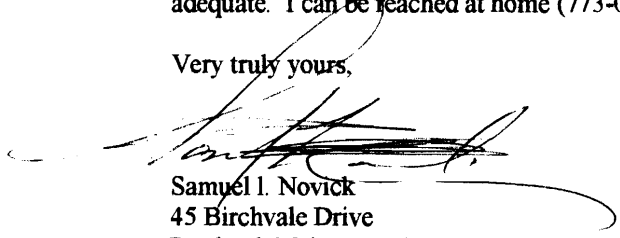
Please be advised that all the code violations as outlined in the attached documents have been corrected.

You will find attached:

1. Copy of Notice of Violation
2. Copy of Housing Inspection Report
3. Copy of Report from Harriman's Property Maintenance Services
4. Copy of invoice from Gerald Jacobs Plumbing & Heating

Please let me know if you would like to do another inspection; or if the enclosed documentation will be adequate. I can be reached at home (773-0477) or work (773-1789)

Very truly yours,



Samuel I. Novick  
45 Birchvale Drive  
Portland, Maine 04102

Inspection Services  
Michael J. Nugent  
Manager



Department of Urban Development  
Joseph E. Gray, Jr.  
Director

## CITY OF PORTLAND

### NOTICE OF VIOLATION

November 12, 1998

Bette B Novick  
45 Birchvale Dr  
Portland Me 04102

RE: 31 KELLOGG ST  
CBL: 017- - E-025-001-01  
DU: 3

#### **Certified Mail Receipt # P 509 964 910**

Dear Ms. Novick,

An evaluation of your property at 31 Kellogg St on November 10, 1998 revealed that the structure fails to comply with Chapter 6. Article V. of the Code of Ordinances of the City of Portland, The Housing Code.

Attached is a list of the violations and copies of the referenced Code sections.

This is a notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within 30 days of the date of this notice. A reinspection of the premises will occur on DECEMBER 12, 1998 at which time compliance will be required. 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.

This constitutes an appealable decision pursuant to Section 6-127 of the Code. Please feel free to contact me at 874-8693, if you wish to discuss the matter or have any questions.

Please be advised that the Portland City Council has amended the Building regulations to include a \$75.00 reinspection fee. This violation will automatically cause a reinspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each inspection. A copy of the amendment has been attached for your convenience.

Sincerely

A handwritten signature in black ink, appearing to read 'Arthur Rowe', with a long horizontal flourish extending to the right.

Arthur Rowe  
Code Enforcement Officer

/sap

cc: Central File

## HOUSING INSPECTION REPORT

Location: 31 KELLOGG ST

Housing Conditions Date: NOVEMBER 10, 1998

Expiration Date: DECEMBER 12, 1998

- |                                                                                                 |        |
|-------------------------------------------------------------------------------------------------|--------|
| 1. INT - FRONT -<br>Damaged linoleum                                                            | 108.20 |
| 2. INT - FRONT REAR HALL STAIRS -<br>Missing handrail                                           | 108.40 |
| 3. INT - FRONT HALL -<br>Damaged ceiling                                                        | 108.20 |
| 4. INT - REAR HALL -<br>Damaged, dangerous cabinets                                             | 108.40 |
| 5. INT - FRONT STAIRS - BOTTOM TREAD<br>Damaged                                                 | 108.40 |
| 6. INT - CELLAR -<br>Open junction box                                                          | 113.50 |
| 7. INT - APT 2 - ELECTRICAL PANEL<br>Missing fuses                                              | 113.50 |
| 8. INT - CELLAR -<br>Inadequate extension pipes from 3 hot water tank<br>pressure relief valves | 111.40 |
| 9. INT - CELLAR -<br>Mortar missing from around hot water tank vents to<br>chimney              | 108.50 |
| 10. EXT - TRIM -<br>Peeling paint                                                               | 108.10 |
| 11. EXT - FRONT -<br>Damaged fascia boards                                                      | 108.10 |
| 12. EXT - FRONT -<br>Damaged, missing siding                                                    | 108.10 |

Harriman's Property Maintenance Services  
PK 3 Box 289  
Corham, ME 04038  
207-929-3661

To: Sam Novick  
Hub Furniture  
291 Fore Street  
Portland, ME 04112  
207-773-1789

Job Completed- 12-5-98

Re; 31 Kellogg Street, Housing Inspection report repair work.

- 1) Int. Front-Damaged Linoleum. *Took up old flooring; cleaned & painted*
- 2) Int. Front rear hall stairs-Missing handrail:  
*Replaced railing*
- 3) Int. Front Hall-Damaged Ceiling:  
*Patched*
- 4) Int. Rear Hall-Damaged, dangerous cabinets:  
*Rebuilt & latched door*
- 5) Int. Front stairs-Bottom Tread-Damaged:  
*replaced*
- 6) Int. Cellar-Open junction box: *put new covers on.*
- 7) Int. Apt 2-Electrical Panel-Missing fuses: *Took out broken fuses casing replaced fuses*
- 8) Int. Cellar-Inadequate extension pipes from 3 hot water tank pressure relief valves:  
*Plumbing repaired*
- 9) Int. Cellar-Mortar missing from around hot water tank vents to chimney:  
*mortar around vent pipes*
- 10) Ext. Trim- Peeling Paint: *Paint back side window frame*
- 11) Ext. Front-Damaged fascia boards: *nailed back as good as possible*
- 12) Ext. Front-Damaged, missing siding:  
*replaced siding*

**GERALD L. JACOBS**

PLUMBING AND HEATING

63 WARD ROAD

WINDHAM, MAINE 04062

December 4, 1998

Samuel L. Novick  
 45 Birchvale Drive  
 Portland, Maine 04102

1. Work done: Monday, November 23, 1998 at 39 Kellogg Street Rental Property, Portland
- a. 2nd fl: Install three new relief lines off of the hot water heater to the floor line.
  - b. Removed the existing thermostat in the 2nd floor apt.
  - c. Installed a new thermostat
  - d. Removed the defective non-repairable stem and handle.
  - e. Installed a new chrome stem and handle.
  - f. Lubricated to prevent brass to brass wear.

Materials: 1 T/86 thermostat  
 1 Gerber chrome KSF Stem  
 1 Gerber chrome KSF Handle  
 1 Gerber chrome screw set  
 1 CX male adapter  
 1 CX female Adapter  
 2 copper couplings  
 9 feet copper  
 silver brite solder  
 acetylene

MATERIALS:

\$ 82.98

Labor: time, travel &amp; mat'l pick-up

100.00