



### CITY OF PORTLAND

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

June 23, 1983

Joseph J. & Elaine I. Dec 34 Somerset Street South Portland, Maine 04106 DU: 11

.Re: 235-237 High St. 36-G-10 LFW WF

The Housing Inspections Division of the Department of Planning & Urban Development has recently completed an overall inspection of your property.

Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code. . .

Good maintenance is the best way to protect the value of your property and neighborhood.

Please feel free to call on us if we can be of assistance to you.

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

Lyle D. Koyes
Inspection Services Division

Code Enforcement Ufficer - G. Bartlett (6)

jmr.

359 CONGRESS STREET . PORTLAND, MAINE 04101 . TELEPHONE (207) 775-5451

City of Portland

Housing Inspection Division

STRUCTURE INSPECTION SCHEDULE

1) Insp. Name BARTLETT

2)Insp.Date 3)Insp.Type 4)Proj.Code 5)Assr's: Chart 6)Bl. 7)Lot 8)Census: Tract 9)Bik.

| G|H|83 | NCP-LFW | 3C G- NO |
| 12)House No. 13)Sec.H.No. 14)Suff. 15)Direct | 16)Street Name 11) Form No. in)lnsp. 06 17)St.Design. ST 19)Status 20)Bldg's Rat. HIGH 235-237 18)Owner or Agent: JOSEPH I F ELAINE I DEC ABO 34 SOHERSET ST 21)Address: 2.10 Code: 04106 22) City and State: S. PTLD 30)Stile= (31)Const Mat | 32)0.8s 23 D. Units 24)Occ.D U.s 25)Rm. Units 26)Occ R U 6 2., No. Occupants 29) Bidg Type 40)Clusing Date 33)C.H. | 34)Photo | 35)Zoned Fc: YES Room Area Resp. Code Sect. Viol. Type Type Party Viol. Rem. I Viol. Rem. Date No. Violation Description Remedy Cond. No. STANDARD FIRST

City of Portland Housing Inspection INSPECTION SERVICES DIVISION DWELLING UNIT SCHEDULE 2) INSP. 1) INSP DATE 0 6 5) Flr # 6)Location 7)Rmg. Tp 8)#Rms 9)#Peo 10)#A11 d. 11)Slp ...) TENANT'S NAME. BAS SU FR 20)Dual 21)Ck'ng 13) Bath 24) Flusi 16)Rent 17)Furn | 18)Heat 19)Hot | 12)Child 13)Child 14) 15)Rent Egress **YGS** Area Code Sec. Violation
Rem.-Date Water Under 10 1-6 Code Resp Yes Room OFF viol Type <u>Party</u> Location Tree\_\_ No Reme y Cond Violation

Housing Inspection City of Portland INSPECTION SERVICES DIVISION DWELLING UNIT SCHEDULE 3) FORM NO 1) INSP DATE 0614 9)#Peo | 10)#A11 d. | 11)Slp Flr # 6)Location 7)Rmg. Tp 8)#Rms ...) TENANT'S NAME 3 30 LEF 12)Child 13)Child Under 10 1-6 18)Heat 19)Hot 20)Dual 21)Ck'ng 22)Lav 23)Bath 24)Flusi 16)Rent 17)Furn Egress Code Water Code Sect Y€**5** Room PG PF Violation OFF vio1 1--Resp Area Violated Rem. - Date No Remedy Cond Location Type Type Party\_

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Housing Inspection City of Portland INSPECTION SERVICES DIVISION DWELLING UNIT SCHEDULE 1) INSP DATE 2) INSP. 5) Flr # 6)Location 7)Rmg. Tp 8)#Rms 9)#Peo 10)#A11 d. 11)Slp ...) TENANT'S NAME 3 LER 30 12)Child 13)Child 14) Under 10 1-6 22) Lav 23) Bath 24) Flush 18) Heat 19) Hot 20) Dual 21) Ck'ng 16)Renc 17)Furn Egress YES Area Type Water Code Sect Violation Resp Code Sect Violation
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City of Portland INSPECTION SERVICES DIVISION Housing Inspection DWELLING UNIT SCHEDULE 1) INSP DATE 2) INSP ...) TENANT'S NAME 6)Location 7)Rmg. Tp | 8)#Rms | 9)#Peo | 10)#A11'd. | 11)S1p 2 DU 5 12)Child 13)Child 14) 16)Rent 17)Furn | 18)Heat | 19)Hot 15)Rent 20)Dual 21)Ck'ng 22) Lav 23) Bath 24) Flusi Under 10 1-6 Water Egress Resp Code Sect Party Violated Violation YES Area OFF viol Room No Remedy Cond Viclation Location Type Type\_\_ Rem. - Date

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SECTION 8 - EXISTING - LEASED HOUBING PROGRAM

ADDRESS 237 Augh &	Creex DATE 3/29/78
OWNER Joseph J. Dar.	ADDRESS 34 Somerset St
Location of Dwelling Units or Number of Dwelling Units Under Section 8 - Lease	<u></u>
Section 6 - Lease	
,	
NE&GHBORHOOD CONSERVATION PROJECT	yfellow - West Eng.
INSPECTED BY HOUSING DIVISION - YES	
"NOTICE OF HOUSING CONDITIONS" ISSUED	<u> </u>
LOAN PARTICIPANT	

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17.15.

CERTIFICATE
OF
COMPLIANCE

CITY OF PORTLAND

May 15, 1978

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

Mr. & Mrs. Joseph J. Dec, Jts. 34 Somerset Street South Portland, Maine 04106

Re: Premises located at \_\_\_\_\_237 High Street, Portland, Maine NCP-West End 36-G-10

Dear Mr. & Mrs. Dec:

A re-inspection of the premises noted above was made on <u>May 12, 1978</u>
by Housing Inspector <u>M. Leary</u>

This is to certify that you have complied with our request to correct the violation of the Municipal Ordes relating to housing conditions as described in our "Notice of Housing Conditions" dated \_\_\_\_October 31, 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 1982

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

Lyle D. Noyes, Chief of Housing Inspections

Inspector Meditery

M. Leary

vw

#### ADMINISTRATIVE HEARING DECISION

Department of Neighborhood Conservation Housing Inspections Division Telephone: 775-5451 - Ext. 448 - 358  Mr. & Mrs. Joseph J. Dec, Jts. 34 Somerset Street South Portland, Maine 04105  Re: Premises located at 237 High Street, Portland, Maine Dear Mr. & Mrs. Dec:  You are hereby notified that as a result of a reinspect additional time  on Feb. 16, 1978, regarding our "Notice of Housing or referred premises resulted in the decision noted below.  XX Expiration time extended to April 19, 1978 to ende	ion and Mrs. Dac's request for Conditions" at the above
XX Expiration time extended to April 19, 1978 in orde	r to complete the work now
in progress to correct the remaining seven (7) Hou	sing Code violations as listed
on the attached "Notice of Housing Conditions" dat	ed Oct. 31, 1977.
Notice modified as follows:	
Please notify this office if all violations are corrected	
dates, so that a "Certificate of Compliance" may be issued	1.
In Attendance:	Very truly yours, Joseph E. Gray, Jr., Director
Mrs. Dec	Neighborhood Conservation
PROLIZE SCHLY	110
Encl. By	Lyle D. Noyes, Chief of Housing Inspections

المستحدث	NOTICE OF HOUSING CONDIT	TIONS		
			DU11	
City of Portland Department of Neighborhood Consessing Inspections Division Tel. 775-5451 - Ext. 358 - 448 Mr. & Mrs. Joseph J. and Elai 34 Somerset Street South Portland, Maine 04106		ChBlLot: Location: Project: Issued: Expired:	36-G-10 237 High Street NCP-West End October 31, 197 Jan. 31, 1978	
Dear Mr. & Mrs. Dec				To Ave
An examination was made of the Maine, by Housing Inspector housing conditions were found as	Leary Viol	lations of Muni	, Por cipal Codes rela	
In accordance with provisions of defects on or before Jan. 3 satisfactory repair schedule if We will assume the repairs to be this date and, on reinspection or premises have been brought into you have any questions regarding	you are unable to make a e in progress if we do no within the time set forth compliance with Code Sta	may contact thi such repairs wi ot hear from yo n above, will a	s ofiice to arra thin the specifi u within ten day nticipate that (	inge a led time. ys from the
Your cooperation will help this decent, safe and sanitary housing		to maintain all Very truly yo		ents in
		very truly yo	u.,	
Inspector <u>Mede. Lea</u>	B:	Neighborhood Lyle D. Noyes	none	
EXISTING VIOLATIONS OF CHAPTER	307 - "MINIMUM STANDARDS	FOR HOUSING" -		Section(s)
- 1. SECOND FLOOR REAR PORCH FI				
- 5/12 - CELIAR PLOOR - remove cacce				
3. THIRD FLOOR FRONT HALL C				
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FIRST FLOOR RIGHT		•		<del></del>
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* 8. DINING ROOM WALL - repair				CE -
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237 High Street, Portland, Maine NCP-West End 36-G-10 10/31/77 jued FIRST FLOOR RIGHT CONT. correct the condition at the fixture that causes a cross connection -at the bathtub. t. RICHE REAR BEDROOM CRITIMS - replace worn and frayed alwebrical SECOND FLOOR LEFT FRONT -NITEROOM OBJETNO-wdeteraine-the-responsed remedy-the-conditions-causing-leakago SECOND FLOOR RIGHT remove loose and peeling paints 2-13. KITCHEN OF ILING 2-Linkitchenwinder-roplaco-missingustopini 77 15: DINING ROOM-HALL -- remove thegel-extension-cord-attached-to-dining-room-wall-26. RIGHT REAR BEDROOM WINDOW replace missing counter belance cords allowing window -- and to remain elevated when opened --7/217. RIGHT-REAR-BEDROOM-GEILING---repeir-inoperative-light-fixture-THIRD FLOOR RIGHT correct the condition at the fixture that causes a cross connection 18. BATHROOM TUB -at-the-bathtub-

\*\* 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 St., Tel. 775-5451 to determine if any of the items listed above require a building or alteration permit.

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Department of Neighborhood Con-	servation	ChB1Lot:	36-G-10	
lousing Inspections Division		Location:	237 High Street	•
Tel. 775-5451 - Ext. 358 - 448		Project:	NCP-West End	17
Mr. & Mrs. Joseph J. and Ele	ine T. Dec. Jts.	Issued:	October 31, 197	
34 Somernet Street	799-5.79	Expired:	Jan. 31, 1978	Ţ
South Portland, Maine 04106	1.1.1.1			1
Bouth rordame,				f
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Dear Mr. & Mrs. Dec				1
An examination was made of the Maine, by Housing Inspector	and see at 237 High	Street	, Por	tland,
An examination was made of the	premises at Vic	lations of Mun:	icipal Codes rela	ating to
Maine, by Housing Inspector	as described in detail be	elow.		į.
nongine conditions were round	40 44-			4
In accordance with provisions	of the above mentioned Co	odes, you are r	equested to corre	ect these
In accordance with provisions	31 1978 . You	may contact th	is of ice to arra	ange a
In accordance with provisions defects on or before	if you are unable to make	such repairs w	ithin the specifi	TEG TIME.
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We will assume the repairs to this date and, on reinspectio	n within the time set for	th above, will	anticipate that	office if
promises have been brought in	CO COMPTTUTION MANY ATTENDANCE	tandards. Plea	se contact this	
you have any questions regard	ing this Notice.			
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Your cooperation will help th	is Department in its goal	to maintain ar		1/ g
decent, safe and sanitary hou	ising.	Very truly 3		
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		Joseph E. G	ray, Jr. Director	
		Neighborhood	d Conservation	
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Inspector M. Leary	7	Chief of Ho	es using Inspection	s
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EXISTING VIOLATIONS OF CHAPT	M-FLOOR-repair-or-reputed	ranceled-ene-e-	ase of it.	3e _
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3. THIRD FLOOR FRONT HAL	Lacia de la lacia de lacia delacia de lacia delacia de lacia de lacia delacia delacia de lacia de lacia delacia	-HORBOTT III TOTAL	- Andrewson - All Santon States and States a	319
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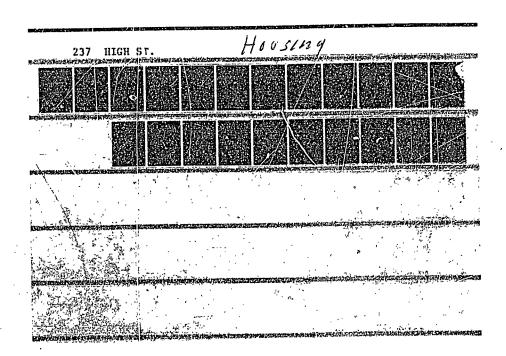
Thued ! 237 High Street, Portland, Maine NCP-West End 36-G-10 10/31/77 FIRST FLOOR RIGHT CONT. -io- Earmcon-Tub--correct-the condition-at-the-fixture that-causes-s-cross-connectionll. RIGHT RHAR BERNOOM-CEILING Forlace worm and frayed-electrical-viring. -6d-SECOND FLOOR LEFT FRONT # 12. BATRROOM CEILING - determine the reason and remedy the conditions causing leakage. SECOND FLOOR RIGHT 13. KITCHEN CEILING - remove loose and peeling paint. 14. KITCHEN WINDOW - replace missing stop. \* 15, DIMING ROOM WALL - remove illegal extension cord attached to diming room wall. 36 16. RIGHT REAR BEDROOM WINDOW - replace missing counter balance cords allowing window 3с 84 17. RIGHT REAR BEDROOM CEILING - repair inoperative light fixture. such to remain elevated when opened. 3с THIRD FLOOR RIGHT 8e 18. BATHROCH-TUB--correct-the-condictor-at-the-fixture-thet-causage-e-cross-connection-

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 St., Tel. 775-5451 to determine if any of the items listed above require a building or alteration

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P 398 935 462 NO INSURANCE COVERAGE PROVIDED— NOT FOR INTERNATIONAL MAIL (See Reverse) Sent to Sent to

Joseph J. & Elaine I.

Street and No.

34 Somerset Street
P.O., State and ZIP Code
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â	South Portland, Maine 04106
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## CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT INSPECTION SERVICES DIVISION

April 2, 1984

Joseph J. & Elaine I. Dec , Jts. 34 Somerset Street South Portland, Maine 04106

Re: 237 High Street - 1st. Fl. Apt. #10

Dear Mr. & Mrs. Dec:

We recently received a complaint and an inspection was made by Code Enforcement Officer Burton MacIsaac of the property owned by you at 237 High Street.

1st. Fl., Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

- KITCHEN & LIVING ROOM electrical outlets inoperative. 113
   KITCHEN & LIVING ROOM extension cords illegal. 113
   BATHROOM ceiling light inoperative. 113
   BATHROOM toilet leaking. 111

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before April 12, 1984.

Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

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

P. Samuel Hoffses, Chief of Inspection Services

Code Enforcement Officer - Burton MacIsaac (6)

jmr

320 CONGRESS STREET . PORTLAND, MAINE 04101 . TELEPHONE (207) 775-5451

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C Fill



# CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT INSPECTION SERVICES DIVISION

Joseph J. & Elaine I. Dec , Jts. 34 Samerset Street South Portland, Maine 04106

April 2, 1984

Ro: 237 High Street - 1st. Fl. Apt. #10

We recently received a complaint and an inspection was made by Code Enforcement Portland, Maine. As a result of the inspection, you are hereby ordered Officer\_ to correct the following substandard housing conditions:

KTYCHEN & LIVING ROOM - electrical outlets inoperative. 113 KITCHEN & LIVING ROOM - extension cords - illegal. 113

BATHROOM eailing light - Inoperative. 113
PATHROOM - toilet - leaking. 111

all corrected 4-5-84

The above mentioned conditions are in violation of Afficial V of Afficial V of the City of Portland, Maine, and must be corrected on or the City of Portland, Maine, and must be corrected on or the City of Portland, Maine, and must be corrected on or the City of Portland, Maine, and must be corrected on or the City of Portland, Maine, and must be corrected on or the City of Portland, Maine, and must be corrected on or the City of Portland, Maine, and must be corrected on or the City of Portland, Maine, and must be corrected on or the City of Portland, Maine, and must be corrected on or the City of Portland, Maine, and must be corrected on or the City of Portland, Maine, and must be corrected on or the City of Portland, Maine, and must be corrected on or the City of Portland, Maine, and Maine,

Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

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

P. Samuel Hoffses, Chief of Inspection Services

Code Enforcement Officer - Burton MacIsaac (6)

jmr

220 CONGRESS STREET . PORTLAND MAINE 04101 . TELEPHONE (207) 775.5451

CITY OF PORTLAND, MAINE



389 CONGRESS STREET PORTLAND, MAINE 04101 (207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF INSPECTION SERVICES DIVISION

January 14, 1988

Brian Laughlin 12 Maple Street Scarborough, ME 04074

Re: 237 High Street

Dear Sir:

During an inspection in your area it was apparent that you are in violation of Part II Code of Ordinance, Chapter 12, Article II, Section 12-24.

Sec. 12-24. Placement for collection; scavenging prohibited.

(a) Municipal collection. Suitable containers for collection shall be placed at the curb or on the esplanade between the sidewalk and the gutter not prior to 6:00 p.m. of the day before scheduled municipal collection. Containers placed in the public way on and after such time shall be considered as being intended for collection and, as such, shall be collected by none other than the authorized collector of the public works authority. All containers shall be removed prior to 8:00 p.m. on the day of scheduled collection. Such suitable containers shall be covered or securely tied as to prevent spillage, w.nd blown littering, or the ingress or egress of flies, rats or other vermin. No person except the occupant, owner of the premises, or the public works authority shall remove, take or otherwise disturb the waste matter, or any portion thereof so placed for removal.

Found in violation of this ordinance section can and will result in action under Chapter 12, Article II, Section 49 of the Municipal Code.

Sec. 12-4 $^{\circ}$ . Failure to comply with order of health authority or chief of police.

(a) Whenever any person shall have been duly notified to remove any of the substances mentioned in this article, or to perform any other act or thing which it may be his duty to perform for the preservation of the heatlh of the City and the time limit for the performance of such duty shall have elapsed without a compliance of such notice, the chief of police or health authority shall forthwith cause such substance to be removed at the expense of the person so notified. The chief of police or health authority shall cause all persons who shall violate or disobey any provision of this article to be prosecuted and punished.

CITY OF PORTLAND, MAINE



389 CCNGRESS STREET PORTLAND, MAINE 04101 (207)874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF INSPECTION SERVICES DIVISION

Date: January 10, 1990

Brian Laughlin 12 Maple Avenue

(PARKSIDE)

Scarborough, ME 04074

RE: 237 High Street 36-G-10

Dear Sir:

We recently did a follow-up inspection of a previous inspection done by Code Enforcement Office Arthur Addato at the above address on August 31, 1989 . Listed below are the items that have not been at the above address on

- INTERIOR FIRST FLOOR, APT. #5 living room ceiling sagging plaster. 108-2 INTERIOR FIRST FLOOR, APT. #5 overall ceiling missing light fixtures,

- INTERIOR FIRST FLOOR, APT. #5 overall ceiling missing light fixtures, exposed wiring. 113
  INTERIOR FIRST FLOOR, APT. #5 bathroom ceiling leaking. 108-2;
  INTERIOR FIRST FLOOR, APT. #1 living room ceiling, wall cracked, sagging plaster. 108-2
  INTERIOR THIRD FLOOR, APT. #8 bathroom lavatory, tub leaking drain. 111-1
  INTERIOR BASEMENT APT. #11- overall dwelling unit window missing counter-balance cords. 108-3
  INTERIOR FIRST FLOOR APT. #3 No Smale Detailed.
- INTERIOR FIRST FLOOR, APT. #3 No Smoke Detector. 2464
  INTERIOR FIRST FLOOR, APT. #i overall dwell. unit no smoke detector. 2464

The above mentioned conditions are in violation of Article 5 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before January 25, 1990.

Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely yours, Joseph E. Gray, Jr.,

Director of Planning and Urban Development

Chief of Inspection Services Specialist - Gary Hamilton, Rehab. Specialist

Neighborhood Conservation Program



#### NOTICE OF HEARING

Date: February 5, 1990

(PARKSIDE)

Brian Laughlin 12 Maple Avenue Scarborough, ME 04074

Re: Premises located at 237 High Street 36-G-1

Dear Mr. Laughlin:

Because of your failure to comply with previous NOTICES, you are hereby invited to appear in Room 315, City Hall, 389 Congress Street, Portland, Maine at 10:00 a.m. on 2/21/90 . to show cause why legal action should not be taken against you for violations of the Municipal Codes relating to housing conditions at the above referred premises, as described more fully in the attached copy of the original NOTICE received by you on or about August 31, 1989

#### FAILURE TO APPEAR MAY RESULT IN PROSECUTION

Please notify this office at once if you have corrected all violations before the above noted hearing date. Telephone 775-5451, Extension 311 or 346.

Joseph E. Gray, Jr., Director,

Planning and Orban Development

T. Samuel Hoffses, Chief of Inspection Sarvices

Requested by:

Gary Hamilton, Rehab. Specialist

Enclosure

jmr

389 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE (2012) 775 5461

#### HOUSING INSPECTION REPORT

OWNER: Brian Laughlin

LOCATION: 237 High St.

CODE ENFORCEMENT OFFICER: Arthur Addato (7)

\*SEE HOUSING CONDITIONS DATED: August 31, 1989 EXPIRES: October 31, 1989 \*SMOKE DETECTOR REQUIREMENTS

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

	•		SEC.(S)
1.	INTERIOR FIRST FLOOR, APT.	#5 - living room ceiling - cracked, sagging	
2.	INTERIOR FIRST FLOOR, APT.	#5 - overall ceiling - missing light fixtures,	108-2
	exposed wiring.		113
3.	INTERIOR FIRST FLOOR, APT.	#5 - bathroom ceiling - leaking.	108-2
4.	INTERIOR FIRST FLOOR, APT.	#1 - living room ceiling, wall - cracked, sagging	
_	plaster.		108-2
5.	INTERIOR THIRD FLOOR, APT.	#8 - bathroom lavatory , tub - leaking drain.	111-1
6.	INTERIOR BASEMENT APT. #11	- overall dwelling unit windows - missing counter-	•
	balance cords.	•	108-3
7.	INTERIOR FIRST FLOOR, APT.	#3 - No Smoke Detector	2464
8.	INTERIOR FIRST FLOOR, APT.	#1 - overall dwelling unit - no smoke detector.	2464

\*SEE ATTACHED SMOKE DETECTOR LETTER FOR SPECIAL REQUIREMENTS.



#### CITY OF PORTLAND, MAINE

389 CONGRESS STREET PORTLAND, MAINE 04101 (207) 775-5451 574-9-300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF INSPECTION SERVICES DIVISION

Date: August 31, 1989

Brian Laughlin P. O. Box 10407 Portland, ME 04104

Re: Smoke Detectors

Dear Sir:

During a recent inspection of the property owned by you at 237 High Street, Portland, ME, it was noted that smoke detectors Portland, ME . re missing/inoperable in some locations.

25 MRSA 2464 requires that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When actuated, 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 ten (10) days. 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.

Sincerely yours,

Joseph E. Gray, Jr., Director

Chief of Inspection Services

Arthur Addato (7)

Code Enforcement Officer

alth authority, it shall be for the ants of the City that any particular with and without delay, it shall be his ved accordingly. If the substances cle, or of any of the laws, regulations, ith of the City, then the expense of y the owner or occupant of the house, or and, and is payment be refused on demand it shall be sued for in the name of the

be greatly appreciated.

P B32 224 689 RECEIPT FOR CERTIFIED MAIL NO INSURANCE COVERAGE PROVIDED NOT FOR INTERNATIONAL MAIL (See Reverse) Sent to Brian Laughlin Street and No.

12 Maple Ave.
P.O., State and ZIP Code
SCAT., ME 04074 Certified Fee Special Delivery Fee Restricted Delivery Fee Return Receipt Showing to whom and Date Delivered TOTAL Postage and Fees

#### CITY OF PORTLAND, MAINE



389 CONGRESS STREET PORTLAND, MAINE 04701 (207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF INSPECTION SERVICES DIVISION

February 9, 1988

Brian Laughlin 12 Mapie Avenue Scarborough, ME 04074

Re: 237 High Street

Dear Sir:

During an inspection in your area it was apparent that you are in violation of Part II Code of Ordinance, Chapter 12, Article II, Section 12-24.

Sec. 12-24. Placement for collection; scavenging prohibited.

(a) Municipal collection. Suitable containers for collection shall be placed at the curb or on the esplanade between the sidewalk and the gutter not prior to 6:00 p.m. of the day before scheduled municipal collection. Containers placed in the public way on and after such time shall be considered as being intended for collection and, as such, shall be collected by none other than the authorized collector of the public works authority. All containers shall be removed prior to 8:00 p.m. on the day of scheduled collection. Such suitable containers shall be covered or securely tied as to prevent spillage, wind blown littering, or the ingress or egress of flies, rats or other vermin. No person except the occupant, owner of the premises, or the public works authority shall remove, take or otherwise disturb the waste matter, or any portion thereof so placed for removal.

Found in violation of this ordinance section can and will result in action under Chapter 12, Article II, Section 49 of the Municipal Code.

Sec. 12-49. Failure to comply with order of health authority or chief of

(a) Thenever any person shall have been duly notified to recove any of the substances mentioned in this article, or to perform any other act or thing which it may be his duty to perform for the preservation of the heatlh of the City and the time limit for the performance of such duty shall have elabsed without a compliance of such notice, the chief of police or health authority shall forthwith cause such substance to be removed at the expense of the person so notifed. The chief of police or health authority shall cause all persons who shall violate or disobey any provision of this article to be prosecuted and punished.

(b) If, in the opinion of the health authority, it shall be for the health or comfort of the inhabitants of the City that any particular substance should be removed forthwith and without delay, it shall be his duty to cause the same to be removed accordingly. If the substances existed in violation of this article, or of any of the laws, regulations, or ordinances relating to the health of the City, then the expense of removing the same shall be paid by the owner or occupant of the house, or other place where the same was found, and if payment be refused on demand therefor by the chief of police, it shall be sued for in the name of the City. (Code 1968, § 306.4)

Your assistance in this matter would be greatly appreciated.

Sincerely,

gradital de Francisco de a

P. Samuel Moffses Chief, Inspection Services

/ksc

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development Joseph E. Gray Jr. Director

AND THE CONTRACT OF THE PARTY O

#### CITY OF PORTLAND

February 4, 1993

Milestone Partners 34 Somerset St So. Portland, ME 04106

Re: 237 High St
CBL #: 036-G-010
DU: 11
(Apr: #2/lst fl - Inoperable Detector)

Dear Sir,

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

25 MRSA 2464 required that approved smoke detectors be alled in each apartment in the immediate vicinity of the bedrooms. When actuated, 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.

Sincerely,

7 6 000 000

Code Enforcement Officer

P. Samuel Hoffses

Chief of Inspection Service

389 Congress Street · Portland, Maine 04101 · (207) 874-8704

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development Joseph E. Gray Jr. Director

#### CITY OF PORTLAND

February 4, 1993

Milestone Partners 34 Somerset St So. Portland, ME 04106

> Re: 237 High St CBL: 036-G-010 DU: 11

Dear Sir,

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

1. Int - Apt 2/1st fl - Livingroom - Missing Receptacle Covers

2. Int - Apr 2/1st f1 - Bathroom - Missing Plaster 108-2

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,

Code Enforcement Officer

P. Samuel Hoftses// Chief of Inspection Services

389 Congress Street · Portland, Maine 04101 · (207) 874-8704

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Inspection Services Samuel P. Hoffses



Planning and Urban Development Joseph E. Gray Jr. Director

#### CITY OF PORTLAND

March 9, 1993

Mile Stone Partners 34 Somerset St So. Portland, ME

> Re: 237 High St CBL: 036-G-010 DU: 11

Dear Sir,

As owner or agent of the property located at the above referred address, you are hereby notified that as the result of a recent fire, the vacant apartment (#2/1st f1/left rear) is hereby declared unfit for human occupancy.

The above mentioned apartment is to be kept vacant 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 without the written consent of the Health Officer or his/her/agent,

Sincerely,

Marland Wing

Code Enforcement Officer

P. Samuel Hoffses/ Chief of Inspection Services

389 Congress Street · Portland, Maine 04101 · (207) 874-8704

en an de la company de la comp

Inspection Services Samuel P. Hoffses Chief



Planning and Urban Development Joseph E. Gray Jr. Director

#### CITY OF PORTLAND

January 26, 1994

DEC ELAINE I & 34 SOMERSET ST SO FORTLAND ME 04106

> Re: 237 High St CBL: 036- - G-010-001-01 DU: 11

Dear Mr. Dec,

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

1. HEATING FACILITIES REQUIRED: Every habitable room, excepting rooms used primarily for sleeping purposes, shall be served by heating facilities capable of providing a minimum temperature of at least 68 degrees Farenheit at a distance of 3 feet above floor level as required by prevailing weather conditions from September 15th to May 15th of each year. 6-114.2.

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 24 hours of receipt of this letter.

Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

sincerely, .

Marland Wing

Code Enforcement Officer

P. samuel Hoffses

Chief of Inspection Services

389 Congress Street · Portland, Maine 04101 · (207) 874-8704

Inspection Services P. Samuel Hoffses Chief



Planning and Urban Development Joseph E. Gray Jr. Director

#### CITY OF PORTLAND

October 12, 1995

MONTICELLO CORPORATION 28 PREBLE ST PORTLAND ME 04101

Re: 237 High St

CBL: 036- - G-010-001-01

DII: 11

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,

Marland Wing

Code Enforcement Officer

Tammy Minson

Code Entc. Offr./ Field Supv.

389 Congress Street • Portland, Maine 04101 • (207) 874-8704 • FAX 874-8716 • TTY 874-8936

## HOUSING INSPECTION REPORT

Location: 237 High St Housing Conditions Date: October 12, 1995 Expiration Date: December 11, 1995

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

"Housing Codes", and must be corrected but				113.00
1. INT APT 2/1ST FL - LIVINGROOM				108.20
1. INT - APT 2/101 MISSING RECEPTACLE COVERS  1NT - APT 2/1ST FL - BATHROOM  2. INT - APT 2/1ST FL - BATHROOM  MISSING PLASTER				108.40
MISSING PLASTER  3. INT CELLAR - STAIRS HAVE A BROKEN TREAD	٠,	,	,	108.40
4. INT - CELLIAR - HANDRAIL		, - , - , ·		113.30
STAIRS ARE MISSIAN HALL -  INT - IST FL - REAR HALL -  EXIT LIGHT IS NOT WORKING				109.40
5 TNT - 3RD FLR -		~ ~ OUT PEO	TN	113.50 EACH UNIT
REMOVE THE MATTRESS FROM THE 2. THE TRANSPORT OF T	ARE	KEGOTKED		_

HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT

Inspection Services P. Samuel Hoffses Chief



Planning and Urban Development Joseph E. Gray Jr. Director

## CITY OF PORTLAND

MARCH 31, 1997

**B & G MANAGEMENT CORP** EIGHT-HAZELTINE DR CUMBERLAND ME 04021

Re: 237 HIGH ST CBL: 036- - G-010-001-01

DU: 41

Dear Sir:

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

111.40 1. INT - 1ST FLR - APT #2 - BATHROOM TOILET FROM ABOVE APARTMENT IS LEAKING INTO #2

111.40 INT - 2ND FLR - APT #5 - BATHROOM PIPE IN FLOOR CAUSES SHOWER WATER TO LEAK INTO APT BELOW

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,

David Jordan

Code Enforcement Officer

Tammy Muneor Tammy Munson

Code Enfc. Offr./ Field Supv.

Inspection Services P. Samuel Hoffses Chief



Planning and Urban Development Joseph E. Gray Jr. Director

## CITY OF PORTLAND

JUNE 30, 1997

B & G MGT CORP 8 HAZELTINE DR CUMBERLAND ME 04021

Re: 237 HIGH ST

CBL: 036-- G-010-001-01

11 DU:

Dear Sir:

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

HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT 1. INT - OVERALL -- PERMIT BY MASTER ELECTRICIAN

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 will result in the matter's being filed with the City's Corporation Counsel for legal action.

Sincerely,

David Jordan . /

Code Enforcement Officer

Tammy Munson Code Enfc. Offr./ Field Supv.

