

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development
Inspections Services Division
Tel. 775-5451 - Ext. 311 - 318 319

F. G. H. Corporation
25 Jackson Street
Portland, Maine 04102

DU 5

CH. 40 BLK. A LOT 24

PROJECT: NCP-WE
ISSUED: June 13, 1984
EXPIRES: August 13, 1984

LOCATION: 61-63 Danforth St.

Dear Sir:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 61-63 Danforth Street by Code Enforcement Officer Kevin Carroll. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspection Report".

In accordance with the provisions of the Housing Code, you are hereby ordered to correct those defects on or before August. If you are unable to make such repairs within the specified time, you must 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 a re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with The Housing Code Standards.

Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in its goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

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

By P. Samuel Hoffses
Chief of Inspection Services

Kevin Carroll
Code Enforcement Officer - Kevin Carroll (2)

Attachments:

jmm

HOUSING INSPECTION REPORT

OWNER: F. G. H. Corporation

LOCATION: 61-63 Danforth St. 40-A-24 WE

CODE ENFORCEMENT OFFICER: Kevin Carroll (2)

EXPIRES: August 13, 1984

HOUSING CONDITIONS DATED: June 13, 1984

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.

	<u>SEC.(S)</u>
* 1. LEFT FRONT & RIGHT FRONT EXTERIOR - foundation - loose and missing brick and mortar.	103-2 108-2
2. OVERALL EXTERIOR - trim - loose and peeling paint.	
* 3. RIGHT FRONT, RIGHT MIDDLE & RIGHT REAR EXTERIOR - chimneys - loose brick and mortar.	108-5
* 4. THIRD FLOOR RIGHT FRONT & RIGHT REAR - dormers - rotted and missing fascia sections.	108-1 108-4 108-4
* 5. FIRST FLOOR LEFT FRONT EXTERIOR - porch - rotted support posts and deck.	108-4
* 6. FIRST FLOOR LEFT FRONT EXTERIOR - porch stairs - loose and broken treads.	108-4
7. LEFT MIDDLE EXTERIOR - wall - loose corner moulding.	108-2
* 8. RIGHT FRONT & RIGHT MIDDLE CELLAR - ceiling - rotted carrying timbers.	108-2
* 9. RIGHT FRONT CELLAR - ceiling - rotted decking.	114-2
*10. MIDDLE CELLAR - furnace - deteriorated combustion chamber fire brick.	108-2
*11. RIGHT CELLAR - floor - deteriorated masonry bearing wall.	108-4
*12. MIDDLE CELLAR - stairs - loose handrail.	
<u>FIRST FLOOR (#1) FRONT</u>	
*13. LEFT REAR BEDROOM - walls - loose and broken plaster.	108-2
14. OVERALL - windows - missing counterbalance cords.	108-2
*15. LIVING ROOM - ceiling p loose grid supports.	108-3
16. OVERALL - windows - loose frames.	
<u>FIRST FLOOR (#2) REAR</u>	
*17. OVERALL - windows - missing counterbalance cords.	108-3
18. OVERALL - windows - loose frames.	108-3
19. OVERALL - walls and ceilings - loose and broken plaster.	108-2
<u>SECOND FLOOR (#3) FRONT</u>	
**20. SECONDARY MEANS OF EGRESS.- missing.	
**NOTE: See separate notice regarding this dwelling unit. It is considered unsafe for occupancy because of violation #20, and cannot be occupied until an approved secondary means of egress is provided.	
21. OVERALL - windows - loose frames.	108-3
*22. OVERALL - windows - missing counterbalance cords.	108-3
23. BATHROOM - toilet - cross connection.	111-3
<u>SECOND FLOOR (#4) REAR</u>	
24. LIVING ROOM & BATHROOM - ceilings - loose and peeling paint.	108-2
25. OVERALL - wood trim - loose and peeling paint.	108-2
*26. BATHROOM - wall - leaking.	111-3
27. BATHROOM - tub - cross connection.	108-3
28. OVERALL - windows - loose frames.	108-3
*29. OVERALL - windows - missing counterbalance cords.	

CONTINUED:

HOUSING INSPECTION REPORT

OWNER: F.G.H. Corporation

LOCATION: 61-63 Danforth St. 40-A-24 WE

CODE ENFORCEMENT OFFICER: Kevin Carroli (2)

HOUSING CONDITIONS DATED: June 13, 1984

EXPIRES: August 13, 1984

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.

CONTINUED:

SEC. (S)

- *30. LIVING ROOM - window -- missing glass.
- *31. BATHROOM - ceiling - leaking sky light.
- *32. OVERALL - walls and ceilings - loose and peeling paint.
- *33. KITCHEN - ceiling - leaking.

108-3
108-3
108-2
108-2

*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.

City of Portland

NEIGHBORHOOD CONSERVATION
STRUCTURE INSPECTION SCHEDULE

Housing Inspection Division

1) Insp. Name CARROLL

2) Insp. Date <u>6/16/84</u>	3) Insp. Type <u>NCP</u>	4) Proj. Code <u>WE</u>	5) Assr's Chart <u>40</u>	6) Bl. <u>H</u>	7) Lot <u>24</u>	8) Census Tract <u>---</u>	9) Blk. <u>---</u>	10) Insp. <u>2</u>	11) Form No. <u>---</u>	
12) Hous. No. <u>21-63</u>	13) Sec. H. No. <u>---</u>	14) Suff. <u>---</u>	15) Direct. <u>---</u>	16) Street Name <u>DANFORTH</u>		17) St. Design. <u>---</u>				
18) Owner or Agent: <u>G. H. CORP</u>							19) Status <u>A.O.</u>	20) Bldg's Rat. <u>C3</u>		
21) Address: <u>25 JACKSON ST</u>							Zip Code: <u>04102</u>			
22) City and State <u>CITY</u>										
23) D. Units <u>5</u>	24) Occ. D. U. s <u>3</u>	25) Rm. Units <u>0</u>	26) Occ. R. U. s <u>0</u>	27) No. Occupants <u>4</u>	28) Com'l U. <u>0</u>	29) Elec. Type <u>DE</u>	30) Stories <u>2 1/2</u>	31) Const. Mat. <u>WO</u>	32) O. Bs. <u>0</u>	
33) C. H. <u>GAS</u>	34) Photo <u>NO</u>	35) Zoned For <u>R</u>	36) Actual Land Use <u>R</u>	37) .D. <u>---</u>	38) Ins. Ad. Bth. Fa. <u>---</u>	39) Disp. <u>---</u>	40) Closing Date <u>---</u>			

Viol. No.	Remedy	Cond.	Violation Description	Fl. NO.	Loc.	Room Type	Area Type	Resp. Party	Code Sect. Viol.	Viol. Rem. Date
*1		LO/MI	BRICK & MORTAR		LEF	EX	FO	2	108-2	
2		LO/PE	PAINT		O/A	EX	TRIP	2	11	
*3		LO	BRICK & MORTAR		RIF RIM RIR	EX	CH'S	2	108-5	
*4		RO/MI	FACIA SECTIONS	3	RIF RIR	DORMERS		2	108-1	
*5		RO	SUPPORT POSTS & DECK	1	LEF	EX	PO	2	108-4	
*6		LO/BR	TREADS	1	LEF	EX	PO/SR	2	11	
*8		RO	CARRYING TIMBERS		RIF RIM RIR	CL	CE	2	108-2	
*9		RO	DECKING		RIF	CL	CE	2	11	
*10	DETERIORATED		COMBUSTION CHAMBER FIRE BRICK		MI	CL	FU	2	114-2	
*11	DETERIORATED		MASONRY BEARING WALL		RI	CL	FL	2	108-2	
*12		LO	HANDRAIL		MI	CL	SR	2	108-4	
*17		LO	CORNER MOULDING		LEM	EX	WA	2	108-4	

City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP. DATE	2) INSP.	3) FORM NO.
6 6 8 9	2	

4) TENANT'S NAME	5) Flr #	6) Location	7) Rmg. Tp	8) #Rms	9) #Peo	10) #All'd	11) Slt					
VACANT	2 (H3)	FRONT	DY	2	0	3	1					
12) Child Under 10	13) Child 12-16	14)	15) Rent	15) Rent Code	17) Furn.	18) Heat	19) Hot Water	20) Dual Egress	21) Ck'ng	22) Lav	23) Bath	24) Flus
0	0	0	0	0	0	GFF	Y	NO	LG	P	P	P

Viol No	Remedy	Cond.	Violation	Location	Room Type	Area Type	Resp Party	Code Sect Violated	Violation Rem. - Date
*20		Mi	SECONDARY MEANS OF EGRESS				2	116-2	
21		LO	FRAMES		O/A	WI'S	2	108-3	
*22		Mi	COUNTER BALANCE CABS		O/A	WI'S	2	108-3	
23		XCONN			BA	TOILET	2	111-3	

**** Note: See Separate Notice Regarding this Dwelling Unit - IT IS CONSIDERED UNSAFE FOR OCCUPANCY BECAUSE OF VIOLATION # 20, AND CAN NOT BE OCCUPIED UNTIL AN APPROVED SECONDARY MEANS OF EGRESS IS PROVIDED.**

City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP. DATE: 6 6 84
 2) INSP.: 2
 3) FORM NO: 1

4) TENANT'S NAME: Pelletier
 5) Unit #: 2 (H4)
 6) Location: REAR DM
 7) Rng. Tp: 3
 8) #Fns: 1
 9) #Peo: 4
 10) #All'd: 1

12) Child Under 10: 0
 13) Child 1-6: 0
 14) L: —
 15) Rent: LK
 16) Rent Code: LK
 17) Furn: NO
 18) Heat: GFF
 19) Hot Water: Y
 20) Dual Egress: Y
 21) Ck'ng Party: LG
 22) Lav: P
 23) Bath: P
 24) Flush: P

Viol No	Remedy	Cond.	Violation	Location	Room Type	Area Type	Resp Party	Code Sect Violated	Violation Rem. - Date
24		LO/PE	PAINT	E	L1/BA	CE'S	2	108-2	
25		LO/PE	PAINT		O/A	WOOD TRIM	2	108-2	
*26		LK			BA	W/A	2	108-2	
27		XCON			BA	Tub	2	111-3	
28		LO	FRAMES		O/A	W/S	2	108-3	
*29		MI	Counter balance Cords		O/A	W/S	2	108-3	

City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP. DATE			2) INSP.		3) FORM NO.							
6 6 8 4			2									
4) TENANT'S NAME				5) Flr #	6) Location	7) Rmg. Tp	8) #Rms	9) #Peo	10) #All'd	11) Sl		
VACANT				3 rd	ENTIRE	DY	4	0	6	2		
12) Child Under 10	13) Child 1-6	14)	15) Rent	16) Rent Cdy	17) Furn	18) Heat	19) Hot Water	20) Dual Egress	21) Cl'ng	22) Lav	23) Bath	24) Flus
0	0		4.2	UTR	NO	GFF	Y	Y	LG	P	P	P
Viol No	Remedy	Cond.	Violation	Location	Room Type	Area Type	Resp Party	Code Sect Violated	Violation Rem. -Date			
*30		MI	GLASS		LI	WI	2	108-3				
*31		LK	SKY LIGHT		BA	CE	2	108-3				
*32		Lo/pe	PAINT		O/A	WA'S	2	108-2				
*33		LK			KI	CE	2	108-2				

Inspection Services
Samuel P. Hoifses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 21, 1994

HARRIS RICHARD S
35 PENRITH RD
PORTLAND ME 04102

Re: 63 Danforth St
CBL: 040- - A-024-001-01
DU: 5

Dear Mr. Harris:

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".

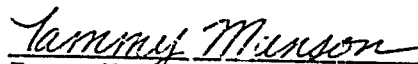
In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within 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 conform with the building, plumbing, electrical, zoning and other Articles of the City Code.

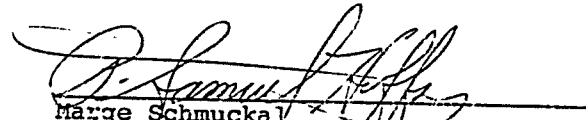
Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in its goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Sincerely,



Tammy Munson
Code Enforcement Officer



Marge Schmuckal
Asst. Chief of Inspection Services

HOUSING INSPECTION REPORT

Location: 63 Danforth St
 Housing Conditions Date: October 21, 1994
 Expiration Date: December 20, 1994

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 - 1ST FL; APT #1 - BEDROOM LOOSE WINDOW FRAME	108.30
2.	INT - 1ST FL; APT #1 - KITCHEN DAMAGED ELECTRICAL OUTLET	113.50
3.	INT - 1ST FL; APT #1 - BATHROOM DAMAGED CEILING	108.20
4.	INT - 1ST FL; APT #1 - BATHROOM DAMAGED FLOOR	108.20
5.	INT - 1ST FL; APT #1 - BATHROOM SHOWER FIXTURE MISSING	111.40
6.	EXT - FRONT & RIGHT SIDES - SIDING IS CRACKED	108.10
7.	INT - 1ST FL; APT #2 - KITCHEN LINOLEUM IS BROKEN/TORN	108.20
8.	INT - 1ST FL; APT #2 - PLASTER IS CRACKED	108.20
9.	INT - 1ST FL; APT #2 - BATHROOM LINOLEUM IS BROKEN	108.20
10.	INT - 1ST FL; APT #2 - BATHROOM CEILING TILES ARE DAMAGED	108.20
11.	INT - 1ST FL; APT #2 - BATHROOM SINK IS CRACKED	111.40
12.	INT - 1ST FL; APT #2 - BATHROOM THE SINK LEAKS	111.40
13.	INT - FRONT - HALL HAS A LOOSE HANDRAIL	108.40
14.	INT - FRONT - HALL IS MISSING BALUSTERS	108.40
15.	INT - 2ND FL; APT #4 - TUB HAS A CROSS CONNECTION	111.40
16.	INT - 2ND FL; APT #4 - MIDDLE ROOM CEILING TILES ARE DAMAGED	108.20
17.	INT - 2ND FL; APT #2 - KITCHEN PLASTER IS MISSING (BEHIND STOVE)	108.20
18.	EXT - 3RD FL; REAR - FIRE ESCAPE IS MISSING A RAILING	108.40
*19.	EXT - 3RD FL; REAR - FIRE ESCAPE HAS LOOSE RAILS	108.40
*20.	EXT - 3RD FL; REAR - FIRE ESCAPE HAS BROKEN RAILS	108.40
*21.	EXT - 3RD FL; REAR - FIRE ESCAPE HAS ROTTED DECKING	108.40
*22.	EXT - 3RD FL; REAR - FIRE ESCAPE HAS ROTTED RAILS	108.40

PRIORITY VIOLATIONS: NUMBERS 18, 19, 20, 21, 22

Inspection Services
Daniel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 21, 1994

HARRIS, RICHARD S
35 W. 11TH RD
PORTLAND, ME 04102

Re: 61 Dunbar St
CEL: 0-0- - A-24-001-01
EU: 3

Dear Mr. Harris:


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 apartment #2 (first floor) and apartment #4 (second floor).

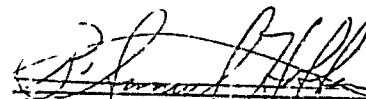
25 MRSA 2464 required that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When activated, the detector shall provide an alarm suitable to warn the occupants within the individual unit. Failure to comply with this statute may result in a fine of up to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

Sincerely,


Tammy Manson
Code Enforcement Officer


Marge Schumuckal
Asst. Chief of Inspection Services