



Inspection Services
Samuel P. Hoffses
Chief

Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

July 30, 1992

Five-Year Housing Inspection

56-G-4

Bowdoin Properties
c/o Page Express Paging
P O Box 978
Portland, ME 04104

re: 85-87 Emery St.
CBL #: 56-G-4
DU: 6

Dear Sir:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 85-87 Emery St. by Code Enforcement Officer Kathleen Lowe. 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 above-mentioned code, you are hereby ordered to correct these defects on or before 8/31/92. 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 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 will have been brought into compliance with the Housing Code standards.

Please note: you should consult this department to ensure that any corrective action you 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 its goal to maintain decent, safe and sanitary housing for all of Portland's residents.

Sincerely,

Kathleen Lowe
Kathleen Lowe
Code Enforcement Officer

Samuel P. Hoffses
P. Samuel Hoffses
Chief, Inspection Services

HOUSING INSPECTION REPORT

Location: 85-87 Emery St.
 Owner: Bowdoin Properties
 CEO Kathleen Lowe
 Housing Conditions Date: 7/30/92
 Expiration Date: 8/31/92

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

85 Emery St.

1. Interior hall missing balusters on stairs
2. Apt. 1 bathtub leak

87 Emery St.

1. Apt. 1 bathroom damaged ceiling
2. Apt. 2 bathroom damaged floor, ceiling, walls
3. Apt. 2 bathroom leaking plumbing

cellar overall friable asbestos
 exterior rear porch rotted decking & railing
 exterior rear porch third floor trash
 (This defect to be corrected by 8/6/92.)



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

NOTICE OF HOUSING CONDITIONS

DU: 6
CHART-BLOCK-LOT - 56-G-4
LOCATION: 85-87 Emery St.

DISTRICT: 5
ISSUED: June 11, 1991
EXPIRES: ~~July~~ 11, 1991
Bowdoin ^{Prop} Properties
72 Morse St.
Portland, Maine 04103

Dear Sir:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 85-87 Emery St. by Code Enforcement Officer Marland Wing. 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 above mentioned Code, you are hereby ordered to correct those defects on or before July 11, 1991. 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.

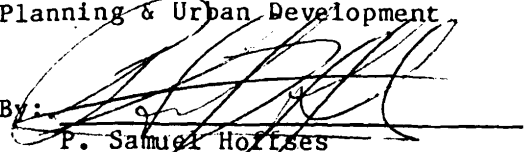
Please Note: You should consult the inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.


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.

Very truly yours,

Joseph E. Gray, Jr., Director
Planning & Urban Development

By: 
P. Samuel Hoffes
Chief of Inspection Services


Marland Wing
Code Enforcement Officer

Attachments

HOUSING INSPECTION REPORT

OWNER: Bowdoin Properties

LOCATION: 85-87 Emery St.
56-G-4

CODE ENFORCEMENT OFFICER: Marland Wing

HOUSING CONDITIONS DATED: June 11, 1991

EXPIRES: July 11, 1991

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)

INTERIOR	Cellar	Asbestos	116-6
EXTERIOR	Overall Windows	Missing Storms & Screens	108-3
EXTERIOR	Rear Porch	Rotted Boards	108-4
EXTERIOR	Rear Porch	Rotted Hand Rail	108-4
1&2 fl.	Rear Porch	Missing Balusters	108-4
INTERIOR	Cellar-chimney base	Soot	114-1
1st right	Bathroom floor	Rotted boards	108-2
2nd right	Bathroom	Peeling paint	108-2
2nd right	Bathroom	Missing floor covering	108-2
2nd right	Bedroom	Broken glass	108-3
2nd right	Overall windows	Missing counter balance cord	108-3
2nd right	Kitchen	Missing receptacle	113

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

February 3, 1992

Mr. James Leveris
72 Roberts Street
Portland, Maine 04102

Re: 87 Emery Street - Apt. 2
CBL #: 56-G-4
DU: 6

Dear Mr. Leveris:

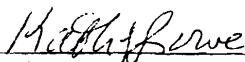
We recently received a complaint and an inspection was made by Code Enforcement Officer Kathy Lowe of the property owned by you at 87 Emery Street, Apt. 2, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

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 Fahrenheit 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.

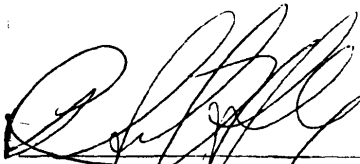
The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before 24 hours.

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

Sincerely,



Kathy Lowe
Code Enforcement Officer



P. Samuel Hoffses
Chief of Inspection Services

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Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

March 15, 1993

James Wolf
P.O. Box 10127
Portland, ME 04104

Re: 87 Emery St
CBL: 056-G-004
DU: 6

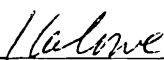
Dear Mr. Wolf,

A re-inspection at the above noted property was made on March 15, 1993. This is to certify that you have complied with our request to correct the violation(s) of the Municipal Code relating to housing conditions noted on our letter dated February 8, 1993.

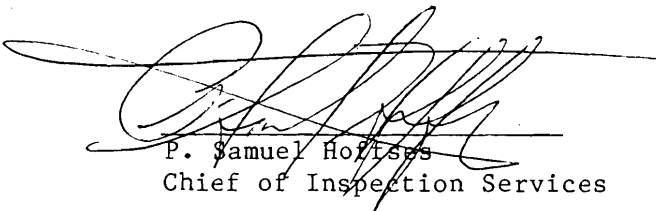
Thank you for your cooperation and your efforts to help us maintain decent, safe and sanitary housing for all Portland residents.

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.

Sincerely,



Kathleen Lowe
Code Enforcement Officer



P. Samuel Hoffses
Chief of Inspection Services

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

February 3, 1992

James Leveris
72 Roberts Street
Portland, Me 04102

Re: 87 Emery Street -- Apt. 2
CBL: 56-G-4
DU 6

Dear Mr. Leveris:

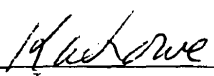
During a recent inspection of the property owned by you at 87 Emery Street, Apt. 2, it was noted that smoke detectors were missing/inoperable in some locations.

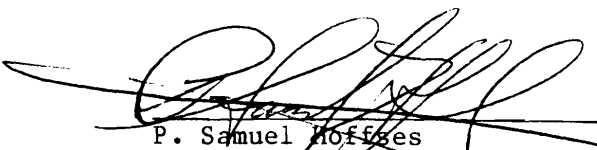
25 MRSA 2464 required that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit. Failure to comply with this statute may result in a fine of up to \$500 for each violation.

Re-inspection of your property will be made in 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,


Kathy Lowe
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

cc: LT. Wallace Garroway, Fire Prevention Bureau

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