

12 Gilman St. #2

Update fix list – March 26, 2014

EXTERIOR:

1. Remaining gap in backdoor between door and framing (rotted out sash was finally replaced in May '13) that air and rain can get in through. Guessing this is due to the rotting wood surrounding it as well.
2. Deadbolts needed on both doors.

GENERAL:

1. I have 3 windows, 1 mini window, and 2 exterior doors (both of which are in the living room and thus provide no airflow in the main room of the apartment).
 - a. Mini window in front room is functional and has a screen (though if left open someone could push in from street level which is an ongoing safety concern – I leave it open as it's my only one I can and hope my dog is enough of a deterrent)
 - b. Normal window in front room – it is partially fixed. It doesn't fall closed anymore but the side closest to the road is so loose that one could easily push it in if the window isn't closed and locked.
 - c. Window in backroom (my bedroom) is missing screen. It also has pulled away a bit from the sash.
2. Sizeable holes in the floor left from some of the pipes removed from heat system transfer. I have plugged these thus far with rags. One hole allows my internet cable in the living room.
3. With the new base boards, there are no end caps to any of them. The one in my backroom constantly loses its front face plate never mind the safety issue of the sharp ends.
4. Only the back room (my bedroom) currently has insulation to the basement.

LIVING ROOM

1. Missing door to closet
2. Closet shelf was rotted so was removed when I moved in (by Jared), has not been replaced
3. No air flow as this room only has exterior doors and neither has a screen door or some other way to get fresh air
4. Where radiator was removed, multiple colors of paint were left behind (in addition to hole in the floor)

BACK ROOM (my bedroom):

1. The plastic "pipe" installed for some flow of some kind goes through this room and looks like it's falling apart.
2. (missing screen noted above)

KITCHEN

1. When water gets on bathroom floor above me it leaks into my kitchen
2. There is a gap between the floor and the base of the cabinets. I swept out mouse poop for as far as I could reach when I moved in but my guess is there is still some under there.
3. Last spring and summer the fridge fan had been making increasingly loud and labored noises when it kicks on. This has been reported multiple times and no one has come to look at it. I haven't noticed it since it's been winter – why this would matter I don't know.
4. Right side of utility outlet plugs do not work
5. Laminate pulling up from cabinets, drawers, and countertop

August 27, 2013

Louise Murphy
39 Coveside Lane
Yarmouth, ME 04096

Re: 12 Gilman Street, #2 Portland, ME 04102

Hi Louise,

Please find my September 2013 rent check enclosed.

I've also included the content of my letter from the last two months. A few things have been taken care of (mailbox lock/key, exterior lighting, front room window partially fixed, one screen of two added) but there are still many things left, some more of concern than others. I had wanted to host my best friend and her two year old son but there are too many things that are unsafe in my apartment to do so.

In addition, I wanted to put into writing, especially with Jared's departure from your business, the following issues with my apartment. All of these were written up and left on a piece of paper in my apartment the first week I moved in as directed by Jared. Many have been unresolved since (I moved in early November 2012) a few others have come up in the meantime (and added to the list as well as reported to Jared). Many need immediate resolution as I believe they enter in code violation territory (6-108 and later segments detailed to basement dwelling units, ventilation, and such).

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(FYI there is a lot of trash on the opposite side of the building both in front (with a city warning) and in the rear where the fence is broken)

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3. With the new base boards, there are no end caps to any of them. The one in my backroom constantly loses its front face plate never mind the safety issue of the sharp ends.