

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

February 23, 1995

FOREST PARK APARTMENTS
TFG MGT CO INC
100 FOREST PARK
PORTLAND ME 04101

Re: 34 Dartmouth St
CBL: 111- - A-013-001-02
DU: 60

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 its goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Sincerely,


Arthur Rowe
Code Enforcement Officer


Marge Schmuckal
Asst. Chief of Inspection Services

HOUSING INSPECTION REPORT

Location: 34 Dartmouth St
Housing Conditions Date: February 23, 1995
Expiration Date: April 23, 1995

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

- | | | |
|----|--|--------|
| 1. | EXT - -
FIRE ESCAPES ARE MISSING BALUSTERS | 108.40 |
| 2. | INT - BATHROOMS -
PROVIDE GROUND FAULT INTERRUPTERS | 113.50 |
| 3. | INT - KITCHENS -
PROVIDE GROUND FAULT INTERRUPTERS | 113.50 |

Inspection Services
P. Samuel Hoffses
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Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

February 23, 1995

FOREST PARK APARTMENTS
TFG MGT CO INC
100 FOREST PARK
PORTLAND ME 04101

Re: 34 Dartmouth St
CBL: 111- - A-013-001-03
DU: 4

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".

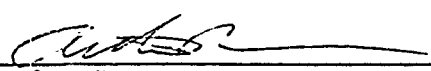
In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within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

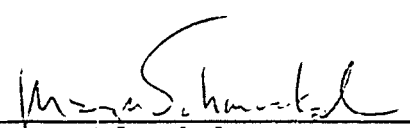
Please Note: You should consult this department to corrective action you should undertake complies with electrical, zoning and other Articles of the City Code that any building, plumbing,

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,


Arthur Rowe
Code Enforcement Officer


Marge Schmuckal
Asst. Chief of Inspection Services

HOUSING INSPECTION REPORT

Location: 34 Dartmouth St
Housing Conditions Date: February 23, 1995
Expiration Date: April 23, 1995

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

- | | | |
|----|--|--------|
| 1. | EXT - -
FIRE ESCAPES ARE MISSING BALDERS | 108.40 |
| 2. | INT - KITCHENS -
PROVIDE GROUND FAULT INTERRUPTERS | 113.50 |
| 3. | INT - BATHROOMS -
PROVIDE GROUND FAULT INTERRUPTERS | 113.50 |

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

February 23, 1995

FOREST PARK APARTMENTS
TFG MGT CO INC
100 FOREST PARK
PORTLAND ME 04101

Re: 34 Dartmouth St
CBL: 111- - A-013-001-07
DU: 48

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".

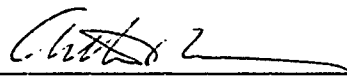
In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within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

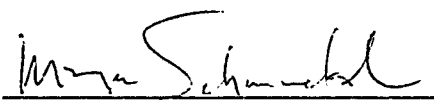
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles of the City Code.

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,


Arthur Rowe
Code Enforcement Officer


Marge Schmuckal
Asst. Chief of Inspection Services

HOUSING INSPECTION REPORT

Location: 34 Dartmouth St
Housing Conditions Date: February 23, 1995
Expiration Date: April 23, 1995

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

- | | | |
|----|--|--------|
| 1. | EXT - -
FIRE ESCAPES ARE MISSING BALUSTERS | 108.40 |
| 2. | INT - BATHROOMS -
PROVIDE GROUND FAULT INTERRUPTERS | 113.50 |
| 3. | INT - KITCHENS -
PROVIDE GROUND FAULT INTERRUPTERS | 113.50 |

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

February 27, 1995

FOREST PARK APARTMENTS
T F G MGT CO INC
100 FOREST PARK
PORTLAND ME 04101

Re: 34 Dartmouth St
CBL: 111- - A-013-001-05
DU: 20

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,

A handwritten signature in dark ink, appearing to read "Arthur Rowe".

Arthur Rowe
Code Enforcement Officer

A handwritten signature in dark ink, appearing to read "Margo Schmuckal".

Margo Schmuckal
Asst. Chief of Inspection Services

HOUSING INSPECTION REPORT

Location: 34 Dartmouth St
Housing Conditions Date: February 27, 1995
Expiration Date: April 27, 1995

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

- | | | |
|----|------------------------------------|--------|
| 1. | EXT - - | 108.40 |
| | FIRE ESCAPES ARE MISSING BALUSTERS | |
| 2. | INT - BATHROOMS - | 113.50 |
| | PROVIDE GROUND FAULT INTERRUPTERS | |
| 3. | INT - KITCHENS - | 113.50 |
| | PROVIDE GOUND FAULT IN: 'UP'ERS | |

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

February 27, 1995

FOREST PARK APARTMENTS
T F G MGT CO INC
100 FOREST PARK
PORTLAND ME 04101

Re: 34 Dartmouth St
CBL: 111- - A-013-001-01
DU: 36

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".

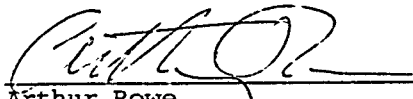
In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within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

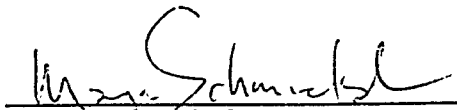
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles of the City Code.

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,


Arthur Rowe
Code Enforcement Officer


Marge Schmuckal
Asst. Chief of Inspection Services

HOUSING INSPECTION REPORT

Location: 34 Dartmouth St
Housing Conditions Date: February 27, 1995
Expiration Date: April 27, 1995

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

- | | | |
|----|------------------------------------|--------|
| 1. | EXT - - | 108.40 |
| | FIRE ESCAPES ARE MISSING BALUSTERS | |
| 2. | INT - BATHROOMS - | 113.50 |
| | PROVIDE GROUND FAULT INTERRUPTERS | |
| 3. | INT - KITCHENS - | 113.50 |
| | PROVIDE GROUND FAULT INTERRUPTERS | |

Inspection Services
P. Samuel Hofises
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

February 27, 1995

FOREST PARK APARTMENTS
T F G MGT CO INC
100 FOREST PARK
PORTLAND ME 04101

Re: 34 Dartmouth St
C&L: 111- - A-013-001-66
DU: 28

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".

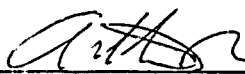
In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within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

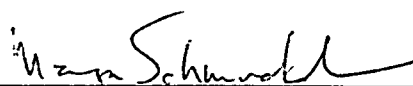
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles of the City Code.

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

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

Sincerely,


Arthur Rows
Code Enforcement Officer


Marge Schmuckal
Asst. Chief of Inspection Services

HOUSING INSPECTION REPORT

Location: 34 Dartmouth St
Housing Conditions Date: February 27, 1995
Expiration Date: April 27, 1995

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

- | | | |
|----|------------------------------------|--------|
| 1. | EXT - - | 108.40 |
| | FIRE ESCAPES ARE MISSING BALUSTERS | |
| 2. | INT - KITCHENS - | 113.50 |
| | PROVIDE GROUND FAULT INTERRUPTERS | |
| 3. | INT - BATHROOMS - | 113.50 |
| | PROVIDE GROUND FAULT INTERRUPTERS | |

Inspection Services
Michael J. Nugent
Manager



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

CITY OF PORTLAND

December 04, 1997

New Portland Prop Group
100 Forest Park
Portland ME 04101

RE: 34 Dartmouth St
CBL: 111- - A-013-001-01
DU: 36

Dear Sir/Madam:

A re-inspection at the above noted property was made on December 4, 1997.

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 November 24, 1997.

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 three years.

Sincerely,

Merle Leary
Merle Leary
Code Enforcement Officer

Tammy Munson
Tammy Munson
Code Enfc. Offr./Field Supv.

389 Congress St Portland, Maine 04101 (207) 874-8700 FAX 874-8716 TTY 874-8936

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

MARCH 27, 1997

CITY OF PORTLAND

PRINCETON PROPERTY
FOREST PARK APARTMENTS
100 FOREST PARK
PORTLAND ME 04101

Re: 34 DARTMOUTH ST
CBL: 111- - A-013-001-01
DU: 72

Dear Sir:

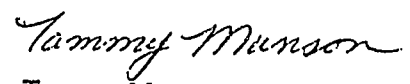
We recently received a complaint, and an inspection was made at the above-referenced address. As a result of the inspection, you are hereby notified to correct the following substandard housing conditions:

- | | |
|--|--------|
| 1. INT - 1ST FLR - #39-F2 - BATHROOM | 111.10 |
| TILE WALLS IN TUB AREA NEED TO BE REPAIRED | |
| 2. INT - 1ST FLR - #39-F2 - BATHROOM | 108.30 |
| WINDOW SILLS & TRIM HAVE WATER DETERIORATION | |
| 3. INT - 1ST FLR - #39-F2 - BATHROOM | 111.40 |
| TOILET APPEARS TO BE LEAKING AT THE BASE | |
| 4. INT - 1ST FLR - #39-F2 - KITCHEN | 113.50 |
| RECEPTACLE BOX IS LOOSE AT WALL | |
| 5. INT - 1ST FLR - #39-F2 - LIVING ROOM | 108.30 |
| FRONT DOOR IS BOUND AT THE TOP | |
| 6. INT - 1ST FLR - #35-F1 - KITCHEN | 114.10 |
| SINK RUNS CONTINUOUSLY | |
| 7. INT - 1ST FLR - #35-F1 - BATHROOM | 114.10 |
| SINK RUNS CONTINUOUSLY | |

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 Munson
Code Enfc. Offr./ Field Supv.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

MARCH 27, 1997

CITY OF PORTLAND

PRINCETON PROPERTIES
FOREST PARK APARTMENTS
100 FOREST PARK
PORTLAND ME 04101

Re: 34 DARTMOUTH ST
CBL: 111--A-013-001-01
DU: 196

Dear Sir:

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 some locations.

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.

Reinspection of your property will be made in twenty-four (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.

Please read and implement the attached formal code interpretation or determination - Number 93-1 - March 10, 1993 - from the State Fire Marshall's office.

Sincerely,

Merle Leary
Merle Leary
Code Enforcement Officer

Tammy Munson
Tammy Munson
Code Enfc. Offr./ Field Supv.

