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



CITY OF PORTLAND

October 23, 2000

Gerald L & June L Jacobs Jts 63 Ward Rd Windham, ME 04062

RE: 23 Rosemont Ave CBL: 176-A-00600101

EXPIRED

Dear Gerald L & June L Jacobs Jts:

An evaluation of your property at 23 Rosemont Ave on Sep-08-2000 revealed that the structure fails to comply with Chapter 6. Article V. of the Code of Ordinances of the City of Portland, The Housing Code. Attached is a list of the violations.

This is a notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within 30 days of the date of this notice. A re-inspection of the premises will occur on Nov-22-2000 at which time compliance will be required. Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code.

This constitutes an appealable decision pursuant to Section 6-127 of the Code. Please feel free to contact Marland Wing @ 874-8696, if you wish to discuss the matter or have any questions.

Please be advised that the Portland City Council has amended the Building regulations to include a \$75.00 re-inspection fee. This violation will automatically cause a re-inspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each inspection.

Sincerely,

1

Anuland Wing

Marland Wing @ 874-8696 Code Enforcement Officer



City of Portland Housing - Inspection

Compliance r	Code	Int/Ext	Floor	Unit No	Area	Repair Code
1.	6-108.1 Violation: Roofs	Exterior]		Top house	
	Notes: facia bo	ard rotted around c	omplete buildir	ng	······	
2.	6-111.4	Exterior			Front left	
3.			airs, porches.		Rear porch	
	Notes: missing	balluster				
4.	6-108.4 Violation: Stain		1		Front porch	
5.	6-108.2	Interior	1		Front Hail	
	Violation: Interior floors, walls, ceilings and doors					
	1. □ 2. □ 3. □ 4. □	Violation: Roofs Notes: facia bo 2. 6-111.4 Violation: Main Notes: open dra 3. 6-108.4 Violation: Stain Notes: missing 4. 6-108.4 Violation: Stain Notes: guard ra 5. 6-108.2 Violation: Inter	1. 6-108.1 Exterior Violation: Roofs Notes: facia board rotted around c 2. 6-111.4 Exterior Violation: Maintenance of plumbir Notes: open drain pipes 3. 6-108.4 Exterior Violation: Stairways, stairwells, sta Notes: missing balluster 4. 6-108.4 Exterior Violation: Stairways, stairwells, sta Notes: missing balluster 5. 6-108.2 Interior Violation: Interior floors, walls, cei Notes: missing floors, walls, cei	1. 6-108.1 Exterior Violation: Roofs Notes: facia board rotted around complete buildir 2. 6-111.4 Exterior 1 Violation: Maintenance of plumbing fixtures. Notes: open drain pipes 3. 6-108.4 Exterior 1 Violation: Stairways, stairwells, stairs, porches. Notes: missing balluster 4. 6-108.4 Exterior 1 Violation: Stairways, stairwells, stairs, porches. Notes: guard raits loose/broken 5. 6-108.2 Interior 1 Violation: Interior floors, walls, ceilings and doors	1. 6-108.1 Exterior Violation: Roofs	1. 6-108.1 Exterior Top house Violation: Roofs Notes: facia board rotted around complete building 2. 6-111.4 Exterior 1 Front left Violation: Maintenance of plumbing fixtures. Notes: open drain pipes Notes: open drain pipes 3. 6-108.4 Exterior 1 Rear porch Violation: Stairways, stairwells, stairs, porches. Notes: missing balluster Notes: missing balluster 4. 6-108.4 Exterior 1 Front porch Violation: Stairways, stairwells, stairs, porches. Notes: guard raits loose/broken Notes: guard raits loose/broken 5. 6-108.2 Interior 1 Front Hall Violation: Interior floors, walls, ceilings and doors

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Page 1 of 3

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6.	6-108.1	Exterior		All	
	Violation: Exterior	Walls			
	Notes: trim has p	eeling paint entire house			
7.	6-116.1	Interior		Basement	
	and the second s	ble/Hazardous Materials			
			<u> </u>		
	Notes: asbestos	on all pipes/cracking			
8.	6-109.4	Interior		Basement	
0.		al of rubbish, garbage and	i waste.		
	<u> </u>			_	
	Notes: general cl	eanup needed			
	 				······
9.	6-111.1	Interior		Basement	
0.		ng standards/Basic faciliti	es.	· ·	╺━━━━━━━┘────
	Notes: relief valve	e pipe on water heater 3ft	off floor		
10.	6-113.5	Interior	2	Bathroom	
	Violation: Mainte	nance of lighting fixtures	<u> </u>		
	· · · · · · · · · · · · · · · · · · ·				
	 Notes: missing p	late cover			
11.	6-108.2	Interior	2	mast. Bedroom	
	Violation: Interior	floors, walls, ceilings and	doors		
	 Notes: paint pee				
12.	6-108.2		1,2	Rear Hall	
	Violation: Interior	floors, walls, ceilings and	I doors		
	Notes' chinned	cracked paint walls ceiling			
	Notes, omphed (Augusta paint trans beining			·

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Page 2 of 3

13.		6-108.2	Interior	1	Rear Hall					
		Violation: Interior floors, walls, ceilings and doors								
		Notes: hole in flo	or boards							
14.		6-108.3	Interior	1	Rear Hall					
		Violation: Exterior windows, doors and skylights								
		Notes: ripped screen on door								
	_									
15.		6-108.3	Interior	2	Living Room					
		Violation: Exterio	Violation: Exterior windows, doors and skylights							
		Notes: broken sa	ash cord right side wi	ndow						
					·	· · · · · · · · · · · · · · · · · · ·				

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Page 3 of 3

•••					Insp	ection	Report	•	
) .	•	<u>.</u>	r——-	· ·		i		·	<i>:</i>
Certificate of Compliance			#	Code	E/I	FI	Apt	Location	Description of Violation
(Notice of Violation	Sec	_ Days	1	108.1	E	-		TOP IEUR	Facie Board rotted around complete:
Refuse Violaton Notice	Sec	_ Days							building
T.A.C.I. Notice 1	Sec	_ Days	12	11.4	E	1		FRONT/LEFT	open drain pipes
T.A.C.I. Notice 2	Sec	_ Days	13	108.4	E			Rear Porch	Missing Ballusters
Notice of Intent to Prosecute	e Sec	Days	ht	108.4	<u> </u>	1_1_		FRONT PORCH	Guard rails loose/Brotton
Stop Work Order	Sec	Days	15	103.2	<u>.</u>	<u> ./</u>		FRONT Hall	Plaster missing on walls # 25
Posting Notice	Sec	Days	46	108,1	Ē	-	-	ALL	TRIM has poeting Paint (whole house)
Junk Car	_ Sec	Days	12	116.1	I	B		Busement	Asbestos on all pipes cracking
Violation #	·	• .	18	109 7	I	B		Basement	General cleanup needed
Date of Inspection: 08	Sopt :	2002	19	111.0	II	B	-	Basement	Relief value pipe on water heater 3FT of fli
CBL: 176-A-006	. · ·		Viô	113:5	II	2	-	Bathreen	
Site Address: 23/25 K	`	+ Ane	XII	108.2	I	2	-		m paint peeling off webs ceiling
DU: <u>-</u> Insp.# 7		Narkley	12	-108.2	T	1/2	-	Rear Hall	
Inspection due to complain	: Yes/No	•	VI	108.2	X I	<u>t</u> .		Rear Ity/	Hole in floorboards J
Owners Name and Addres			VIII	108:3	II	1	·	Rear Itali	
(Telephone if known)			JIS			Ż	-	LV. ROOM	
•						ŀ			
Geraldy June	Jacok	<u>.</u>	·				•		
63 Ward Rd.									
Windham, M	E 04	262			·				
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Department of Urban Development Joseph E. Gray, Jr. Director

CITY OF PORTLAND

September 13, 2000

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Gerald L & June L Jacobs Jts 63 Ward Rd Windham, ME 04062

RE: 23 Rosemont Ave CBL: 176-A-00600101

Dear Gerald L & June L Jacobs Jts:

Certified Mail Receipt # Z 397 901 951

An evaluation of your property at 23 Rosemont Ave on Sep-08-2000 revealed that the structure fails to comply with Chapter 6.Article V. of the Code of Ordinances of the City of Portland, The Housing Code. Attached is a list of the violations.

This is a notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within 30 days of the date of this notice. A re-inspection of the premises will occur on Oct-08-2000 at which time compliance will be required. Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code.

This constitutes an appealable decision pursuant to Section 6-127 of the Code. Please feel free to contact Tom Markley @ 874-8705, if you wish to discuss the matter or have any questions.

Please be advised that the Portland City Council has amended the Building regulations to include a \$75.00 re-inspection fee. This violation will automatically cause a re-inspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each inspection.

Sincerely,

Tom Markley @ 874-8705 Code Enforcement Officer

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City of Portland Housing - Inspection

	Compliance ?	Code	int/Ext	Floor	Unit No	Area	
- Owner / Manager: Jacobs Gerald L & June L Jts	1.	6-108.1 Violation: Roof	Exterior			Top h	
Parcel Id: # of Units: 176- A-00600101		Notes: facia bo	pard rotted around c	omplete build	ling		
Inspector: Tom Markley @ 874-8705	2.	6-111.4	Exterior	1		Front	
Status: Red 10+ Violations		Notes: open d	ntenance of plumbin	g fixtures.			
Date & Time Requested: Sep 8, 2000 at							
Date of Inspection: Friday, September 08, 2000	3.	6-108.4 Exterior 1 Rear Violation: Stairways, stairwells, stairs, porches.					
Reinspect By: Sunday, October 08, 2000		Notes: missing	g balluster				
Reason For Inspection:	4.	6-108.4 Violation: Stair	Exterior ways, stairwells, sta	1 airs, porches.		Front	
		Notes: guard r	rails loose/broken				
Notes:	5.	6-108.2 Violation: Inter	Interior rior floors, walls, ceil	1		Front	
			missing on walls #2				

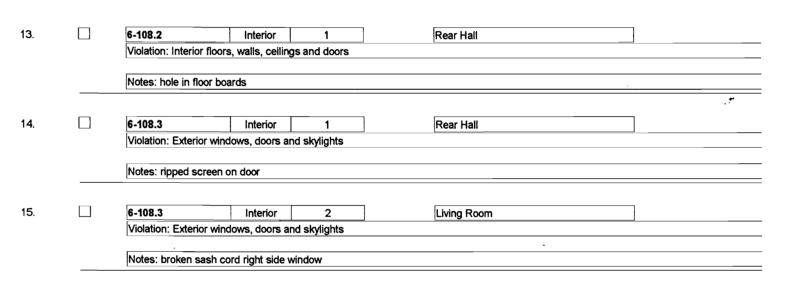
rea	Repair Code
op house	
ont left	
ear porch	
ront porch]
	
ront Hall	7

<u>′e</u>		_						
	6.		6-108.1 Exterior	All				
			Violation: Exterior Walls					
			Notes: trim has peeling paint entire house					
	7.		6-116.1 Interior Violation: Flammable/Hazardous Materials	Bas				
			Notes: asbestos on all pipes/cracking					
	8.		6-109.4 Interior	Bas				
			Violation: Disposal of rubbish, garbage and waste.					
			Notes: general cleanup needed					
	9.		6-111.1 Interior	Ba				
			Violation: Plumbing standards/Basic facilities.					
			Notes: relief valve pipe on water heater 3ft off floor					
	10.		6-113.5 Interior 2	Bat				
	10.		Violation: Maintenance of lighting fixtures					
			Notes: missing plate cover					
	11.		6-108.2 Interior 2	ma				
			Violation: Interior floors, walls, ceilings and doors					
			Notes: paint peeling off ceiling					
	12.		6-108.2 Interior 1,2	Re				
			Violation: Interior floors, walls, ceilings and doors					
			Notes: chipped cracked paint walls ceiling					

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lear Hall	



23 Rosemon T AVE.

176-A-006

City Of Portland Inspection Services RETURN OF SERVICE

On the 28 day of Nov., 2000, I made service of the Notice of Violations upon, Querald Jacobs, at 23 Rosemont. Ave Office PHd. City Hall By delivering a copy in hand. By leaving copies at the individual's dwelling house or usual place of abode with a person of suitable age or discretion who resides therein and whose name is___ By delivering a copy to an agent authorized to receive service of process, and whose name is_ By (describe other manner of service)____

DATED: 11-28-00

Marland Us

Signature of Person Making Service Title

I have received the above referenced documents

Person Receiving Service



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

CITY OF PORTLAND

December 28, 2000

Jacobs Gerald L & June L Jts 63 Ward Rd Windham ME 04062

RE: 23 Rosemont Ave CBL: 176 A00600101

Dear Jacobs Gerald L & June L Jts:

A re-inspection at the above noted property was made on Dec-21-2000.

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 Sep-08-2000.

This notice is intended to document that you have corrected the specific violations as previously noted. It is not intended to indicate compliance with other City regulations, it also does not imply that the structure or premises is violation free.

Thank you for your cooperation. If you have any questions, feel free to contact this office Marland Wing @ 874-8696.

Sincerely,

and Uling An

Marland Wing @ 874-8696 Code Enforcement Officer

200 Command & Dantand Mains 04101 (207) 074 0700 EAV 074 0716 TTV 074 0026

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



CITY OF PORTLAND

October 23, 2000

Gerald L & June L Jacobs Jts 63 Ward Rd Windham, ME 04062

RE: 23 Rosemont Ave CBL: 176-A-00600101

Dear Gerald L & June L Jacobs Jts:

An evaluation of your property at 23 Rosemont Ave on Sep-08-2000 revealed that the structure fails to comply with Chapter 6.Article V. of the Code of Ordinances of the City of Portland, The Housing Code. Attached is a list of the violations.

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Sincerely,

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Armaland Wing

Marland Wing @ 874-8696 Code Enforcement Officer /

City of Portland Housing - Inspection

	Compliance ?	Code	Int/Ext	Floor	Unit No	Area	Repair Code
Owner / Manager:		6-108.1	Exterior			Top house	
Jacobs Gerald L & June L Jts	1	Violation: Roofs					
Parcel Id: # of Units: 176- A-00600101	·	Notes: facia board	d rotted around o	omplete buildin	ng	······································	
Inspector: Marland Wing @ 874-8696 2.	9	6-111.4	Exterior	1		Front left	
Status: Red 10+ Violations		Violation: Mainter		g fixtures.			
Date & Time Requested:		Notes: open drain			<u> </u>	<u>. </u>	
Oct 9, 2000 at 3.		6-108.4	Exterior	1		Rear porch	
Date of Inspection: Friday, September 08, 2000		Violation: Stairwa	ys, stairwells, sta	airs, porches.			
Reinspect By:		Notes: missing b	alluster				
Wednesday, November 22, 200							
Reason For Inspection: 4		6-108.4	Exterior	1	_]	Front porch	
		Violation: Stairwa	iys, stairwells, sta	airs, porches.			
	ł	Notes: guard rail	s loose/broken				
Notes: 5	. 🖵	6-108.2	Interior	1		Front Hall	
frist notice of violation, New First		Violation: Interior	floors, walls, cei	lings and door	s		
Letter 10/18/00 Never received	ź	Notes: plaster m	issing on walls #	25			
first NOV 10/18/00							

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Page 1 of :

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23 Rosemont

<u>osemont Ave</u>					
	6.	6-108.1	Exterior	All	
		Violation: Exterior W	Valls		
	_	Notes: trim has peel	ling paint entire house		
	_				
	7. [6-116.1	Interior	Basement	
		Violation: Flammabl	le/Hazardous Materials		
		Notes: asbestos on	all pipes/cracking		
		/			
	8. [6-109.4	Interior	Basement	
	/	Violation: Disposal	of rubbish, garbage and waste.		
		Notes: general clea	anup needed		
	9.	6-111.1	Interior	Basement	
	/	Violation: Plumbing	g standards/Basic facilities.		· · · · · · · · · · · · · · · · · · ·
	. 2			· · · · · · · · · · · · · · · · · · ·	
		Notes: relief valve p	pipe on water heater 3ft off floor		
	10.	6-113.5	Interior 2	Bathroom	
÷.		Violation: Maintena	ance of lighting fixtures		
			·····		
		Notes: missing pla	ite cover		
				•	
	11.	6-108.2	Interior 2	mast. Bedroom	
	2	Violation: Interior fl	loors, walls, ceilings and doors		
		Notes: paint peelin			
	12.	6-108.2	Interior 1,2	Rear Hall	
		Violation: Interior f	floors, walls, ceilings and doors		
		Netes chinned on	acked paint walls ceiling		
3		Notes: chipped ch			
		389 Congre	ess St. * Portland, ME * Phone:(2	07) 874-8704	
VS@ 2000 Des Lauriers Municipa	d Solutions, Inc.		·····,····		Page 2 of :
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13.	\Box	6-108.2	Interior	1	Rear Hall	
/		Violation: Interior	floors, walls, ceilings	and doors		
		Notes: hole in floo	or boards		······	
		/				
14.		6-108.3	Interior	1	Rear Hall	
~		Violation: Exterior	windows, doors and	skylights		
		Notes: ripped scr	reen on door	*		
15		6-108.3	Interior	2	Living Room	
i certain			r windows, doors and	skylights		
		VIOLATION, EXCEND	- mildons, doors and	orgingino		
		Notes: broken sa	sh cord right side wir	ndow		

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Page 3 of 3

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2000 Des Lauriers Municipal Solutions, Inc.

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City Of Portland Inspection Services RETURN OF SERVICE

On the <u>28</u> day of <u>NOV</u>, 2000, I made service of the <u>N. tice</u> of Violations upon, <u>Orerald Jacobs</u>, at <u>23 Rosemont</u>. Are Office PHd. City Hall By delivering a copy in hand. By leaving copies at the individual's dwelling house or usual place of abode with a person of suitable age or discretion who resides therein and whose name is_____ By delivering a copy to an agent authorized to receive service of process, and whose name is______.

By (describe other manner of service)____

DATED: //-28-00

Waland Ul

Signature of Person Making Service Title

I have received the above referenced documents

Person Receiving Service