



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,

A handwritten signature in cursive script that reads "Marland Wing".

Marland Wing @ 874-8696  
Code Enforcement Officer  
/

**SCANNED**

**23 Rosemont Ave**

***City of Portland***  
**Housing - Inspection**

Compliance ?	Code	Int/Ext	Floor	Unit No	Area	Repair Code
1.	<input type="checkbox"/>	6-108.1	Exterior		Top house	
Violation: Roofs						
Notes: fascia board rotted around complete building						
2.	<input type="checkbox"/>	6-111.4	Exterior	1	Front left	
Violation: Maintenance of plumbing fixtures.						
Notes: open drain pipes						
3.	<input type="checkbox"/>	6-108.4	Exterior	1	Rear porch	
Violation: Stairways, stairwells, stairs, porches.						
Notes: missing balluster						
4.	<input type="checkbox"/>	6-108.4	Exterior	1	Front porch	
Violation: Stairways, stairwells, stairs, porches.						
Notes: guard rails loose/broken						
5.	<input type="checkbox"/>	6-108.2	Interior	1	Front Hall	
Violation: Interior floors, walls, ceilings and doors						
Notes: plaster missing on walls #25						

Owner / Manager:  
**Jacobs Gerald L & June L Jts**

Parcel Id: **176- A-00600101** # of Units:

Inspector:  
**Marland Wing @ 874-8696**

Status:  
**Red 10+ Violations**

Date & Time Requested:  
**Oct 9, 2000 at**

Date of Inspection:  
**Friday, September 08, 2000**

Reinspect By:  
**Wednesday, November 22, 200**

Reason For Inspection:

Notes:  
first notice of violation, New First Letter 10/18/00 Never received first NOV 10/18/00

**23 Rosemont Ave**

6.	<input type="checkbox"/>	6-108.1	Exterior		All	
Violation: Exterior Walls						
Notes: trim has peeling paint entire house						
7.	<input type="checkbox"/>	6-116.1	Interior		Basement	
Violation: Flammable/Hazardous Materials						
Notes: asbestos on all pipes/cracking						
8.	<input type="checkbox"/>	6-109.4	Interior		Basement	
Violation: Disposal of rubbish, garbage and waste.						
Notes: general cleanup needed						
9.	<input type="checkbox"/>	6-111.1	Interior		Basement	
Violation: Plumbing standards/Basic facilities.						
Notes: relief valve pipe on water heater 3ft off floor						
10.	<input type="checkbox"/>	6-113.5	Interior	2	Bathroom	
Violation: Maintenance of lighting fixtures						
Notes: missing plate cover						
11.	<input type="checkbox"/>	6-108.2	Interior	2	mast. Bedroom	
Violation: Interior floors, walls, ceilings and doors						
Notes: paint peeling off ceiling						
12.	<input type="checkbox"/>	6-108.2	Interior	1,2	Rear Hall	
Violation: Interior floors, walls, ceilings and doors						
Notes: chipped cracked paint walls ceiling						

**23 Rosemont Ave**

13.	<input type="checkbox"/>	6-108.2	Interior	1	Rear Hall
Violation: Interior floors, walls, ceilings and doors					
Notes: hole in floor boards					

  

14.	<input type="checkbox"/>	6-108.3	Interior	1	Rear Hall
Violation: Exterior windows, doors and skylights					
Notes: ripped screen on door					

  

15.	<input type="checkbox"/>	6-108.3	Interior	2	Living Room
Violation: Exterior windows, doors and skylights					
Notes: broken sash cord right side window					

# Inspection Report

## Certificate of Compliance

# Notice of Violation

## Refuse Violation Notice

T.A.C.I. Notice 1

T.A.C.i. Notice 2

## Notice of Intent to Prosecute

## Stop Work Order

## Posting Notice

## Junk Car

Violation # \_\_\_\_\_

Date of Inspection: 08 Sept 2002

CBL: 176-A-006

Site Address: 23/25 Rosemont Ave.

DU: 2 Insp.# 7 (Tom Markley)

Inspection due to complaint: Yes/No

Owners Name and Address:

(Telephone if known)

Gerald + June Jacobs

63 Ward Rd.

Windham, ME 04062

[illegible]



**CITY OF PORTLAND**

September 13, 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:

**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

23 Rosemont Ave

City of Portland  
Housing - Inspection

Owner / Manager: Jacobs Gerald L & June L Jts		1.	<input type="checkbox"/>	6-108.1	Exterior		Top house	
Parcel Id: 176- A-00600101				Violation: Roofs				
Inspector: Tom Markley @ 874-8705				Notes: facia board rotted around complete building				
Status: Red 10+ Violations		2.	<input type="checkbox"/>	6-111.4	Exterior	1	Front left	
Date & Time Requested: Sep 8, 2000 at				Violation: Maintenance of plumbing fixtures.				
Date of Inspection: Friday, September 08, 2000				Notes: open drain pipes				
Reinspect By: Sunday, October 08, 2000		3.	<input type="checkbox"/>	6-108.4	Exterior	1	Rear porch	
Reason For Inspection:				Violation: Stairways, stairwells, stairs, porches.				
Notes:				Notes: missing balluster				
		4.	<input type="checkbox"/>	6-108.4	Exterior	1	Front porch	
				Violation: Stairways, stairwells, stairs, porches.				
				Notes: guard rails loose/broken				
		5.	<input type="checkbox"/>	6-108.2	Interior	1	Front Hall	
				Violation: Interior floors, walls, ceilings and doors				
				Notes: plaster missing on walls #25				

**23 Rosemont Ave**

6.	<input type="checkbox"/>	6-108.1	Exterior		All	
Violation: Exterior Walls						
Notes: trim has peeling paint entire house						
7.	<input type="checkbox"/>	6-116.1	Interior		Basement	
Violation: Flammable/Hazardous Materials						
Notes: asbestos on all pipes/cracking						
8.	<input type="checkbox"/>	6-109.4	Interior		Basement	
Violation: Disposal of rubbish, garbage and waste.						
Notes: general cleanup needed						
9.	<input type="checkbox"/>	6-111.1	Interior		Basement	
Violation: Plumbing standards/Basic facilities.						
Notes: relief valve pipe on water heater 3ft off floor						
10.	<input type="checkbox"/>	6-113.5	Interior	2	Bathroom	
Violation: Maintenance of lighting fixtures						
Notes: missing plate cover						
11.	<input type="checkbox"/>	6-108.2	Interior	2	mast. Bedroom	
Violation: Interior floors, walls, ceilings and doors						
Notes: paint peeling off ceiling						
12.	<input type="checkbox"/>	6-108.2	Interior	1,2	Rear Hall	
Violation: Interior floors, walls, ceilings and doors						
Notes: chipped cracked paint walls ceiling						



**23 Rosemont Ave**

13.	<input type="checkbox"/>	6-108.2	Interior	1	Rear Hall
Violation: Interior floors, walls, ceilings and doors					
Notes: hole in floor boards					

  

14.	<input type="checkbox"/>	6-108.3	Interior	1	Rear Hall
Violation: Exterior windows, doors and skylights					
Notes: ripped screen on door					

  

15.	<input type="checkbox"/>	6-108.3	Interior	2	Living Room
Violation: Exterior windows, doors and skylights					
Notes: broken sash cord right side window					

23 Rosemont Ave.

176-A-006

City Of Portland  
Inspection Services  
RETURN OF SERVICE

On the 28<sup>th</sup> day of Nov., 2000, I made service of the Notice of Violations

upon, Gerald Jacobs, at Re: 23 Rosemont Ave  
Office Ptd. City Hall

X

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 Wing  
Signature of Person Making Service  
Title

I have received the above referenced documents

Gerald Jacobs  
Person Receiving Service

Inspection Services  
Michael J. Nugent  
Manager

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,

Marland Wing @ 874-8696  
Code Enforcement Officer



**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

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Sincerely,

Marland Wing @ 874-8696  
Code Enforcement Officer

/

City of Portland  
Housing - Inspection

Owner / Manager:	
Jacobs Gerald L & June L Jts	
Parcel Id:	# of Units:
176- A-00600101	
Inspector:	
Marland Wing @ 874-8696	
Status:	
Red 10+ Violations	
Date & Time Requested:	
Oct 9, 2000 at	
Date of Inspection:	
Friday, September 08, 2000	
Reinspect By:	
Wednesday, November 22, 200	
Reason For Inspection:	
Notes:	
frist notice of violation, New First Letter 10/18/00 Never received first NOV 10/18/00	

Compliance ?	Code	Int/Ext	Floor	Unit No	Area	Repair Code
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		Notes: guard rails loose/broken				
5.	<input checked="" type="checkbox"/>	6-108.2	Interior	1	Front Hall	
		Violation: Interior floors, walls, ceilings and doors				
		Notes: plaster missing on walls #25				

**23 Rosemont Ave**

6. ☐

6-108.1	Exterior		All
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Violation: Exterior Walls  
  
Notes: trim has peeling paint entire house
7. ☐

6-116.1	Interior		Basement
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Violation: Flammable/Hazardous Materials  
  
Notes: asbestos on all pipes/cracking
8. ☐

6-109.4	Interior		Basement
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Violation: Disposal of rubbish, garbage and waste.  
  
Notes: general cleanup needed
9. ☐

6-111.1	Interior		Basement
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Violation: Plumbing standards/Basic facilities.  
  
Notes: relief valve pipe on water heater 3ft off floor
10. ☐

6-113.5	Interior	2	Bathroom
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Violation: Maintenance of lighting fixtures  
  
Notes: missing plate cover
11. ☐

6-108.2	Interior	2	mast. Bedroom
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Violation: Interior floors, walls, ceilings and doors  
  
Notes: paint peeling off ceiling
12. ☐

6-108.2	Interior	1,2	Rear Hall
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Violation: Interior floors, walls, ceilings and doors  
  
Notes: chipped cracked paint walls ceiling

**23 Rosemont Ave**

13.

☐

6-108.2	Interior	1	Rear Hall
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Violation: Interior floors, walls, ceilings and doors

Notes: hole in floor boards

14.

☐

6-108.3	Interior	1	Rear Hall
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Violation: Exterior windows, doors and skylights

Notes: ripped screen on door

15.

☐

6-108.3	Interior	2	Living Room
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Violation: Exterior windows, doors and skylights

Notes: broken sash cord right side window

City Of Portland  
Inspection Services  
RETURN OF SERVICE

On the 28<sup>th</sup> day of Nov., 2000, I made service of the Notice of Violations

upon, Gerald Jacobs, at Re: 23 Rosemont Ave  
Office Ptd. City Hall

X

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

Marlene Wing  
Signature of Person Making Service  
Title

I have received the above referenced documents

[Signature]  
Person Receiving Service