

340-D-~~0~~3

CONCERNING ELECTRICAL WORK AT 1445 FOREST AVE:

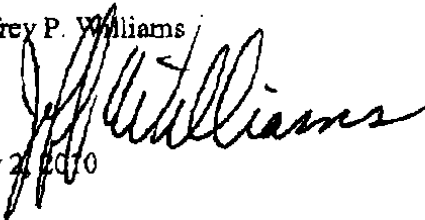
ISSUES ADDRESSED

1. All knob and tube wiring in basement removed and circuits re-fed with connections made in junction boxes.
2. All outlets on first, second, and third floor checked for proper grounding and corrected where necessary.
3. All circuits checked for proper fusing.
4. Upgraded service to 3 meters and 3 panels to provide for a house meter. Grounding to water main to be brought up to current code at that time.
5. Second floor outlets were checked for proper grounding, outlets replaced where needed.
6. Second floor--checked circuits for proper fusing Installed 2 additional small appliance circuits to separate load.
7. Separated and transferred circuits for washer, dryer, basement lights, hall lights, and garage sub panel to the house panel.
8. Install smoke detector in second floor bedroom.

All safety and code issues have been addressed except where noted.

Jeffrey P. Williams

July 2, 2010





Portland, Maine
Strengthening a Remarkable City, Building a Community for Life

www.portlandmaine.gov

Planning & Urban Development Department
Penny St. Louis Littell, Director

340-D. ~~3~~ 3

June 28, 2010

To the residents of 1445 Forest Ave:

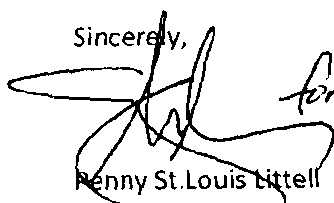
This letter is to inform you of serious building code and life safety code violations documented at the property at 1445 Forest Avenue.

The City is working with the property owner to bring the building into compliance by July 2, 2010. If the serious violations have not been corrected at that time, you will be required to vacate the premises pending code compliance.

Of additional concern is the presence of three illegal units, namely one unit on floor 1, the 3rd floor unit and the garage unit. These units must be vacated by Friday, July 2, 2010.

Given this information, you should plan accordingly. Your landlord should assist you in any necessary relocation efforts.

Sincerely,

 for Penny St. Louis
Littell

Penny St. Louis Littell
Director of Planning
City of Portland

Cc: Michael Mulkern



PORTLAND MAINE

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Planning & Urban Development Department
Penny St. Louis Littell, Director

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June 28, 2010

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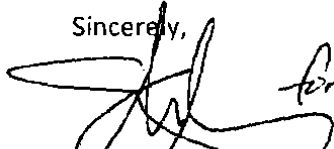
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Sincerely,

 for Penny St. Louis Littell

Penny St. Louis Littell
Director of Planning
City of Portland

Cc: Michael Mulkern

5/31/2010

Dear David,

Due to zoning issues
it has been brought to my attention
I am unable to rent apt #2 to you.
I am very sorry to have to give you
your thirty day notice effective today
May 31, 2010. Any questions please call
me 799-2682.

Thank you,

Michael M

340-D. 03

5/31/2010

Dear Sheena & Jasmine,

Due to zoning issues
it has been brought to my attention
I am unable to rent apt #4 to you.
I am very sorry to have to give
you your thirty day notice effective
today May 31, 2010. Any questions
please call me. 799-2682

Thank you,

Michelle M

340 D 3



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*Director of Planning and Urban Development
Penny St. Louis Littell*

*Inspection Services, Director
Tammy M. Munson*

December 26, 2008

Thomas A. Derrig
400 Leeds Street
Akron, Ohio 44305

CBL: 340-D-003001
Location: 1445 FOREST AVE

Certified Mail Receipt # 7003 3110 0002 6063 7124

Dear Mr. Derrig:

An inspection of the above referenced property on 12/24/2008 revealed that the structure fails to comply with Section 6-120.1 & 6-120.2 of the Housing Code of the City of Portland.

The following is a list of violations:

- 6-120.2 – second floor – inadequate heating supply – boiler not functioning
- 6-120.2 – second floor – damaged heating supply pipes due to freezing
- 6-120.1 – first floor – severe water damage to ceilings & floors due to frozen heat pipes
- 6-120.2 – first & second floor – excessive wiring and light fixtures exposed to water damage – a licensed master electrician must evaluate all wiring in the building prior to re-occupancy.

Based on this list, and pursuant to Section 6-120.3, this office declares the structure unfit for human habitation. The structure must remain completely vacated and must be secured from vandalism.

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 in Title 30-A of M.R.S.A ss 4452. Please feel free to contact me at 207-874-8706 if you have any questions or would like to discuss this matter further.

Sincerely,

Tammy M. Munson
Director of Inspections

cc. EMC Mortgage Property Preservation Department