

HOUSING INSPECTION REPORT

Location: 553 WASHINGTON AVE
Housing Conditions Date: MARCH 19, 1999
Expiration Date: APRIL 24, 1999

1. EXT - 1ST FLOOR/REAR - PORCH & YARD 109.40
TRASH & DEBRIS
2. EXT - OVERALL - WALLS 108.10
LOOSE/PEELING PAINT
3. EXT - OVERALL - WALLS & ROOF 108.10
ROTTED/BROKEN/MISSING TRIM/GUTTERS/FASCIA
4. EXT - 1ST FLOOR - FRONT STAIRS 108.40
BROKEN TREADS, LOOSE UPPER HANDRAIL, MISSING LOWER
HANDRAIL
- 5* EXT - 2ND FLOOR - REAR DECK 108.40
IMPROPER GUARDRAIL/BALUSTER SPACING/ROTTED DECKING
- 6* EXT - 1ST/2ND FLOORS - REAR STAIRWAY 108.40
LOOSE HANDRAIL & MISSING BALUSTERS
- 7* EXT - 1ST/2ND FLOORS - REAR STAIRS 108.40
IMPROPERLY SIZED RISERS - TOP & BOTTOM STEP
8. INT - CELLAR STAIRWELL - CEILING 108.20
SAGGING PLASTER
- 9* INT - CELLAR - STAIRWELL 113.30
INADEQUATE ILLUMINATION
10. INT - CELLAR - STAIRS 108.40
MISSING HANDRAIL - WORN/CRACKED/BROKEN TREADS
11. INT - CELLAR - STAIRWELL 114.30
IMPROPERLY IDENTIFIED EMERGENCY BOILER CUT-OFF SWITCH
- 12* INT - CELLAR - CEILING 113.50
SEVERAL TAPED CERAMIC LIGHT BASES
- 13* INT - CELLAR - CEILING 113.50
SEVERAL OPEN ELECTRICAL BOXES
14. INT - CELLAR - OLD BOILER 116.60
FRIABLE ASBESTOS COVERING
15. INT - CELLAR 111.40
OPEN FLOOR DRAIN
16. INT - CELLAR LEFT MIDDLE CHIMNEY 108.50
LOOSE BRICKS & MORTAR
17. INT - CELLAR SUPPORT COLUMNS 108.10
DETERIORATED BRICKS
18. INT - CELLAR FLOOR 109.10
ACCUMULATION OF TRASH & DEBRIS
19. INT - 1ST FL FRONT HALL 116.60
FRIABLE ASBESTOS PIPE COVERING

20. INT - 1ST FL/APT 1 KITCHENWINDOW 108.30
MISSING/BROKEN COUNTERBALANCE CORDS
21. INT - 1ST FL/APT 1 KITCHEN SINK 111.40
TEMPORARY (TAPE) REPAIR ON DRAIN PIPE
22. INT - 1ST FL/APT 1 KITCHEN REFRIGERATOR 113.40
IMPROPER USE OF EXTENSION CORD
23. INT - 1ST FL/APT 1 RIGHT REAR BEDROOM 108.20
BROKEN/MISSNG PLASTER/CLOSET CELING
24. INT - 1ST FL/APT 1 RIGHT FRONT BEDROOM WINDOWS 108.30
BROKEN GLASS/BROKEN COUNTERBALANCE CORDS
25. INT - 1ST FL/APT 1 RIGHT FRONT BEDROOM 113.50
MISSING ELECTRICAL OUTLET COVER
26. INT - 1ST FL/APT 1 BATHROOM CEILING 108.20
CRACKED & BROKEN PLASTER
27. INT - 1ST FL/APT 1 BATHROOM FLOOR TILES 108.20
BROKEN & LOOSE
28. INT - 1ST FL/APT 1 BATHROOM WALLS 108.20
LOOSE & PEELING PAINT
29. INT - 1ST FL/APT 1 BATHROOM TUB 111.40
LOOSE & MILDEWED CAULKING
30. INT - ST FL/APT 1 BATHROOM FLOORS/WALLS/TRIM/CEILING 109.10
REMOVE MOLD GROWTH
- 31* INT - 1ST FL/APT 1 LIVINGROOM CEILING 113.50
BARE ELECTRICAL WIRES
32. INT - 1ST FL/APT 1 LIVINGROOM WINDOWS 108.30
BROKEN COUNTERBALANCE CORDS
33. INT - 1ST FL/APT 1 LIVINGROOM 114.30
DIRTY HEAT CONVECTORS
34. INT - APT 2/2ND FL BATHROOM WOOD TRIM 108.20
LOOSE & PEELING PAINT
35. INT - APT 2/2ND FL BATHROOM SHOWER WALLS 108.20
LOOSE & BUCKLED
36. INT - APT 2/2ND FL LEFT FRONT BEDROOM WALL 113.50
MISSING ELECTRICAL OUTLET COVER
37. INT - APT 2/2ND FL FRONT EXIT STAIRWAY 116.40
BLOCKED
- 38* INT - 1ST & 2ND FLS SMOKE DETECTORS 113.50
INADEQUATE - SEE ATTACHED REGULATION

***note: ITEMS MAY REQUIRE PERMITS - PLEASE CHECK WITH CODE OFFICER**

/mag

cc: Mr. Ray Martin, c/o Eagle Property Management, P.O. Box 10049, Portland, ME 04014

Inspection Services
Michael J. Nugent
Manager



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

CITY OF PORTLAND
NOTICE OF VIOLATION

March 25, 1999

Dorothy B. Hillock
12 Ivy Ave
Old Orchard Beach ME 04064

RE: 553 WASHINGTON AVE
CBL: 428- - C-006-001-01
DU: 0

Certified Mail Receipt # P 373 388 856

Dear Dorothy Hillock,

An evaluation of your property at 553 Washington Ave on March 19, 1999 revealed that the structure fails to comply with Section 12-79 of the Garbage, Waste & Junk Ordinance of the City of Portland.

Junk Vehicle Stored in Yard

This is a notice of violation pursuant to Section 12-79 of the Ordinance. All referenced violations shall be corrected within 30 days of the date of this notice. A reinspection of the premises will occur on APRIL 24, 1999 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 and in Title 30-A M.R.S.A. ss 4452.

This constitutes an appealable decision pursuant to Section 12-80 of the Code. Please feel free to contact me at 874-8707, if you wish to discuss the matter or have any questions.

Sincerely

Kevin Carroll
Code Enforcement Officer
/mag

cc: Mr. Ray Martin, c/o Eagle Properties, P.O. Box 10049, Portland, ME 04104

Inspection Services
Michael J. Nugent
Manager

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



CITY OF PORTLAND

October 1, 1999

Dorothy B. Hillock
55 Victor Rd
Portland, ME 04104

RE: 553 Washington Ave
CBL: 428-C-00600101

Dear Ms. Hillock:

Certified Mail Receipt # Z 564 696 167

An evaluation of your property at 553 Washington Ave on Sep-29-1999 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 and copies of the referenced Code sections.

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 reinspection of the premises will occur on Nov-01-1999 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 me at 874-8706, 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 reinspection fee. This violation will automatically cause a reinspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each inspection. A copy of the amendment has been attached for your convenience.

Sincerely

Tammy Munson
Code Enforcement Officer
nbw/

553 Washington Ave

City of Portland

Housing - Inspection

Owner / Manager:
Hillock Dorothy B
Parcel Id: # of Units:
428- C-00600101
Inspector:
Tammy Munson
Status:
Date & Time Requested:
Sep 29, 1999 at
Date of Inspection:
Wednesday, September 29,
Reinspect By:
Monday, November 01, 1999
Reason For Inspection:
Notes:

Compliance ?	Code	Description of Violation	Int/Ext	Floor	Apt/Unit No	Location	Repair Code
<input type="checkbox"/>	6-108.3	Broken window	Exterior			left basement	
<input type="checkbox"/>	6-108.4	Broken tread	Interior			Baseboard	
<input type="checkbox"/>	6-108.3	Broken window/missing glazing	Exterior	2	rear		
<input type="checkbox"/>	6-108.2	Rotted window trim board	Interior	2		Bathroom	
<input type="checkbox"/>	6-108.2	Wall - possible leakage	Interior	2		Bathroom	
<input type="checkbox"/>	6-108.4	No handrail	Interior			Front Hall	
<input type="checkbox"/>	6-108.2	Damaged plaster/missing plaster	Interior			Front Hall	
<input type="checkbox"/>	6-108.4	Loose guardrails	Exterior			Front Stairs	
<input type="checkbox"/>	6-108.4	Provide guardrails	Exterior			Rear Stairs	

Code Enforcement Officer

389 Congress St. * Portland, ME * Phone:(207) 874-8704

Inspection Services
Michael J. Nugent
Manager

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



CITY OF PORTLAND
SECOND NOTICE OF VIOLATION
BILLING NOTIFICATION

October 4, 1999

Dorothy Hillock
55 Victor Road
Portland, ME 04104

RE: Washington Ave.
CBL: 428-C-006

Certified Mail Receipt # Z 564 696 168

Dear Ms. Hillock ,

An evaluation of your property at 553 Washington Ave. on September 29, 1999 revealed that the structure continues to fail 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 **SECOND** 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 reinspection of the premises will occur on November 4, 1999 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 and in Title 30-A M.R.S.A. ss 4452.

Please be advised that because this is the second inspection and there are repeat violations, Section 6.2 of the Code requires that you pay a \$75.00 reinspection fee. This must be paid prior to November 4, 1999. A Certificate of Compliance will not be issued until all reinspection fees are paid. Failure to pay the assessed fee within 30 days shall cause the City to assess a lien against the property pursuant to Section 1-16 of the Code. Please fee free to contact me at 874-8706, if you wish to discuss the matter or have any questions.

Sincerely

A handwritten signature in cursive script, reading "Tommy Munson", is written over a horizontal line.

Code Enforcement Officer

Cc Central File
John Corbin

553 Washington Ave

City of Portland

Housing - Inspection

Compliance ?	Code	Description of Violation	Int/Ext	Floor	Apt/Unit No	Location	Repair Code
<input type="checkbox"/>	6-108.4	Loose handrail & Missing balusters	Exterior	1 & 2	1	rear stairway	
<input type="checkbox"/>	6-111.4	loose & mildewed caulking	Interior	1	1	Bathroom	
<input type="checkbox"/>	6-109.1	floors/walls/trim/ceiling remove mold growth	Interior	1	1	Bathroom	
<input type="checkbox"/>	6-108.2	loose & peeling wallpaper/paint	Interior	2	2	Bathroom	
<input type="checkbox"/>	6-108.2	closet ceiling broken/missing plaster	Interior	1	1	Right rear bedroom	
<input type="checkbox"/>	6-108.2	cracked & broken plaster	Interior	1	1	Bathroom	
<input type="checkbox"/>	6-108.2	broken & loose tiles	Interior	1	1	bathroom floor	
<input type="checkbox"/>	6-108.2	loose & peeling paint	Interior	1	1	bathroom walls	

Owner / Manager:
Hillock Dorothy B
Parcel Id: # of Units:
428- C-00600101
Inspector:
Tammy Munson
Status:
Date & Time Requested:
Sep 29, 1999 at
Date of Inspection:
Wednesday, September 29,
Reinspect By:
Thursday, November 04, 1999
Reason For Inspection:
Notes:

389 Congress St * Portland, ME * Phone:(207) 874-8704

Code Enforcement Officer

553 Washington Ave

Old Style

428-C-506

① Left broken windows.

② Broken Tread

③ 2nd floor - broken windows missing glass

City of Portland Housing - Inspection

Owner / Manager: Dorothy Hillcock
 Parcel Id: 428-C-00690101
 Inspector:
 Status: Red 10+ Violations
 Date & Time Requested: May 14, 1999 at 10:29 AM
 Date of Inspection: Friday, May 14, 1999
 Reinspect By: Thursday, June 17, 1999
 Reason For Inspection:

	Compliance ?	Code	Int/Ext	Floor	Apt/Unit No	Location	Repair Code
1.	<input checked="" type="checkbox"/>	6-109.4	EXT				
2.	<input checked="" type="checkbox"/>	6-108.1	EXT				
3.	<input checked="" type="checkbox"/>	6-108.1	EXT				
4.	<input checked="" type="checkbox"/>	6-108.4	EXT				
5.	<input checked="" type="checkbox"/>	6-108.4	EXT				
6.	<input checked="" type="checkbox"/>	6-108.4	EXT				
7.	<input checked="" type="checkbox"/>	6-108.4	EXT				
8.	<input checked="" type="checkbox"/>	6-108.2	INT				
9.	<input checked="" type="checkbox"/>	6-113.3	INT				
10.	<input checked="" type="checkbox"/>	6-108.4	INT				
11.	<input checked="" type="checkbox"/>	6-114.3	INT				
12.	<input checked="" type="checkbox"/>	6-113.5	INT				

Notes:
 Letter info: 3/25/99: VIOLATION NOTICE: 3/25/99: JUNK CAR

- B5MNT*
- 1st fl*
- 13. 6-113.5 INT
CELLAR CEILING SEVERAL OPEN ELECTRICAL BOXES
 - 14. 6-116.6 INT
CELLAR OLD BOILER FRIABLE ASBESTOS COVERING
 - 15. 6-111.4 INT
CELLAR OPEN FLOOR DRAIN
 - 16. 6-108.5 INT
CELLAR LEFT MIDDLE CHIMNEY LOOSE BRICKS & MORTAR
 - 17. 6-108.1 INT
CELLAR SUPPORT COLUMNS DETERIORATED BRICKS
 - 18. 6-109.4 INT
CELLAR FLOOR ACCUMULATION OF TRASH & DEBRIS
 - 19. 6-116.6 INT
1ST FLOOR FRONT HALL FRIABLE ASBESTOS PIPE COVERING
 - 20. 6-108.3 INT
1ST FL/APT 1 KITCHEN WINDOW MISSING/BROKEN COUNTERBALANCE CORDS
 - 21. 6-111.4 INT
1ST FL/APT 1 KITCHEN SINK TEMPORARY REPAIR ON DRAIN PIPE (TAPE)
 - 22. 6-113.4 INT
1ST FL/APT 1 KITCHEN REFRIGERATOR IMPROPER USE OF EXTENSION CORDS
 - 23. 6-108.2 INT
1ST FL/APT 1 RIGHT/REAR BEDROOM CLOSET CEILING BROKEN/MISSING PLASTER
 - 24. 6-108.3 INT
1ST FL/APT 1 RIGHT FRONT BEDROOM BROKEN GLASS/BROKEN COUNTERBALANCE CORDS
 - 25. 6-113.5 INT
1ST FL/APT 1 RIGHT FRONT BEDROOM MISSING ELECTRICAL OUTLET COVER
 - 26. 6-108.2 INT
1ST FL/APT 1 BATHROOM CEILING CRACKED & BROKEN PLASTER
 - 27. 6-108.2 INT
1ST FL/APT 1 BATHROOM FLOOR BROKEN & LOOSE TILES
 - 28. 6-108.2 INT
1ST FL/APT 1 BATHROOM WALLS LOOSE & PEELING PAINT

29.	<input type="checkbox"/>	6-111.4	INT
30.	<input type="checkbox"/>	1ST FL/APT 1 BATHROOM TUB	LOOSE & MILDEWED CAULKING
31.	<input checked="" type="checkbox"/>	6-109.1	INT
32.	<input checked="" type="checkbox"/>	1ST FL/APT 1 BATHROOM FLOORS/WALLS/TRIM/CEILING	REMOVE MOLD GROWTH
33.	<input checked="" type="checkbox"/>	6-113.5	INT
34.	<input checked="" type="checkbox"/>	1ST FL/APT 1 LIVINGROOM CEILING	BARE ELECTRICAL WIRES
35.	<input checked="" type="checkbox"/>	6-108.3	INT
36.	<input checked="" type="checkbox"/>	1ST FL/APT 1 LIVINGROOM WINDOWS	BROKEN COUNTERBALANCE CORDS
37.	<input checked="" type="checkbox"/>	6-114.3	INT
38.	<input checked="" type="checkbox"/>	1ST FL/APT 1 LIVINGROOM	DIRTY HEAT CONNECTORS
	<input checked="" type="checkbox"/>	6-108.2	INT
	<input checked="" type="checkbox"/>	2ND FL/APT 2 BATHROOM WALLS/TRIM	LOOSE & PEELING WALLPAPER/PAINT
	<input checked="" type="checkbox"/>	6-108.2	INT
	<input checked="" type="checkbox"/>	2ND FL/APT 2 BATHROOM SHOWER WALLS	LOOSE & BUCKLED
	<input checked="" type="checkbox"/>	6-113.5	INT
	<input checked="" type="checkbox"/>	2ND FL/APT 2 LEFT FRONT BEDROOM WALL	MISSING ELECTRICAL OUTLET COVER
	<input checked="" type="checkbox"/>	6-116.4	INT
	<input checked="" type="checkbox"/>	2ND FL/APT 2 FRONT EXIT STAIRWAY	BLOCKED
	<input checked="" type="checkbox"/>	6-113.5	INT
	<input checked="" type="checkbox"/>	1ST & 2ND FLS	SMOKE DETECTORS INADEQUATE - SEE ATTACHED REGULATIONS

Handwritten notes:
 Windows - Apartment 1
 Bathroom - Apartment 1
 Moldy - Apartment 1
 34.
 35.
 36.
 37.
 38.
 Smoke - 38.
 front Hall -
 Handrail -
 Damaged / Missing
 Plaster -

Handwritten notes:
 Year stairs -
 provide handrails -
 front - loose rail -

Code Enforcement Officer

Inspection Services
Michael J. Nugent
Manager

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



CITY OF PORTLAND
SECOND NOTICE OF VIOLATION
BILLING NOTIFICATION

December 22, 1999

Dorothy Hillock
55 Victor Road
Portland, ME 04104

RE: 553 Washington Avenue
CBL: 428-C-006

Certified Mail Receipt # Z 564 696 655

Dear Ms. Hillock;

An evaluation of your property at 553 Washington Avenue on 12/21/99 revealed that the structure continues to fail to comply with the Housing Code of the City of Portland.

Attached is a list of the violations.

This is a **SECOND** 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 January 20, 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 and in Title 30-A M.R.S.A. ss 4452.

Please be advised that because this is the second inspection and there are repeat violations, Section 6.2 of the Code requires that you pay a \$75.00 re-inspection fee. This must be paid prior to January 20, 1999. A Certificate of Compliance will not be issued until all re-inspection fees are paid. Failure to pay the assessed fee within 30 days shall cause the City to assess a lien against the property pursuant to Section 1-16 of the Code. Please fee free to contact me at 874-8706, if you wish to discuss the matter or have any questions.

Sincerely

Tammy Munson
Code Enforcement Officer
Cc: Central File
John Corbin

City of Portland
Housing - Inspection

Owner / Manager: Hillock, Dorothy B
 Parcel Id: 428-C-00600101 # of Units:
 Inspector: Tammy Munson
 Status:
 Date & Time Requested: Sep 29, 1999 at
 Date of Inspection: Wednesday, September 29, 1999
 Reinspect By: Monday, November 01, 1999
 Reason For Inspection:

Compliance ?	Code	Description of Violation	IntExt	Floor	Apt/Unit No	Location	Repair Code
<input checked="" type="checkbox"/>	6-108.3	Broken window	Exterior			left basement	
<input checked="" type="checkbox"/>	6-108.4	Broken tread	Interior			Baseboard	BSm
<input checked="" type="checkbox"/>	6-108.3	Broken window/missing glazing	Exterior	2	rear		
<input checked="" type="checkbox"/>	6-108.2	Rotted window trim board	Interior	2		Bathroom	
<input checked="" type="checkbox"/>	6-108.2	Wall - possible leakage	Interior	2		Bathroom	
<input type="checkbox"/>	6-108.4	No handrail	Interior			Front Hall	
<input checked="" type="checkbox"/>	6-108.2	Damaged plaster/missing plaster	Interior			Front Hall	
<input checked="" type="checkbox"/>	6-108.4	Loose guardrails	Exterior			Front Stairs	
<input checked="" type="checkbox"/>	6-108.4	Provide guardrails	Exterior			Rear Stairs	

Notes:

553 Washington Ave

City of Portland

Housing - Inspection

Owner / Manager:
Hillock Dorothy B
Parcel Id: # of Units:
428-C-00600101
Inspector:
Tammy Munson
Status:
Date & Time Requested:
Sep 29, 1999 at
Date of Inspection:
Wednesday, September 29,
Reinspect By:
Thursday, November 04, 1999
Reason For Inspection:
Notes:

Compliance ?	Code	Description of Violation	Int/Ext	Floor	Apt/Unit No	Location	Repair Code
<input checked="" type="checkbox"/>	6-108.4	Loose handrail & Missing balusters	Exterior	1 & 2		rear stairway	
<input checked="" type="checkbox"/>	6-111.4	loose & mildewed caulking	Interior	1	1	Bathroom	
<input checked="" type="checkbox"/>	6-109.1	floors/walls/trim/ceiling remove mold growth	Interior	1	1	Bathroom	
<input checked="" type="checkbox"/>	6-108.2	loose & peeling wallpaper/paint	Interior	2	2	Bathroom	
<input checked="" type="checkbox"/>	6-108.2	closet ceiling broken/missing plaster	Interior	1	1	Right rear bedroom	
<input checked="" type="checkbox"/>	6-108.2	cracked & broken plaster	Interior	1	1	Bathroom	
<input checked="" type="checkbox"/>	6-108.2	broken & loose tiles	Interior	1	1	bathroom floor	
<input checked="" type="checkbox"/>	6-108.2	loose & peeling paint	Interior	1	1	bathroom walls	

Inspection Services
Michael J. Nugent
Manager

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



CITY OF PORTLAND

December 22, 1999

Dorothy Hillock
55 Victor Rd
Portland, ME 04104

RE: 553 Washington Ave
CBL: 428-C-00600101

Dear Ms. Hillock:

A re-inspection at the above noted property was made on Dec-21-1999.

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 September 29, 1999.

Thank you for your cooperation. If you have any questions, feel free to contact this office at 874-8706.

Sincerely,

Tammy Munson
Code Enforcement Officer

Nbw/