HOUSING INSPECTION REPORT

Location: 553 WASHINGTON AVE

Location: 553 WASHINGTON AVE	
Housing Conditions Date: MARCH 19, 1999	
Expiration Date: APRIL 24, 1999	
 EXT - 1ST FLOOR/REAR - PORCH & YA 	RD 109.40
TRASH & DEBRIS	
2. EXT - OVERALL - WALLS	108.10
LOOSE/PEELING PAINT	
3. EXT - OVERALL - WALLS & ROOF	108.10
ROTTED/BROKEN/MISSING TRIM/GUTT	
4. EXT - 1ST FLOOR - FRONT STAIRS	108.40
BROKEN TREADS, LOOSE UPPER HAND	
HANDRAIL	, in the second
5* EXT - 2ND FLOOR - REAR DECK	108.40
IMPROPER GUARDRAIL/BALUSTER SPA	200,.0
6* EXT - 1ST/2ND FLOORS - REAR STAIRW	AY 108.40
LOOSE HANDRAIL & MISSING BALUSTI	
7* EXT - 1ST/2ND FLOORS - REAR STAIRS	
IMPROPERLY SIZED RISERS - TOP & BO	
8. INT - CELLAR STAIRWELL - CEILING	108.20
SAGGING PLASTER	100.20
9* INT - CELLAR - STAIRWELL	113.30
INADEQUATE ILLUMINATION	113.30
10. INT - CELLAR - STAIRS	108.40
MISSING HANDRAIL - WORN/CRACKED	
11. INT - CELLAR - STAIRWELL	114.30
IMPOROPERLY IDENTIFIED EMERGENC	
12* INT - CELLAR - CEILING	113.50
SEVERAL TAPED CERAMIC LIGHT BASE	
13* INT - CELLAR - CEILING	113.50
SEVERAL OPEN ELECTRICAL BOXES	113.50
14. INT - CELLAR - OLD BOILER	116,60
FRIABLE ASBESTOS COVERING	110.00
15. INT - CELLAR	111.40
OPEN FLOOR DRAIN	111.40
16. INT - CELLAR LEFT MIDDLE CH	MANEY 100 50
LOOSE BRICKS & MORTAR	шинет 106.50
	FNIC 100 10
17. INT - CELLAR SUPPORT COLUM DETERIORATED BRICKS	INS 108.10
· ··· · · · · · · · · · · · · · · · ·	100.10
18. INT - CELLAR FLOOR	109.10
ACCUMULATION OF TRASH & DEBRI	
19. INT - 1ST FL FRONT HALL	116.60
FRIABLE ASBESTORS PIPE COVERING	Ġ

	KITCHENWINDOW 108.3				
	I COUNTERBALANCE COR				
21. INT - 1ST FL/APT 1	KITCHEN SINK	111.4	0		
TEMPORARY (TA	PE) REPAIR ON DRAIN PIP	Έ			
22. INT - 1ST FL/APT 1	KITCHEN REFRIGERATO	R	113.40	ı	
	F EXTENSION CORD				
23. INT - 1ST FL/APT 1	RIGHT REAR BEDROOM	108.20	0		
BROKEN/MISSNG	PLASTER/CLOSET CELING	j			
24. INT - 1ST FL/APT 1	RIGHT FRONT BEDROOM	4 WINI	oows	108,30	
BROKEN GLASS/E	ROKEN COUNTERBALANC	CE COF	RDS		
25. INT - 1ST FL/APT 1	RIGHT FRONT BEDROOM	1		113,50	
MISSING ELECTR	ICAL OUTLET COVER				
26. INT - 1ST FL/APT 1	BATHROOM CEILING	108.20)	to a transaction	
CRACKED & BROI	KEN PLASTER				
27. INT - 1ST FL/APT 1	BATHROOM FLOOR TILE	\mathbf{S}	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 & MILDEW					
30. INT - ST FL/APT 1	BATHROOM FLOORS/WA	LLS/TF	RIM/CEI	LING 1	09.10
REMOVE MOLD G	ROWTH				
31* INT - 1ST FL/APT 1	LIVINGROOM CEILING		113.50		
BARE ELECTRICAL	L WIRES				
32. INT - 1ST FL/APT 1	LIVINGROOM WINDOWS		108.30		
BROKEN COUNTE					
33. INT - 1ST FL/APT 1	RBALANCE CORDS LIVINGROOM VECTORS		114.30		
DIRTY HEAT CON	VECTORS				
34. INT - APT 2/2ND FL	BATHROOM WOOD TRIM		108.20		
LOOSE & PEELING					
35. INT - APT 2/2ND FL	BATHROOM SHOWER WA	LLS	108.20		
LOOSE & BUCKLE					
36. INT - APT 2/2ND FL	LEFT FRONT BEDROOM V	VALL	113.50		
	CAL OUTLET COVER				
37. INT - APT 2/2ND FL	FRONT EXIT STAIRWAY	116.40			
BLOCKED					
38* INT -: 1ST & 2ND FLS	SMOKE DETECTORS		113.50		
INADEQUATE - SEI	E ATTACHED REGULATION	N			

*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



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: (

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.

1

Code Enforcement Officer

/mag

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



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

Repair Code

		Complaince? Code	Code	Int/Ext	Floor	Apt/Unit No		Location
			Description of Violation	on				
Wirel / Manageri.			6-108.3	Exterior			left basement	
Darrel 14-			Broken window					
#	7		6-108.4	Interior			Baseboard	
Inspector			Broken tread					
Tammy Munson	က်		6-108.3	Exterior	8	rear		
Status:			Broken window/missing glazing	glazing				
	4,		6-108.2	Interior	6		Bathroom	14.15
Date & Time Requested:			Rotted window trim board	ırd				
Sep 29, 1999 at	ហ		6-108.2	Interior	7		Bathroom	
Date of Inspection;			Wall - possible leakage					
Wednesday, September 29,	တ်		6-108.4	Interior			Front Hall	
Reinspect By:			No handrail					
Monday, November 01, 1999	7.		6-108.2	Interior			Front Hall	v . *
Reason For Inspection:			Damaged plaster/missing plaster	ng plaster				
	∞		6-108.4	Exterior			Front Stairs	
			Loose guardrails					
	ග්		6-108.4	Exterior			Rear Stairs	
			Provide guardrails					
Notes:								
		. •						
			•					
		-						

Code Enforcement Officer

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

GeoTMS® 1999 Des Lauriers & Associates, Inc.

Inspection Report

01 Certificate of Compliance	•		1	0000	ī	i				
05 Notice of Violation	Sec.	Days	7	12	i U		1 3	Location	Description of Violation	
05 General Notice Viol.	Sec.		7	10	14	6		24	Broken Wickow	
SecDays	Sec.	Days	7 [iv]	12	W	N	Ban	12/2		
05 Refuse Violaton Notice	Sec.	Days	10	108.2	7	N	Bas	Bathroom	CAMP Windows duing Surge States	10
05 T.A.C.I. Notice 1	Sec.	Days	7/	108.2	H	2	100	1	Will- 2011 611 1160	
05 T.A.C.I. Notice 2	Sec	Days	70	1.801	H	7	tice	- Hall	110 masion lancing	
05 Notice of Intent to Prosecute Sec	Sec	Days	2	108,2	H	17		1	1.04011	
05 Stop Work Order	Sec.	Days	G.	108.4	B	n	tu	ど光	1018 2010 1 11181119 1	2
05 Posting Notice	Sec.	Days	6	108.4	Y	1	1	のなが	January durant	
05 Junk Car	Sec.	Days	}					1 1001	province gardaralls	
Violation #	· .		<u> </u>							
Date of Inspection: 3/29	199									33000
CBL 428-C-6										omani wa sa
C. D. Androcons	11216	A. C.							CALL THE STATE OF	
2	11110201	101								
UU: (Insp.# \(\tau \)								÷		
Inspection due to complaint: Yes/No	Yes/No				_					
Owners Name and Address:				·						
(Telephone if known)			-							
						-				
							-			
		,				1				
							1		700	

Inspection Report

73.57	FOXACC, NY	100 VICE/	TXNOTHY HOROCO	(Telephone if known)	Owners Name and Address:	Inspection due to complaint: Yes/No	DU: // Insp.# 3	Site Address: 330 MUSPILLENT	31: NEV. C-C	Date of Inspection: 7/27/7/	violation #	Sec Days	5 Posting Notice Sec. Days Days	ier Sec	5 Notice of Intent to Prosecute Sec. Days	5 T.A.C.I. Notice 2 Sec. Days Days	5 T.A.C.I. Notice 1 Sec. Days	5 Refuse Violaton Notice Sec. Days Days	Sec Days Sec Days	5 General Notice Viol. Sec. Days	5 Notice of Violation Sec. Days	11 Certificate of Compliance # Co	
															101× 1 2010	tout that		101 Still Dotsta	see attached -		1.771	Code E/I FI Apt Location	
								The state of the s	The state of the s						100			molino.	Mala		29, 80, 24	Description of Violation	



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

Code Enforcement Officer

Cc Central File John Corbin

City of Portland Housing - Inspection

Repair Code

		Complaince? Code	Code	Int/Ext	Floor	Apt/Unit No		Location
			Description of Violation	tion				es to
Owner / Manager:	- -		6-108.4	Exterior	182		rear stairway	****
m			Loose handrail & Missing balusters	sing balusters			•	
Parcel Id: # of Units:	4		6-111.4	Interior		•	Bathroom	. 5
428- C-00600101	i	}	loose & mildewed caulking	Ikina				
Inspector	,				,	,	:	
Tammy Munson	က်		6-109.1	Interior	-	-	Bathroom	
Status			floors/walls/trim/ceifing remove mold growth	g remove mold gr	owth			
	4.		6-108.2	Interior	7	7	Bathroom	
Date & Time Requested:			loose & peeling wallpaper/paint	aper/paint				
San 29 1999 at	က်		6-108.2	Interior	•	-	Right rear bedroom	Ę
Date of Inspection:			closet ceiling broken/missing plaster	missing plaster			•	444
Date of disposability	4	E.	4000	1	•	•	4	
Weamesday, September 23;	o o]	7.501-0	5	-	_	Barnroom	
Reinspect By:			cracked & broken plaster	ster				
Thursday, November 04, 199	7.		6-108.2	Interior	-	-	bathroom floor	
Reason For Inspection:			broken & loose tiles					
	æ		6-108.2	Interior	- -	-	bathroom walls	nuna.
			loose & peeling paint		-			ut ee
								. v . ·
								V 5
Notes.								
								v.v.,

Code Enforcement Officer

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

553 Washington Ave

@ Left botton window. O Broken Tread B) 2nd 1800 - b token windows only Housing - Inspection complaince? code Dorothy Owner / 1

City of Portland

	0	Complaince ? Code	Code	Int/Ext	Floor	Apt/Unit No	Location	Repair Code
Owner / Managen	.	C] .	5 400 A	n 				
Derothy Hilllock	;	····· 6	1ST FLOOR/REAR PORCH & YARD TRASH & DEBRIS	PORCH & YARD	TRASH & I	DEBRIS		
Parcel Id: # of Units:	s	1	S 400 4	n K				
428- C-00600101	1	· · · · · [OVERALL WALLS LOOSE/PEELING PAINT	LOOSE/PEELING	PAINT			
Inspector	ω	٩	6-108.1	m X				
<u> </u>			OVERALL WALLS & ROOF ROTTED/BROKEN/MISSING	ROOF ROTTED	/BROKEN/	MISSING TRIM/GUTTERS/FASCIA	3/FASCIA	
Red 10+ Violations	4,	S	6-108.4	EXT				
Date & Time Requested:			1ST FLOOR FRONT	FRONT STAIRS BROKE	BROKEN TREADS, LOOSI	S, LOOSE UPPER HANDE	E UPPER HANDRAIL, MISSING LOWER HANDRAIL	IANDRAIL
May 14, 1999 at 10:29 AM	'n	8	6-108.4	EXT				
Date of Inspection:		State of	2ND FLOOR REAR	DECK IMPROPE	R GUARDE	REAR DECK IMPROPER GUARDRAIL/BALUSTER SPACING/ROTTED DECKING	S/ROTTED DECKING	
Friday, May 14, 1999 (,5)		Q	6-108.4	EXT				
Reinspect By:	() 1000 1000 1000 1000 1000 1000 1000 10	• • • • • • • • • • • • • • • • • • • •	1ST/2ND FLOORS F	REAR STAIRWAY LOOSE HANDRAI	LOOSE H	ANDRAIL & MISSING BALUSTERS	LUSTERS	
Thursday, June 17, 1999	75	E	6-108.4	m XT				
Reason For Inspection:			1ST/2ND FLOORS F	REAR STAIRS IMPROPERLY SIZED	PROPERL	Y SIZED RISERS - TOP & BOTTOM STEP	BOTTOM STEP	
	œ		6-108.2	TNT				
			CELLAR STAIRWELL CEILING SAGGING PLASTER	. CEILING SAG	SING PLAS	TER		
	۵	C	n-143 3	7				

CELLAR CEILING SEVERAL TAPED CERAMIC LIGHT BASES

CELLAR STAIRWELL IMPOROPERLY IDENTIFIED EMERGENCY BOILER CUT-OFF SWITCH

CELLAR STAIRS MISSING HANDRAIL - WORN/CRACKED/BROKEN TREADS

NOTICE, 3/25/99; JUNK CAR

6-114.3

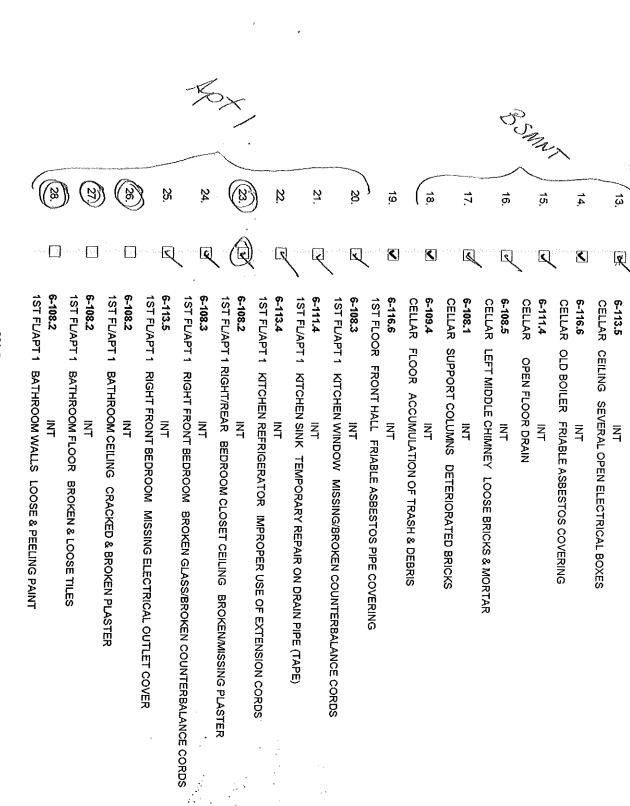
6-108.4

CELLAR STAIRWELL INADEQUATE ILLUMINATION

12

Letter Info: 3/25/99: VIOLATN

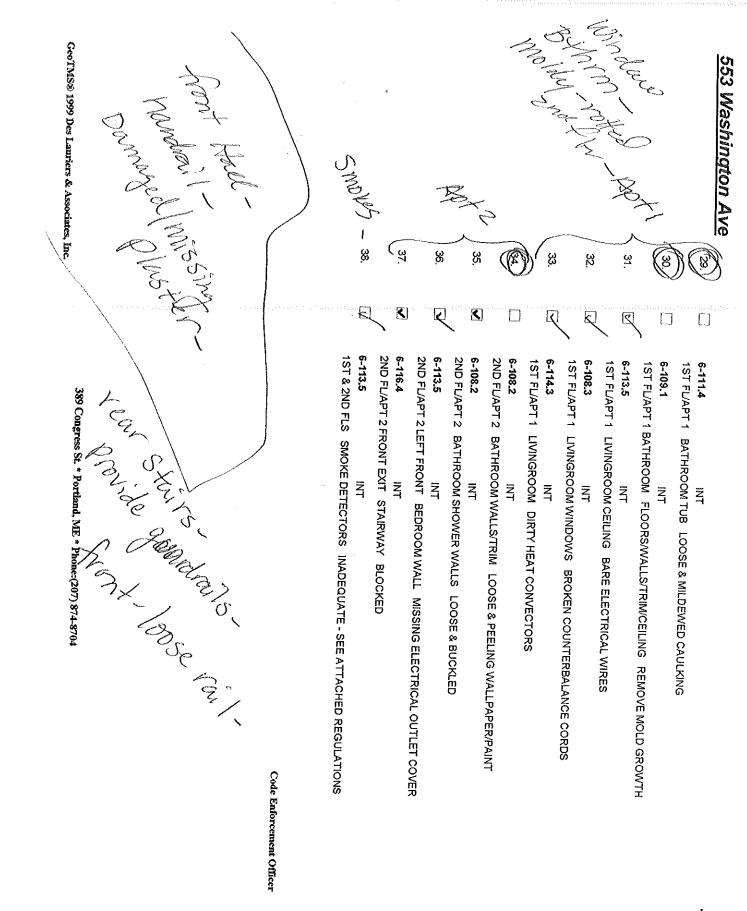
Notes:



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

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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 Johm Corbin

Inspection Report

		4000	1817	N 1945 B	- Vota + 190	(Telephone if known)	Owners Name and Address:	Inspection due to complaint: Yes/No	DU: Insp.# /////50%	one radicess. Jo how in hepior	Sille Addresser 253/1/256	CBL: 478-C-6.	Date of Inspection: 12/11/99)	Junk Car Scc. Days	olice Scc.	Sec.	Prosecule Sec.	Sec.	Sec.	olice Sec	Notice of Violation . Sec. Days	Certificate of Compliance	•
																OU Stories			B III M		- 10011 ABO	/ IDS 4 FI Apt Location	1	
																50		# 10 S#11		18011:	1 - man 110 graspache have	Description of Violation		

City of Portland Housing - Inspection

Notes:			Monday, November 01, 1999 Reason For Inspection:	Wednesday, September 29, (Reinspect By:	Sep 29, 1999 at	Date & Time Bennested:	Inspector Tammy Munson	Parcel Id: # of Units: 428- C-00600101	Owner / Manager: Hillock Dorothy B	
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intingonis viedovinteio treviere e e e	Q	P	Q		Ę	Ę			P	Complaince ?
· · · · · · · · · · · · · · · · · · ·	6-108.4 Provide guardrails	6-108.4 Loose guardrails	6-108.2 Interior Damaged plaster/missing plaster	6-108.4 No handrail	6-108.2 Wall - possible leakage	6-108.2 Rotted window trim board	6-108.3 Broken window/missing glazing	6-108.4 Broken tread	6-108.3 Broken window	Code Description of Violation
· ·	Exterior	Exterior	Interior sing plaster	Interior	Interior	Interior pard	Exterior ng glazing	Interior	Exterior	Int/Ext ion
					ъ	ю	2			Floor
							rear			Apt/Unit No
	Rear Stairs	Front Stairs	Front Hall	Front Hail	Bathroom	Bathroom		Baseboard BSmn	left basement	Location
										Repair Code

Code Enforcement Officer

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

		٠					:
Certificate of Compliance	*	. Code		7) [Þ.	l ocation	
Scc.							Description of Violation
Notice		-					
					1		
		•	. :				
Prosecute Sec.					,		
Stop Work Order Sec. Days			•				
olice Scc						:	
Sec.		• ,					
Date of Inspection: 12/10/169							
CBL: 428-0-6:		·			-		
Site Address: 553 Mashinston		٠			1		
DU: L Insp.# MUNSON							
Inspection due to complaint: Yes/No				•		*	
Owners Name and Address:		*					
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City of Portland Housing - Inspection

Repair Code

Location	•				Е			
a 11 12 12 12 12 12 12 12 12 12 12 12 12	rear stairway	Bathroom	Bathroom	Bathroom	Right rear bedroom	Bathroom	bathroom floor	bathroom walls
Apt/Unit No		~	₩-	73	₩-	-	-	
Floor	1 & 2	₩	1 growth	6	۲.	₩		
Code Int/Ext Description of Violation	6-108.4 Exterior Loose handrail & Missing balusters	6-111.4 Interior loose & mildewed caulking	6-109.1 floors/walls/trim/ceiling remove mold growth	6-108.2 Interior loose & peeling wallpaper/paint	6-108.2 Interior closet ceiling broken/missing plaster	Interior cracked & broken plaster	6-108.2 Interior broken & loose tiles	6-108.2 Interior loose & peeling paint
Complaince? Code	6-108.4 Loose ha	6-111.4 loose & 1	6-109.1 floors/wz	6-108.2 loose & p	6-108.2 closet ce	6-108.2 cracked	6-108.2 broken 8	6-108.2 loose & p
Con	1. Inits:	4	ri	4	ហ		199 7.	တ်

Thursday, November 04,

Reason For Inspection:

Notes:

Wednesday, September

Reinspect By:

Date of Inspection:

Sep 29, 1999 at

Date & Time Requested:

Hillock Dorothy B

Parcel Id:

428- C-00600101

Tammy Munson

Status:

Inspector

Owner/ Manager

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

GeoTMS® 1999 Des Lauriers & Associates, Inc.



CITY OF PORTLAND

December 22, 1999

Dorothy Hillock 55 Victor Rd Portland, ME 04104

RE: 553 W

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/