

Inspection Services
Michael J. Nugent
Manager



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

CITY OF PORTLAND

December 21, 2000

RE: 522 Washington Ave
CBL: 429 J00300101

Dear :

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 Jun-16-2000.

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 David Caddell @ 874-8707.

Sincerely,

David Caddell @ 874-8707
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

September 5, 2000

Jade Associates
1785 Washington Ave.
Portland, ME 04103

RE: 522 Washington Ave
CBL: (429-J-00300101)

Certified Mail Receipt # Z397 901 936

Dear Jade Associates;

An evaluation of your property at 522 *Washington Ave* on *Aug-08-2000* time revealed that the structure remains non-compliant 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 days of the date of this notice. A re-inspection of the premises will occur on Oct-05-2000 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 Oct-05-2000. 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 feel free to contact Tammy Munson @ 874-8706, if you wish to discuss the matter or have any questions.

Sincerely,

Tammy Munson @ 874-8706
Code Enforcement Officer

CC: Central File
John Corbin

CITY OF PORTLAND
HTE

9/5/00

Date:

Name & Address:

Jade Associates
1785 Washington Ave
Portland Me 04103

Description of Services:

Hte Code: IN128

Second Notice Housing Violations
CBL - 429-J-003
(522 Washington Ave)

Amount Due:

\$ 75.00

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Manager

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BILLING NOTIFICATION

September 5, 2000

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Portland, ME 04103

RE: 522 Washington Ave
CBL: (429-J-00300101)

Certified Mail Receipt # Z397 901 936

Dear Jade Associates;

An evaluation of your property at *522 Washington Ave* on *Aug-08-2000* time revealed that the structure remains non-compliant with the Housing Code of the City of Portland.

Attached is a list of the violations.

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Sincerely,

Tammy Munson @ 874-8706
Code Enforcement Officer

CC: Central File
John Corbin

522 Washington Ave

- 6. **6-113.5** Interior Basement
Violation: Maintenance of lighting fixtures
Notes: Ceiling above furnace open electric junction box
- 7. **6-108.3** Interior Basement
Violation: Exterior windows, doors and skylights
Notes: Broken window glass and frame
- 8. **6-108.2** Interior Dining Room
Violation: Interior floors, walls, ceilings and doors
Notes: Repair damaged ceiling
- 9. **6-108.2** Interior Living Room
Violation: Interior floors, walls, ceilings and doors
Notes: Repair broken knob/fatch assembly
- 10. **6-108.4** Interior 1/2 Front Stairs
Violation: Stairways, stairwells, stairs, porches.
Notes: Repair loose handrail and ballusters
- 11. **6-108.4** Interior 1/2 Rear Stairs
Violation: Stairways, stairwells, stairs, porches.
Notes: Install missing handrail
- 12. **6-108.4** Interior 1/2 Front Hall
Violation: Stairways, stairwells, stairs, porches.
Notes: Repair/replace missing window glass/frame

522 Washington Ave

- 13. 6-108.2 Interior 2 bathroom walls
Violation: Interior floors, walls, ceilings and doors
Notes: Repair hole
- 14. 6-108.5 Interior 2 bathroom walls
Violation: Chimneys, flues and vent.
Notes: Repair/cover exposed electrical wiring
- 15. 6-108.4 Interior 2/3 Attic stairs
Violation: Stairways, stairwells, stairs, porches.
Notes: repair broken treads and risers
- 16. 6-108.4 Interior 2/3 Attic stairs
Violation: Stairways, stairwells, stairs, porches.
Notes: replace missing handrail
- 17. 6-108.4 Interior 3 Attic stairwell
Violation: Stairways, stairwells, stairs, porches.
Notes: Install code complaint guardrail

522 Washington Ave

City of Portland

Housing - Inspection

Compliance ?	Code	Int/Ext	Floor	Unit No	Area	Repair Code
<input type="checkbox"/>	6-108.1 Violation: Roofs Notes: Repair loose trim board	Exterior			Roof	
<input type="checkbox"/>	6-109.4 Violation: Disposal of rubbish, garbage and waste. Notes: Remove excessive junk & debris	Exterior			yard	
<input type="checkbox"/>	6-108.1 Violation: Exterior Walls Notes: Repair broken siding	Exterior	1		Right exterior wall	
<input type="checkbox"/>	6-109.4 Violation: Disposal of rubbish, garbage and waste. Notes: Remove excessive junk and debris	Interior			Basement	
<input type="checkbox"/>	6-113.5 Violation: Maintenance of lighting fixtures Notes: Ceiling above main disconnect open electrical junction box	Interior			Basement	

Owner / Manager:
Jade Associates
Parcel Id: # of Units
429-J-00300101
Inspector:
Kevin Carroll @8708 & Arthur
Status:
Red 10+ Violations
Date & Time Requested:
Jun 16, 2000 at
Date of Inspection:
Friday, June 16, 2000
Reinspect By:
Monday, July 17, 2000
Reason For Inspection:
Notes

522 Washington Ave

- 6. 6-113.5 Interior Basement
Violation: Maintenance of lighting fixtures
Notes: Ceiling above furnace open electric junction box
- 7. 6-108.3 Interior Basement
Violation: Exterior windows, doors and skylights
Notes: Broken window glass and frame
- 8. 6-108.2 Interior Dining Room
Violation: Interior floors, walls, ceilings and doors
Notes: Repair damaged ceiling
- 9. 6-108.2 Interior Living Room
Violation: Interior floors, walls, ceilings and doors
Notes: Repair broken knob/latch assembly
- 10. 6-108.4 Interior 1/2 Front Hall
Violation: Stairways, stairwells, stairs, porches.
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522 Washington Ave

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Notes: Install code complaint guardrail

Inspection Services
Michael J. Nugent
Manager

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



CITY OF PORTLAND

June 21, 2000

Jade Associates
1785 Washington Ave.
Portland, ME 04103

RE: 522 Washington Ave
CBL: 429-J-00300101

Dear Jade Associates:

Certified Mail Receipt # Z 275 871 942

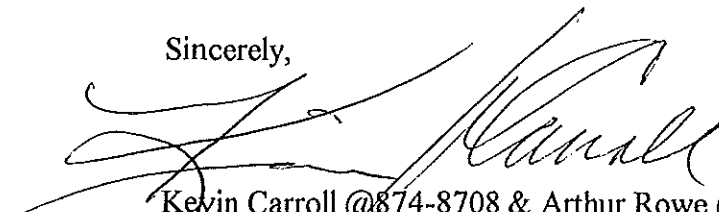
An evaluation of your property at 522 Washington Ave on Jun-16-2000 revealed that the structure fails to comply with Chapter 6, Article V. of the Code of Ordinances of the City of Portland, The Housing Code. Attached is a list of the violations.

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 Jul-17-2000 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 Kevin Carroll @874-8708 & Arthur Rowe @874-8697, 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,



Kevin Carroll @874-8708 & Arthur Rowe @874-8697
Code Enforcement Officer

nbw/

522 Washington Ave

City of Portland Housing - Inspection

Compliance ?	Code	Int/Ext	Floor	Unit No	Area	Repair Code
<input type="checkbox"/>	6-108.1 Violation: Roofs Notes: Repair loose trim board	Exterior			Roof	
<input type="checkbox"/>	6-109.4 Violation: Disposal of rubbish, garbage and waste. Notes: Remove excessive junk & debris	Exterior			yard	
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Owner / Manager:
Jade Associates
Parcel Id: # of Units
429- J-00300101
Inspector:
Kevin Carroll @8798 & Arthur
Status:
Red 10+ Violations
Date & Time Requested:
Jun 16, 2000 at
Date of Inspection:
Friday, June 16, 2000
Reinspect By:
Monday, July 17, 2000
Reason For inspection:

Notes

522 Washington Ave

- | | | | | |
|-----|--------------------------|---|--------------|--------------|
| 6. | <input type="checkbox"/> | 6-113.5
Violation: Maintenance of lighting fixtures | Interior | Basement |
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Violation: Stairways, stairwells, stairs, porches. | Interior 1/2 | Front Hall |
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| | | Notes: Repair loose handrail and ballusters | | |
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522 Washington Ave

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Notes: Install code complaint guardrail

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- | | |
|---|--|
| <input checked="" type="checkbox"/> Footing/Building Location Inspection: | Prior to pouring concrete |
| <input checked="" type="checkbox"/> Re-Bar Schedule Inspection: | Prior to pouring concrete |
| <input checked="" type="checkbox"/> Foundation Inspection: | Prior to placing ANY backfill |
| <input checked="" type="checkbox"/> Framing/Rough Plumbing/Electrical: | Prior to any insulating or drywalling |
| <input checked="" type="checkbox"/> Final/Certificate of Occupancy: | Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point. |

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

NA CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

Signature of Applicant/Designee

Donna Martin Hill

Signature of Inspections Official

Date

4 28 06

Date

CBL: W29 J003

Building Permit #: 06 0480

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Signature of Applicant/Designee: Donna Martin Holman Date: 3/30/04
 Signature of Inspections Official: _____ Date: _____
 Building Permit #: 060343 CBL: 429 J 003