

Inspection Services  
Michael J. Nugent  
Manager

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



## CITY OF PORTLAND

March 5, 2001

HARRY B RIPLEY JR  
61 VERANDA ST  
PORTLAND, ME 04103

RE: 61 Veranda St  
CBL: 431- N-00200101

**Certified Mail Receipt # 7099 3400 0019 5716 2469**

Dear Mr. Ripley:

An evaluation of your property at 61 Veranda St on Mar-02-2001 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 Apr-06-2001 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 Jeanie Bourke @ 874-8715, 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,

Jeanie Bourke @ 874-8715  
Code Enforcement Officer  
/jb

61 Veranda St

1-6-01

*col*  
*5B*

# City of Portland Housing - Inspection

Owner / Manager: <b>RIPLEY HARRY B JR</b>	# of Units:
Parcel Id: <b>431 - N-00200101</b>	
Inspector: <b>Jeanie Bourke @ 874-8715</b>	
Status: <b>Yellow 5-9 Violations</b>	
Date & Time Requested: <b>Mar 2, 2001 at</b>	
Date of Inspection: <b>Friday, March 02, 2001</b>	
Reinspect By: <b>Friday, April 06, 2001</b>	
Reason For Inspection:	
Notes:	

Compliance ?	Code	Int/Ext	Floor	Unit No	Area	Repair Code
<input checked="" type="checkbox"/>	6-108.2	Interior	1	1	Bathroom	
	Violation: Interior floors, walls, ceilings and doors					
	Notes: damaged floor by toilet					
<input checked="" type="checkbox"/>	6-108.2	Interior	1	1	Kitchen	
	Violation: Interior floors, walls, ceilings and doors					
	Notes: damaged floor tiles					
<input checked="" type="checkbox"/>	6-108.2	Interior	1		Front Hall	
	Violation: Interior floors, walls, ceilings and doors					
	Notes: peeling paint					
<input checked="" type="checkbox"/>	6-116.2	Interior	1		Front Hall	
	Violation: Egress					
	Notes: storage of lawn mower and flammables					
<input checked="" type="checkbox"/>	6-108.1	Exterior			Right rear	
	Violation: Roofs					
	Notes: rotten/missing roof trim					

90%  
3/12 772-33323

NO REPAIR FOR 90 DAYS  
EVICTIONS NOTICE 30 DAYS 2/18 OUT

TERRANCE ROBIN TUCKER 772-0957 (W)  
STEPH 756-7769 (H)

61 Veranda St  
MOB N The Lake St  
WORKOUT NIGHT

# City of Portland Housing - Inspection

Owner / Manager: Harry B. Ripley Jr.	# of Units:
Parcel Id: 431 - N-00200101	
Inspector: Tammy Munson @ 874-8706	
Status: Red 10+ Violations	
Date & Time Requested: Jan 8, 2001 at	
Date of Inspection: Monday, January 08, 2001	
Reinspect By: Monday, February 19, 2001	
Reason For Inspection: Non Compliance	
Notes:	
Notice of Violation	

Compliance ?	Code	Int/Ext	Floor	Unit No	Area	Repair Code
<input checked="" type="checkbox"/>	6-1143	Interior	1		front room	
	Violation: Maintenance of equipment.					
	Code Text: All stoves, furnaces, room heaters, or domestic water heaters operated by solid, liquid, or gaseous fuel shall be properly vented and maintained in safe operating condition by the owner, operator, occupant or both.					
	Notes: Vent radiator leaking					
<input checked="" type="checkbox"/>	6-1165	Interior	1		Throughout	
	Violation: Fire Protection					
	Code Text: Every dwelling, dwelling unit, rooming house and rooming unit shall comply with the applicable provisions of the most current edition of the National Fire Protection Association Life Safety Code, and with all other applicable state statutes and regulation					
	Notes: No hard wire smoke detector <u>at Battery for 2-Family</u>					
<input checked="" type="checkbox"/>	6-1114	Interior	1		Kitchen	
	Violation: Maintenance of plumbing fixtures.					
	Code Text: All fixtures required by this article and all fixtures installed in addition thereto shall be properly installed and maintained in sound mechanical condition, free from defects, leaks, or obstructions, and in accordance with the state plumbing code.					
	Notes: Leak @ sink					
<input checked="" type="checkbox"/>	6-1114	Interior	1		Bathroom	
	Violation: Maintenance of plumbing fixtures.					
	Code Text: All fixtures required by this article and all fixtures installed in addition thereto shall be properly installed and maintained in sound mechanical condition, free from defects, leaks, or obstructions, and in accordance with the state plumbing code.					
	Notes: Leak @ base of toilet <u>Floor damaged by toilet</u>					
<input checked="" type="checkbox"/>	6-108.2	Interior	1		Bathroom	
	Violation: Interior floors, walls, ceilings and doors					
	Code Text: Every floor, wall, ceiling, and door shall be in a structurally sound condition and in good repair and shall be substantially vermin proof.					
	Notes: Loose ceiling tiles					

**61 Veranda St**

6. ~~6-109.3~~ Interior 1 Kitchen

Violation: 6-109.3 Maintenance of supplied facilities

Code Text: Every occupant of a dwelling unit shall keep all supplied facilities, including refrigeration, plumbing and cooking equipment, in a clean and sanitary condition and shall be responsible for the exercise of reasonable care in their proper use and operation

7. ~~6-108.2~~ Interior 1 Kitchen

Violation: Interior floors, walls, ceilings and doors

Code Text: Every floor, wall, ceiling, and door shall be in a structurally sound condition and in good repair and shall be substantially vermin proof.

Notes: Stove inoperable

8. ~~6-108.2~~ Interior 1 Front Hall

Violation: Interior floors, walls, ceilings and doors

Code Text: Every floor, wall, ceiling, and door shall be in a structurally sound condition and in good repair and shall be substantially vermin proof.

Notes: Damaged tiles

9. ~~6-108.4~~ Interior Front Hall

Violation: Stairways, stairwells, stairs, porches.

Code Text: Every inside and outside stairway, stairwell, stairs, and porch and any appurtenances thereto shall be structurally sound, in good repair, and safe to use. Every inside and outside stairway, stairwell, stairs, and porch and any appurtenances thereto shall

Notes: Broken Baluster

10. ~~6-108.4~~ Interior Front Hall

Violation: Stairways, stairwells, stairs, porches.

Code Text: Every inside and outside stairway, stairwell, stairs, and porch and any appurtenances thereto shall be structurally sound, in good repair, and safe to use. Every inside and outside stairway, stairwell, stairs, and porch and any appurtenances thereto shall

Notes: Loose rail

11. ~~6-116.3~~ Interior Front Hall

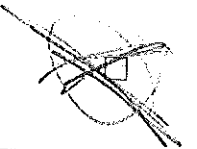
Violation: Egress Obstructions

Code Text: Every hallway, stairway, corridor, exit, fire escape door or other means of egress shall be kept clear of obstructions at all times.

Notes: Storing lawn mower, barrels & bikes

**61 Veranda St**

12.



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

Front Hall

Code Text: Every floor, wall, ceiling, and door shall be in a structurally sound condition and in good repair and shall be substantially vermin proof.

Notes: Cracked & damaged plaster

13.



6-108.3 Exterior  
Violation: Exterior windows, doors and skylights

Right

Code Text: Every window or door, including basement or cellar door and hatchway, and skylight shall be substantially weathertight, watertight, and vermin proof and shall be kept in sound working condition and good repair. Every exterior window shall include storm sa

Notes: Broken windows

14.



6-116.3 Exterior  
Violation: Egress Obstructions

Right Middle

Code Text: Every hallway, stairway, corridor, exit, fire escape door or other means of egress shall be kept clear of obstructions at all times.

Notes: No stairs @ door

15.



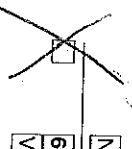
6-108.3 Exterior  
Violation: Exterior windows, doors and skylights

Right Middle

Code Text: Every window or door, including basement or cellar door and hatchway, and skylight shall be substantially weathertight, watertight, and vermin proof and shall be kept in sound working condition and good repair. Every exterior window shall include storm sa

Notes: Broken bulkhead door

16.



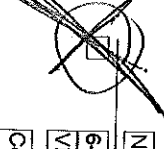
6-108.1 Exterior  
Violation: Foundations cellars,

Throughout

Code Text: Every foundation, basement, cellar, exterior wall, and roof shall be substantially weathertight, watertight, and vermin proof, shall be structurally sound and in good repair, and shall be safe for the intended use as well as capable of supporting whatever

Notes: Loose bricks & missing mortar

17.



6-108.1 Exterior  
Violation: Exterior Walls

Right rear

Code Text: Every exterior wall shall be substantially weathertight, watertight, and vermin proof; shall be structurally sound and in good repair, and shall be safe for the intended use as well as capable of supporting whatever load normal use may cause to be placed

Notes: Damaged Trim

**61 Veranda St**

18.



6-108.1	Exterior	Left
Violation: Exterior Walls		

Code Text: Every exterior wall shall be substantially weathertight, watertight, and vermin proof; shall be structurally sound and in good repair; and shall be safe for the intended use as well as capable of supporting whatever load normal use may cause to be placed

Notes: Missing Shingles

19.



6-108.1	Exterior	Left
Violation: Roofs		

Code Text: Every roof shall be substantially weathertight, watertight, and vermin proof; shall be structurally sound and in good repair; and shall be safe for the intended use as well as capable of supporting whatever load normal use may cause to be placed thereon. Wa

Notes: Damaged & hole in soffit

Inspection Services  
Michael J. Nugent  
Manager

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



## CITY OF PORTLAND

July 6, 2001

HARRY B RIPLEY JR  
61 VERANDA ST  
PORTLAND, ME 04103

RE: 61 Veranda St  
CBL: 431 N00200101

Dear Mr. Ripley

A re-inspection at the above noted property was made on Jul-06-2001.

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 Mar-02-2001.

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 Jeanie Bourke @ 874-8715.

Sincerely,

Jeanie Bourke @ 874-8715  
Code Enforcement Officer

Inspection Services  
Michael J. Nugent  
Gray, Jr.  
Manager

Department of Urban Development  
Joseph E.  
Director



## CITY OF PORTLAND

January 19, 2001

Harry B. Ripley Jr.  
61 Veranda Street  
Portland, ME 04103

RE: 61 Veranda St  
CBL: 431-N-00200101

**Certified Mail Receipt: 7099 3400 0019 5716**

Dear Harry B. Ripley Jr.:

An evaluation of your property at 61 Veranda St on Jan-08-2001 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 Feb-19-2001 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 Tammy Munson @ 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 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,

Tammy Munson @ 874-8706  
Code Enforcement Officer

/gg



61 Veranda St

# City of Portland

## Housing - Inspection

<b>Owner / Manager:</b> Harry B. Ripley Jr.	<b>Compliance ?</b>	<b>Code</b>	<b>Int/Ext</b>	<b>Floor</b>	<b>Unit No</b>	<b>Area</b>	<b>Repair Code</b>
<b>Parcel Id:</b> 431- N-00200101	<input type="checkbox"/>	6-114.3	Interior	1		front room	
<b>Inspector:</b> Tammy Munson @ 874-8706		Violation: Maintenance of equipment.					
<b>Status:</b> Red 10+ Violations		Code Text: All stoves, furnaces, room heaters, or domestic water heaters operated by solid, liquid, or gaseous fuel shall be properly vented and maintained in safe operating condition by the owner, operator, occupant or both.					
<b>Date &amp; Time Requested:</b> Jan 8, 2001 at		Notes: Vent radiator leaking					
<b>Date of Inspection:</b> Monday, January 08, 2001	<input type="checkbox"/>	6-116.5	Interior	1		Throughout	
<b>Reinspect By:</b> Monday, February 19, 2001		Violation: Fire Protection					
<b>Reason For Inspection:</b> Non Compliance		Code Text: Every dwelling, dwelling unit, rooming house and rooming unit shall comply with the applicable provisions of the most current edition of the National Fire Protection Association Life Safety Code, and with all other applicable state statutes and regulation					
<b>Notes:</b>		Notes: No hard wire smoke detector					
<b>Notice of Violation</b>	<input type="checkbox"/>	6-111.4	Interior	1		Kitchen	
		Violation: Maintenance of plumbing fixtures.					
		Code Text: All fixtures required by this article and all fixtures installed in addition thereto shall be properly installed and maintained in sound mechanical condition, free from defects, leaks, or obstructions, and in accordance with the state plumbing code.					
		Notes: Leak @ sink					
	<input type="checkbox"/>	6-111.4	Interior	1		Bathroom	
		Violation: Maintenance of plumbing fixtures.					
		Code Text: All fixtures required by this article and all fixtures installed in addition thereto shall be properly installed and maintained in sound mechanical condition, free from defects, leaks, or obstructions, and in accordance with the state plumbing code.					
		Notes: Leak @ base of toilet					
	<input type="checkbox"/>	6-108.2	Interior	1		Bathroom	
		Violation: Interior floors, walls, ceilings and doors					
		Code Text: Every floor, wall, ceiling, and door shall be in a structurally sound condition and in good repair and shall be substantially vermin proof.					
		Notes: Loose ceiling tiles					

**61 Veranda St**

6.  6-109.3 Interior 1 Kitchen  
Violation: 6-109.3 Maintenance of supplied facilities  
Code Text: Every occupant of a dwelling unit shall keep all supplied facilities, including refrigeration, plumbing and cooking equipment, in a clean and sanitary condition and shall be responsible for the exercise of reasonable care in their proper use and operation  
Notes: Stove inoperable
7.  6-108.2 Interior 1 Kitchen  
Violation: Interior floors, walls, ceilings and doors  
Code Text: Every floor, wall, ceiling, and door shall be in a structurally sound condition and in good repair and shall be substantially vermin proof.  
Notes: Damaged tiles
8.  6-108.2 Interior 1 Front Hall  
Violation: Interior floors, walls, ceilings and doors  
Code Text: Every floor, wall, ceiling, and door shall be in a structurally sound condition and in good repair and shall be substantially vermin proof.  
Notes: Peeling paint
9.  6-108.4 Interior Front Hall  
Violation: Stairways, stairwells, stairs, porches.  
Code Text: Every inside and outside stairway, stairwell, stairs, and porch and any appurtenances thereto shall be structurally sound, in good repair, and safe to use. Every inside and outside stairway, stairwell, stairs, and porch and any appurtenances thereto shall  
Notes: Broken Baluster
10.  6-108.4 Interior Front Hall  
Violation: Stairways, stairwells, stairs, porches.  
Code Text: Every inside and outside stairway, stairwell, stairs, and porch and any appurtenances thereto shall be structurally sound, in good repair, and safe to use. Every inside and outside stairway, stairwell, stairs, and porch and any appurtenances thereto shall
11.  6-116.3 Interior Front Hall  
Violation: Egress Obstructions  
Code Text: Every hallway, stairway, corridor, exit, fire escape door or other means of egress shall be kept clear of obstructions at all times.  
Notes: Storing lawn mower , barrells & bikes

**61 Veranda St**

12.  6-108.2 Interior Front Hall  
Violation: Interior floors, walls, ceilings and doors  
Code Text: Every floor, wall, ceiling, and door shall be in a structurally sound condition and in good repair and shall be substantially vermin proof.  
Notes: Cracked & damaged plaster
13.  6-108.3 Exterior Right  
Violation: Exterior windows, doors and skylights  
Code Text: Every window or door, including basement or cellar door and hatchway, and skylight shall be substantially weathertight, watertight, and vermin proof and shall be kept in sound working condition and good repair. Every exterior window shall include storm sa  
Notes: Broken windows
14.  6-116.3 Exterior Right Middle  
Violation: Egress Obstructions  
Code Text: Every hallway, stairway, corridor, exit, fire escape door or other means of egress shall be kept clear of obstructions at all times.  
Notes: No stairs @ door
15.  6-108.3 Exterior Right Middle  
Violation: Exterior windows, doors and skylights  
Code Text: Every window or door, including basement or cellar door and hatchway, and skylight shall be substantially weathertight, watertight, and vermin proof and shall be kept in sound working condition and good repair. Every exterior window shall include storm sa  
Notes: Broken bulkhead door
16.  6-108.1 Exterior Throughout  
Violation: Foundations cellars,  
Code Text: Every foundation, basement, cellar, exterior wall, and roof shall be substantially weathertight, watertight, and vermin proof; shall be structurally sound and in good repair, and shall be safe for the intended use as well as capable of supporting whatever  
Notes: Loose bricks & missing mortar
17.  6-108.1 Exterior Right rear  
Violation: Exterior Walls  
Code Text: Every exterior wall shall be substantially weathertight, watertight, and vermin proof; shall be structurally sound and in good repair; and shall be safe for the intended use as well as capable of supporting whatever load normal use may cause to be placed  
Notes: Damaged Trim

**61 Veranda St**

18.

6-108.1 Exterior Left

Violation: Exterior Walls

Code Text: Every exterior wall shall be substantially weathertight, watertight, and vermin proof; shall be structurally sound and in good repair; and shall be safe for the intended use as well as capable of supporting whatever load normal use may cause to be placed

Notes: Missing Shingles

19.

6-108.1 Exterior Left

Violation: Roofs

Code Text: Every roof shall be substantially weathertight, watertight, and vermin proof; shall be structurally sound and in good repair; and shall be safe for the intended use as well as capable of supporting whatever load normal use may cause to be placed thereon. Wa

Notes: Damaged & hole in soffit

Inspection Report

Certificate of Compliance

Notice of Violation Sec. \_\_\_\_\_ Days \_\_\_\_\_  
 Refuse Violation Notice Sec. \_\_\_\_\_ Days \_\_\_\_\_  
 T.A.C.I. Notice 1 Sec. \_\_\_\_\_ Days \_\_\_\_\_  
 T.A.C.I. Notice 2 Sec. \_\_\_\_\_ Days \_\_\_\_\_  
 Notice of Intent to Prosecute Sec. \_\_\_\_\_ Days \_\_\_\_\_  
 Stop Work Order Sec. \_\_\_\_\_ Days \_\_\_\_\_  
 Posting Notice Sec. \_\_\_\_\_ Days \_\_\_\_\_  
 Junk Car Sec. \_\_\_\_\_ Days \_\_\_\_\_  
 Violation # \_\_\_\_\_

Date of Inspection: 2-19-00

CBL: 431-N-2

Site Address: 61 Veranda St.

DU: 2 Insp.# 5 Munson

Inspection due to complaint  Yes  No

Owners Name and Address:

(Telephone if known)

Harry B. Ripley Jr.

61 Veranda St.

Portland, Me 04103

#	Code	E/I	Fl	Apt	Location	Description of Violation
1	114.3	I	1		Front Room	Heat Radiator leaking
2						<del>Heat Radiator leaking</del>
3	116.5	I	1		Thru out	No mud wired smoke det.
4	111.4	I	1		Kitchen	Leak @ sink
5	111.4	I	1		Bathroom	Leak @ base of toilet
6	108.2	I	1		"	Loose ceiling tiles
7	109.3	I	1		Kitchen	Stove inoperable
8	108.2	I	1		"	Damaged ceiling tiles
9	108.2	I	3		Front Hall	Picking paint
10	108.4	I	"		"	Broken ballusters
11	108.4	I	"		"	loose rail
12	116.3	I	"		"	Storing lawnmower, barrels + bikes
13	108.2	I	"		"	Cracked & damaged plaster
14	108.3	I			<del>Front</del> Ext - Right	Broken windows
15	116.3	E			Right Middle	No stairs @ door
16	108.3	E			Right Middle	Broken bulkhead door
17	108.1	E			Thru out	Loose bricks + missing mortar
18	108.1	E			Right Rear	damaged trim
19	108.1	E			<del>Right</del> Left	Missing shingles
20	108.1	E			Left	Damaged rafter in soffit

Inspection Services  
Michael J. Nugent  
Gray, Jr.  
Manager



Department of Urban Development  
Joseph E.  
Director

## CITY OF PORTLAND

January 19, 2001

Harry B. Ripley Jr.  
61 Veranda Street  
Portland, ME 04103

RE: 61 Veranda St  
CBL: 431-N-00200101

**Certified Mail Receipt: 7099 3400 0019 5716**

Dear Harry B. Ripley Jr.:

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Sincerely,

Tammy Munson @ 874-8706  
Code Enforcement Officer  
/gg

# City of Portland

## Housing - Inspection

Owner / Manager: Harry B. Ripley Jr.	# of Units:
Parcel Id: 431-N-00200101	Inspector:
Tammy Munson @ 874-8706	Status:
Red 10+ Violations	Date & Time Requested: Jan 8, 2001 at
Date of Inspection: Monday, January 08, 2001	Reinspect By: Monday, February 19, 2001
Reason For Inspection: Non Compliance	
Notes:	
Notice of Violation	

Compliance ?	Code	Int/Ext	Floor	Unit No	Area	Repair Code
<input type="checkbox"/>	6-114.3	Interior	1		front room	
	Violation: Maintenance of equipment.					
	Code Text: All stoves, furnaces, room heaters, or domestic water heaters operated by solid, liquid, or gaseous fuel shall be properly vented and maintained in safe operating condition by the owner, operator, occupant or both.					
	Notes: Vent radiator leaking					
<input type="checkbox"/>	6-116.5	Interior	1		Throughout	
	Violation: Fire Protection					
	Code Text: Every dwelling, dwelling unit, rooming house and rooming unit shall comply with the applicable provisions of the most current edition of the National Fire Protection Association Life Safety Code, and with all other applicable state statutes and regulation					
	Notes: No hard wire smoke detector					
<input type="checkbox"/>	6-111.4	Interior	1		Kitchen	
	Violation: Maintenance of plumbing fixtures.					
	Code Text: All fixtures required by this article and all fixtures installed in addition thereto shall be properly installed and maintained in sound mechanical condition, free from defects, leaks, or obstructions, and in accordance with the state plumbing code.					
	Notes: Leak @ sink					
<input type="checkbox"/>	6-111.4	Interior	1		Bathroom	
	Violation: Maintenance of plumbing fixtures.					
	Code Text: All fixtures required by this article and all fixtures installed in addition thereto shall be properly installed and maintained in sound mechanical condition, free from defects, leaks, or obstructions, and in accordance with the state plumbing code.					
	Notes: Leak @ base of toilet					
<input type="checkbox"/>	6-108.2	Interior	1		Bathroom	
	Violation: Interior floors, walls, ceilings and doors					
	Code Text: Every floor, wall, ceiling, and door shall be in a structurally sound condition and in good repair and shall be substantially vermin proof.					
	Notes: Loose ceiling tiles					

61 Veranda St

6.

6-109.3 Interior 1 Kitchen

Violation: 6-109.3 Maintenance of supplied facilities  
Code Text: Every occupant of a dwelling unit shall keep all supplied facilities, including refrigeration, plumbing and cooking equipment, in a clean and sanitary condition and shall be responsible for the exercise of reasonable care in their proper use and operation

Notes: Stove inoperable

7.

6-108.2 Interior 1 Kitchen

Violation: Interior floors, walls, ceilings and doors  
Code Text: Every floor, wall, ceiling, and door shall be in a structurally sound condition and in good repair and shall be substantially vermin proof.

Notes: Damaged tiles

8.

6-108.2 Interior 1 Front Hall

Violation: Interior floors, walls, ceilings and doors  
Code Text: Every floor, wall, ceiling, and door shall be in a structurally sound condition and in good repair and shall be substantially vermin proof.

Notes: Peeling paint

9.

6-108.4 Interior Front Hall

Violation: Stairways, stairwells, stairs, porches.  
Code Text: Every inside and outside stairway, stairwell, stairs, and porch and any appurtenances thereto shall be structurally sound, in good repair, and safe to use. Every inside and outside stairway, stairwell, stairs, and porch and any appurtenances thereto shall

Notes: Broken Ballister

10.

6-108.4 Interior Front Hall

Violation: Stairways, stairwells, stairs, porches.  
Code Text: Every inside and outside stairway, stairwell, stairs, and porch and any appurtenances thereto shall be structurally sound, in good repair, and safe to use. Every inside and outside stairway, stairwell, stairs, and porch and any appurtenances thereto shall

Notes: Loose rail

11.

6-116.3 Interior Front Hall

Violation: Egress Obstructions  
Code Text: Every hallway, stairway, corridor, exit, fire escape door or other means of egress shall be kept clear of obstructions at all times.

Notes: Storing lawn mower, barrels & bikes



- 12.  Interior Front Hall  
 6-108.2 Interior floors, walls, ceilings and doors  
 Violation: Interior floors, walls, ceilings and doors  
 Code Text: Every floor, wall, ceiling, and door shall be in a structurally sound condition and in good repair and shall be substantially vermin proof.  
 Notes: Cracked & damaged plaster
- 13.  Exterior Right  
 6-108.3 Exterior windows, doors and skylights  
 Violation: Exterior windows, doors and skylights  
 Code Text: Every window or door, including basement or cellar door and hatchway, and skylight shall be substantially weathertight, watertight, and vermin proof and shall be kept in sound working condition and good repair. Every exterior window shall include storm sa  
 Notes: Broken windows
- 14.  Exterior Right Middle  
 6-116.3 Egress Obstructions  
 Violation: Egress Obstructions  
 Code Text: Every hallway, stairway, corridor, exit, fire escape door or other means of egress shall be kept clear of obstructions at all times.  
 Notes: No stairs @ door
- 15.  Exterior Right Middle  
 6-108.3 Exterior windows, doors and skylights  
 Violation: Exterior windows, doors and skylights  
 Code Text: Every window or door, including basement or cellar door and hatchway, and skylight shall be substantially weathertight, watertight, and vermin proof and shall be kept in sound working condition and good repair. Every exterior window shall include storm sa  
 Notes: Broken bulkhead door
- 16.  Exterior Throughout  
 6-108.1 Foundations cellars,  
 Violation: Foundations cellars,  
 Code Text: Every foundation, basement, cellar, exterior wall, and roof shall be substantially weathertight, watertight, and vermin proof; shall be structurally sound and in good repair, and shall be safe for the intended use as well as capable of supporting whatever  
 Notes: Loose bricks & missing mortar
- 17.  Exterior Right rear  
 6-108.1 Exterior  
 Violation: Exterior Walls  
 Code Text: Every exterior wall shall be substantially weathertight, watertight, and vermin proof; shall be structurally sound and in good repair, and shall be safe for the intended use as well as capable of supporting whatever load normal use may cause to be placed  
 Notes: Damaged Trim

61 Veranda St

18.

6-108.1 Exterior

Left

Violation: Exterior Walls

Code Text: Every exterior wall shall be substantially weathertight, watertight, and vermin proof; shall be structurally sound and in good repair; and shall be safe for the intended use as well as capable of supporting whatever load normal use may cause to be placed

Notes: Missing Shingles

19.

6-108.1 Exterior

Left

Violation: Roofs

Code Text: Every roof shall be substantially weathertight, watertight, and vermin proof; shall be structurally sound and in good repair; and shall be safe for the intended use as well as capable of supporting whatever load normal use may cause to be placed thereon. Wa

Notes: Damaged & hole in soffit

Inspection Services  
Michael J. Nugent  
Manager



CITY OF PORTLAND

March 5, 2001

HARRY B RIPLEY JR  
61 VERANDA ST  
PORTLAND, ME 04103

RE: 61 Veranda St  
CBL: 431- N-00200101

<b>CERTIFIED MAIL RECEIPT</b> (Domestic Mail Only - No Insurance Coverage Provided)	
431-N-002	
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$
Postmark Horo	
Recipient's Name (Please Print Clearly (to be completed by mailer))	
Street, Apt. No., or PO Box No.	
City, State, Zip	
PS Form 3800, February 2000 See Reverse for Instructions	

Certified Mail Receipt # 7099 3400 0019 5716 2469

Dear Mr. Ripley:

An evaluation of your property at 61 Veranda St on Mar-02-2001 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 Apr-06-2001 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 Jeanie Bourke @ 874-8715, 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,

Jeanie Bourke @ 874-8715  
Code Enforcement Officer  
/jb

# City of Portland

## Housing - Inspection

Owner / Manager: <b>RIPLEY HARRY B JR</b>	# of Units:
Parcel Id: 431 - N-00200101	
Inspector: <b>Jeanie Bourke @ 874-8715</b>	
Status: <b>Yellow 5-9 Violations</b>	
Date & Time Requested: <b>Mar 2, 2001 at</b>	
Date of Inspection: <b>Friday, March 02, 2001</b>	
Reinspect By: <b>Friday, April 06, 2001</b>	
Reason For Inspection:	
Notes:	

Compliance ? Code	Inv/Ext	Floor	Unit No	Area	Repair Code
<input type="checkbox"/> 6-108.2	Interior		1	Bathroom	
Violation: Interior floors, walls, ceilings and doors					
Notes: damaged floor by toilet					
<input type="checkbox"/> 6-108.2	Interior		1	Kitchen	
Violation: Interior floors, walls, ceilings and doors					
Notes: damaged floor tiles					
<input type="checkbox"/> 6-108.2	Interior		1	Front Hall	
Violation: Interior floors, walls, ceilings and doors					
Notes: peeling paint					
<input type="checkbox"/> 6-116.2	Interior		1	Front Hall	
Violation: Egress					
Notes: storage of lawn mower and flammables					
<input type="checkbox"/> 6-108.1	Exterior			Right rear	
Violation: Roofs					
Notes: rotten/missing roof trim					