

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

City of Portland Housing - Inspection

	Compliance ? Code	Code Int/Ext Floor Unit No Area	Repair Code
Owner / Manager: RIPLEY HARRY B JR	 X	6-108.2 Interior 1 1 Bathroom Violation: Interior floors, walls, ceilings and doors	
Parcel Id: # of Units: 431- N-00200101		Notes: damaged floor by toilet	
Inspector: Jeanie Bourke @ 874-8715 Status: Yellow 5-9 Violations	ρ ΣΙ (ζΙΦ)	6-108.2 Interior 1 1 Kitchen Violation: Interior floors, walls, ceilings and doors	
Mar 2, 2001 at Date of Inspection: Friday, March 02, 2001	্ প্র	6-108.2 Interior 1 Front Hall Violation: Interior floors, walls, ceilings and doors	
Reinspect By: Friday, April 06, 2001 Reason For Inspection:	<u>*</u>	Notes: peeling paint 6-116.2 Interior 1 Front Hall Violation: Egress	
Notes:	97 SIP	Notes: storage of lawn mower and flammables 6-108.1 Exterior Right rear	
	N.	Notes: rotten/missing roof trim	

772-3323 Evictors note 30 days 2/25 out Jenney Kobin Tucker 172-0457 (w)

61 Veranda St MOON The Lestest.

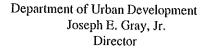
Housing - Inspection City of Portland

	Compliance? Co	Code Int/Ext Floor Unit No Area Repair Code
Owner / Manager:		6-114.3 Interior 1 font room
Harry B. Ripley Jr.		Violation: Maintenance of equipment.
Parcel Id: # of Units: 431- N-00200101	Ver Co	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.
nspector:	No	Notes: Vent radiator leaking
Tammy Munson @ 874-8706	2.	6-116.5 Interior 1 Throughout
Status:	Vio	
Red 10+ Violations	3	Code Text: Every dwelling dwelling unit growing house and growing unit shall comply with the continue.
Date & Time Requested:	Series Control	current edition of the National Fire Protection Association Life Safety Code, and with all other applicable state statutes and regulation
Jan 8, 2001 at		Notes: No hard wire smoke detector Of Batton for 2 - family
Monday, January 08, 2001	, a second	Interior 1 Kit
Reinspect By:		violation: Maintenance of plumbing fixtures.
Monday, February 19, 2001	i Co	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 other structure.
Reason For Inspection:		Anna filinital property and an appropriately and an appropriate with the same brailibility when
Non Compliance	No	Notes: Leak @ sink
	1	6-111.4 Interior 1 Bathroom
	Vio	Violation: Maintenance of plumbing fixtures.
	in s	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 apportunity the properly installed and maintained
Notes:	Not	Notes: Leak @ base of toilet Floor Annagod ky + 1+
AORICE OF AIOIBLION		
	5.	6-108.2 Interior 1 Bathroom
	Vio	Violation: Interior floors, walls, ceilings and doors
	Ven	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.
Handy and the state of the stat	Not	Notes: Loose ceiling tiles

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

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

		1 9.		18.
				×
Notes: Damaged & hole in soffit	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 canable of tripodiffic.	Notes: Missing Shingles	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	6-108.1 Exterior Left Violation: Exterior Walls





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



Director

CITY OF PORTLAND

January 19, 2001

Harry B. Ripley Jr. 61 'Veranda Street Porland, 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,

Tanny Mum Tammy Munson @ 874-8706

Code Enforcement Officer

/gg

61 Veranda St

City of Portland Housing - Inspection

,	Compliance ? Code	Code	Int/Ext	Floor	Unit No	Area	Repair Code
Owner / Manager:		6-114.3	Interior	1		font room	
Harry B. Ripley Jr.		Violation: Maintenar	Maintenance of equipment.	ent.			
Parcel ld: # of Units: 431- N-00200101	,	Code Text: All stow vented and maintair	es, fumaces, red in safe op.	oom heaters, o	or domestic wat on by the owner	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.	seous fuel shall be properly
Inspector:		Notes: Vent radiator leaking	· leaking				
Tammy Munson @ 874-8706	2.	6-116.5	Interior	,		Throughout	
Status:		Violation: Fire Protection	ction				
Red 10+ Violations		Code Text: Every dy	velling, dwellir	ig unit, roomin	g house and roc	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 1 ife Safety Code, and with all other applicable state statutes and requision	e provisions of the most
Jan 8, 2001 at		Notes: No hard wire smoke detector	smoke detec	lor		to the state of th	
Date of Inspection:	-	R-111 A	Interior			Kirhan	
Monday, January 08, 2001)	12	Maintenance of plumbing fixtures	no fixtures			
Reinspect By:				ig invence.		the state of the s	
Monday, February 19, 2001		Code. Text: All fixtu in sound mechanics	res required b	y this article ar	d all fixtures in:	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 numbing code	installed and maintained
Reason For Inspection:			The second secon	10000	i, icano, ci coo	ממניסיים מווע ווו מססים משונים אותו מוכ סשונים	
Non Compliance		Notes: Leak @ sink					
	4.	6-111.4	Interior	*		Bathroom	
		Violation: Maintena	Maintenance of plumbing fixtures.	ng fixtures.			**************************************
		Code Text: All fixtuin sound mechanica	res required b	y this article ar	d all fixtures in: . feaks. or obst	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.	rinstalled and maintained plumbing code.
Notes:							
Notice of Violation		Notes: Leak @ base of toilet	e of toilet				
	5.	6-108.2	Interior	+	f	Bathroom	
		Violation: Interior flo	ors, walls, cei	Interior floors, walls, ceilings and doors	8		***************************************
		Code Text: Every flowermin proof.	oor, wall, ceilir	ig, and door st	all be in a struc	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.	and shall be substantially
		Notes: Loose celling tiles	- tiles			The second secon	and the second s

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ဖ	6-109.3 Violation: 6-109.3 Mainte	Interior 1 6-109.3 Maintenance of supplied facilities	Kitchen
•	Code Text: Every occupa equipment, in a clean an operation	ant of a dwelling unit shall keep all supl d sanitary condition and shall be respo	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 floore	Interior floors units political and decide	Kitchen
	Code Text: Every floor, w	wais, ceiling, and door shall be in a struc	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		
ၹၨ	6-108.2	Interior	Front Hall
	Violation: Interior floors, v	interior floors, walls, ceilings and doors	
	Code Text: Every floor, w vermin proof.	vall, ceiling, and door shall be in a struc	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		
o,	6-108.4	Interior	Front Hall
	Violation: Stairways, stair	Stairways, stairwells, stairs, porches.	
	Code Text: Every inside sound, in good repair, an shal	and outside stairway, stairwell, stairs, id safe to use. Every inside and outsid	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 shal
	Notes: Broken Ballister		
10.	6-108.4	Interior	Front Hall
	Violation: Stairways, stairwells, stairs, porches.	rwells, stairs, porches.	
	Code Text: Every inside sound, in good repair, an shal	and outside stairway, stairwell, stairs, id safe to use. Every inside and outside	: Every inside and outside stairway, stairwell, stairs, and porch and any appurtenances thereto shall be structurally jood repair, and safe to use. Every inside and outside stairway, stairwell, stairs, and porch and any appurtenances thereto
	Notes: Loose rail		
7.		Interior	Front Hall
	Violation: Egress Obstructions	ctions	
	Code Text: Every hallway times.	, stairway, corridor, exit, fire escape d	Every hallway, stairway, corridor, exit, fire escape door or other means of egress shall be kept clear of obstructions at all
	Notes: Storing lawn mower , barrells & bikes	er , barrells & bikes	

61 Veranda St

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12.		6-108.2 Interior Malis, 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
<u>65</u>		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
	ļ	Notes: Broken windows
4.		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 is a
		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
	į	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

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<u>8</u>	6-108.1 Violation: Exterior W	Exterior /alls		Left	
	Code Text: Every egood repair; and sha	xterior wall shall be su all be safe for the inte	ubstantially weatherti nded use as well as o	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	l be structurally sound and in ormal use may cause to be
	Notes: Missing Shin	gies			
19.	6-108.1	Exterior		Left	The state of the s
	Violation: Roofs				
	Code Text: Every ro and shall be safe for thereon.Wa	of shall be substantia r the intended use as	lly weathertight, wate well as capable of su	rtight,and vermin proof; shall be struc ipporting whatever load normal use m	turally sound and in good repair; ay cause to be placed
	Notes: Damaged & hole in soffit	hole in soffit			

inspection Report

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Description of Violation Fordisch Violation Wird Smelede Wind Smelede Wind Man Hills What he hill Se down Se down Les Hussing Les Hussing Les Hussing Les Hussing	Slingle	
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re of Complians riolation Fiolation Notice Notice 1 Notice 2 If Intent to Pross ork Order Notice r Inspection: Illustrate Inspection: Il	Porlund III	
Certificate of Violatice of Violatice of Violatice of In Stop Work Posting Not Junk Car Violation # Date of Inspection of Owners Nat (Telephone	- -	

Director



CITY OF PORTLAND

January 19, 2001

n Services

Michae. 🦚 Nugent

Gray, Jr.

Manager

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

RE: 61 V

61 Veranda St

CBL: 431-N-00200101

Certified Mail Receipt: 7099 3400 0019 5716

Dear Harry B. Ripley Jr.:

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Sincerely,

Canny 7771111111 Tammy Munson @ 874-8706

Code Enforcement Officer

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City of Portland Housing - Inspection

Notes: Loose ceiling tiles		
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.		
vibrawori, litterior floors, walls, ceilings and doors		
Violation: Interior 1 Bathroom		
	လု	
Notes: Leak @ base of toilet	Notice of Violation	읽
in sound mechanical condition, free from defects, leaks, or obstructions, and in accordance with the state plumbing code.	Notes:	Z
violation, maintenance of plumbing fixtures.	,	
6-111.4 Interior 1 Bathroom	4.	
LANCE FACE OF THE PARTY OF THE	Non Compliance	2
Notes: Leak @ sink	i leason For hispection.	, Q
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 of implications and in accordance with the state of implications.	Monday, February 19, 2001	D Z
volunit, mailiteriance of pumping fixtures.	Reinspect By:	Re
6-111.4 Interior 1 Kitchen	Monday, January 08, 2001	Z
INDESTINATION WILE STICKE GERCIOI	Date of Inspection:	Da
Notes: No hard wife smaller detects	Jan 8, 2001 at	L _a
current edition of the National Fire Protection Association Life Safety Code, and with all other applicable provisions of the most	Date & Time Requested:	Da
vidamon, the flowcoon	Red 10+ Violations	Re
6-116.5 Interior 1 Throughout	Status:	Sia :
Notes: Vent radiator leaking		J :
vented and maintained in safe operating condition by the owner, operator, occupant or both.	431- N-00200101	43
Code Text: All stoves, furnaces, room heaters, or domestic water heaters proceed by polity it.	Parcel Id: # of Units:	<u>P</u>
Violation: Maintenance of equipment.	Harry B. Ripley Jr.	끊
6-114.3 Interior 1 font room	Owner / Manager: 1.	Ş
Compliance ? Code Int/Ext Floor Unit No Area Repair Code		

389 Congress St. * Portland, ME * Phone:(207) 874-8704	iers Municipal Solutions, Inc.
Notes: Storing lawn mower , barrells & bikes	
Code Text: Every hallway, stairway, corridor, exit, fire escape door or other means of egress shall be kept clear of obstructions at all	
6-116.3 Interior Front Hall Violation: Egress Obstructions	; 1
Notes: Loose rail	
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	
6-108.4 Interior Front Hall Violation: Stairways, stairwells, stairs, porches.	
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n: Stairways, stai	
6-108.4 Interior	.e
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.	
Violation: Interior floors, walls, ceilings and doors	,
Notes: Damaged tiles	•]
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.	
n: Interior floors,	
6-108.2 Interior 1 Kinner	7.
operation Notes: Stave increases	
Code Text: Every occupant of a dwelling unit shall keep all supplied facilities including refringeration of the state of t	
6-109.3 Interior 1 Kitchen	<u>ه</u>

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GeoTMS® 2001 Des Lauriers Municipal Solutions, Inc.

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

Inspection Services Manager



CITY OF PORTLAND

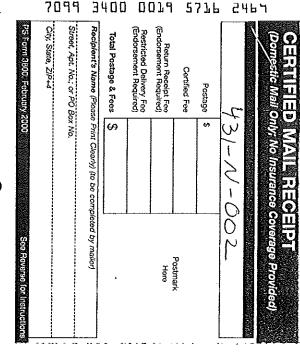
March 5, 2001

HARRY B RIPLEY JR 61 VERANDA ST PORTLAND, ME 04103

RE:

61 Veranda St

CBL: 431- N-00200101



Certified Mail Receipt # 7099 3400 0019 5716 2469

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Sincerely,

Jeanie Bourke @ 874-8715

Code Enforcement Officer

/jb

City of Portland Housing - Inspection

	Comp	Compliance? Code	Code	Int/Ext F	Floor L	Unit No	Area	Repair Code
)wner / Manager:		L	6-108.2	Interior		1	Bathroom	THE PROPERTY OF THE PROPERTY O
HARRY B	<u>-</u>		Violation: Interior floors, walls, ceilings and doors	ors, walls, ceilin	igs and doors			
*arcel Id: # of Units:			Notes: damaged floor by toilet	r by toilet				
spector: Jeanie Bourke @ 874-8715 Itatus: Yellow 5-9 Violations	, 'N		6-108.2 Interior 1 Violation: Interior floors, walls, ceilings and doors Notes: damaged floor tiles	Interior ors, walls, ceiling tiles	gs and doors	-	Kitchen	
Date & Time Requested: Mar 2, 2001 at]	wores. varriaged not	a aes				
Pate of Inspection: Friday, March 02, 2001	, i		6-108.2 Interior 1 Violation: Interior floors, walls, ceilings and doors	Interior ors, walls, ceilin	gs and doors		Front Hall	
teinspect By: -riday, April 06, 2001			Notes: peeling paint					
leason For Inspection:	.4,		6-116.2 Violation: Egress	Interior			Front Hall	
Votes:	, in		Notes: storage of lawn mower and flammables 6-108.1 Exterior Violation: Roofs	n mower and fi	ammables		Right rear	
			Notes: rotten/missing roof trim	roof trim				
							-	, , , , , , , , , , , , , , , , , , , ,