

CERTIFICATE
OF
COMPLIANCE

CITY OF PORTLAND

Date: November 25, 1981

Department of Urban Development
Housing Inspections Division
Telephone: 77-5451 - Extension 311 - 312

Mr. Samuel Segel
191 Bolton Street
Portland, Maine 04103

Re: Premises located at 71-73 Congress Street 14-F-21 MN
Dear Mr. Segel:

A re-inspection of the premises noted above was made on November 19, 1981
by Code Enforcement Officer Marland Wing.

This is to certify that you have complied with our request to correct the
violation of the Municipal Codes relating to housing conditions as
described in our "Notice of Housing Conditions" dated May 3, 1977.

Thank you for your cooperation and your efforts to help us maintain
decent, safe and sanitary housing for all Portland residents.

In order to aid in the preservation of Portland's existing
housing inventory, it shall be the policy of this department
to inspect each residential building at least once every
five years. Although a property is subject to re-inspection
at any time during the said five-year period, the next
regular inspection of this property is scheduled for
November 1986.

Sincerely yours,

Joseph E. Gray, Jr., Director of
Planning and Urban Development

By Lyle D. Naves
Lyle D. Naves
Inspection Services Division

Marland Wing
Code Enforcement Officer - Wing (1)

jmr

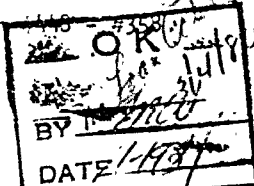
NOTICE OF HOUSING CONDITIONS

DU 3

CITY OF PORTLAND
DEPARTMENT OF NEIGHBORHOOD CONSERVATION
HOUSING INSPECTIONS DIVISION
Telephone 775-5451 - Extension 448

Mr. Samuel Segel
191 Bolton Street
Portland, Maine 04103

Ch.-Bl.-Lot: 14-P-21
Location: 71-73 Congress Street
Project: MCP-MM
Issued: May 3, 1977
Expired: July 3, 1977



Dear Mr. Segel:

An examination was made of the premises at 71-73 Congress Street, Portland, Maine by Housing Inspector Gendreau. Violations of Municipal Codes relating to housing conditions were found as described in detail below.

In accordance with provisions of the above mentioned Codes, you are requested to correct these defects on or before July 3, 1977. You may contact this office to arrange a satisfactory repair schedule if you are unable to make such repairs within the specified time. We will assume the repairs to be in progress if we do not hear from you within ten days from this date and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with Code Standards. Please contact this office if you have any questions regarding this Notice.

Your cooperation will help this Department in its goal to maintain all Portland residents in decent, safe and sanitary housing.

Sincerely yours,

Joseph E. Gray, Jr., Director
Neighborhood Conservation

Inspector

D. Gendreau

By

Lyle D. Noyes,
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" - SECTION(S)

- * 1. ~~THIRD FLOOR - REAR PORCH - replace rotted deck, hand rail & stringers.~~ 3d
- * 2. ~~FIRST FLOOR - LEFT MIDDLE - PORCH - replace loose hand rail.~~ 3d
- * 3. ~~FIRST FLOOR - LEFT MIDDLE - PORCH - replace missing balusters.~~ 3d
- * 4. ~~THIRD FLOOR - REAR HALL - replace rotted & broken access door to roof.~~ 3c
- * 5. ~~FIRST FLOOR - LEFT REAR HALL~~
- * 6. ~~SECOND FLOOR - LEFT FRONT HALL - CEILINGS - repair inoperative light fixtures.~~ 8e
- * 7. ~~SECOND & THIRD FLOOR - LEFT REAR - HALL WALLS - enclose exposed wiring.~~ 8e
- * 8. ~~OVERALL - LEFT FRONT & LEFT REAR - HALL CEILINGS & WALLS - replace loose and missing plaster.~~ 3b
- * 9. ~~Replace inadequate electrical services.~~ incip
- * 10. ~~As an energy conservation measure, you may wish to install insulation.~~
- * 11. ~~FIRST FLOOR~~
- * 12. ~~KITCHEN SINK - determine the reason and remedy the condition which causes a back flush.~~ 6d
- * 13. ~~BATHROOM & SHED - WINDOWS - replace broken glass.~~ 3c
- * 14. ~~BATHROOM TUB - correct the condition at the fixture that causes a cross connection at the bathtub.~~ 6d
- * 15. ~~BEN WALL - install duplex outlet.~~ 8e
- * 16. ~~REAR HALL CLOSET - WALL & CEILING - replace missing plaster.~~ 3b

continued
vv

A-73 Congress Street cont.

SECOND FLOOR

- * 14. KITCHEN CEILING - replace missing light fixture. 8a
- 15. BATHROOM CEILING - replace missing molding. 3b
- 16. BATHROOM TUB - correct the condition at the fixture that causes a cross connection at the bathtub. 6d
- * 17. BATHROOM CEILING - repair inoperative light fixture 8a
- * 18. LIVING ROOM & DINING ROOM - WINDOWS - replace broken glass. 3c
- 19. LIVING ROOM & DINING ROOM - WINDOWS - secure loose glass by replacing points and/or reglazing window. 3c
- 20. LIVING ROOM DOOR - replace missing knob. 3b
- 21. LEFT FRONT & RIGHT REAR BEDROOMS
LIVING ROOM & DINING ROOM - WALLS - replace missing outlet covers. 8a
- 22. LEFT REAR BEDROOM & DINING ROOM - CEILINGS - remove peeling paint. 3b
- * 23. LEFT FRONT BEDROOM AND DINING ROOM - CEILINGS - determine the reason and remedy the condition which causes signs of leakage. 3b
- * 24. DINING ROOM CEILING - repair loose light fixture. 8a
- * 25. LEFT FRONT BEDROOM - WALL - repair loose duplex outlet. 8a
- * 26. LEFT FRONT BEDROOM - WINDOW - replace broken glass. 3c
- 27. RIGHT MIDDLE BEDROOM - CEILING - repair sagging panels. 3b
- 28. RIGHT MIDDLE - BEDROOM CEILING - remove peeling paint. 3b
- 29. RIGHT REAR BEDROOM - WALL - replace missing plaster. 3b
- 30. RIGHT REAR BEDROOM - DOOR - replace missing knob. 3c
- 31. LEFT REAR - BEDROOM WINDOW - replace missing stops. 3c
- 32. LEFT REAR - BEDROOM WINDOW - replace missing counter balance cords allowing window sash to remain elevated when opened. 3c

THIRD FLOOR

At the time of the survey, we were unable to gain access to the third floor apartment. We suggest that if there are any conditions which need correcting in this apartment that you make the repairs while doing the work on the rest of the structure.

* WHEN MAKING YOUR REPAIRS, FIRST PRIORITY IS TO BE GIVEN TO ITEMS WITH ASTERISKS, AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

We suggest you contact the City of Portland Building Inspection Department, 389 Congress St. Tel. 775-5451 to determine if any of the items listed above require a building or alteration permit.

REINSPECTION RECOMMENDATIONS

INSPECTOR Cornell

OK
BY 11-19-87
DATE 11/19/87

LOCATION 71-73 Congress
PROJECT MN
OWNER Segel

NOTICE OF HOUSING CONDITIONS
Issued _____ Expired _____

HEARING NOTICE
Issued _____ Expired _____

FINAL NOTICE
Issued _____ Expired _____

5-3-77 7-3-77

A reinspection was made of the above premises and I recommend the following action.

DATE 11/18/87 MC ALL VIOLATIONS HAVE BEEN CORRECTED
Send "CERTIFICATE OF COMPLIANCE" ✓ "POSTING RELEASE" _____

1/18 SATISFACTORY Rehabilitation in Progress

Time Extended To: 5-22-88

Time Extended To: _____

Time Extended To: _____

UNSATISFACTORY Progress
Send "HEARING NOTICE"

NOTICE TO VACATE
POST Entire _____
POST Dwelling Units _____

"FINAL NOTICE"

UNSATISFACTORY Progress
"LEGAL ACTION" To Be Taken _____

INSPECTOR'S REMARKS:

12-16-80 Rel SP- Otx to 11/3/80
4-2-81 1 to 5-22-81 INC WIP

11-5-81 checked 3rd floor met. OK Standard
11-9-81 check H. Standard OK
11-18-87 all walls corrected send coc

INSTRUCTIONS TO INSPECTOR:

(3)

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

Date: 12/02/91

Ernest Kinney
Box 437 Summit Spring Road
Poland Springs, ME 04274

Re: 71-73 Congress St.
CBL: 14-F-021

DU: 6

Dear Sir:

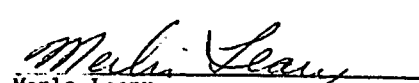
During a recent inspection of the property owned by you at 71-73 Congress Street, it was noted that smoke detectors were missing/inoperable in some locations.

25 MRSA 2464 required that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit. Failure to comply with this statute may result in a fine of up to \$500 for each violation.

Re-inspection of your property will be made in 24 hours. Lack of compliance will result in referral of the matter for legal action.

Loss control is a responsibility of your management. Our observations are intended to assist you. Recommendations are a result of conditions observed at the time of our visits. They do not necessarily include every possible loss potential code violation, or exception to good practice.

Sincerely,


Merle Leary
Code Enforcement Officer


Samuel P. Hoffses
Chief of Inspection Services

cc: LT. Wallace Garroway, Fire Prevention Bureau

/el

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

March 11, 1992

Ernest M. Kinney
Box 4377
Summit Spring Rd
Poland Springs, ME 04274

Re: 73 Congress St/2 Howard St
CBL #: 014-F-021
DU: 6

Dear Mr. Kinney,

You are hereby notified, as owner or agent, that an inspection was made of the above referred property. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspections Report".

In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before May 11, 1992. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within 10 days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

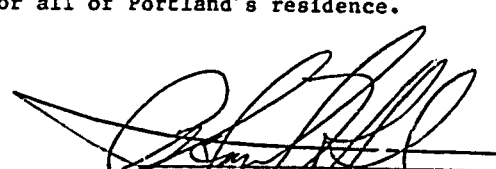
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in its goal to maintain decent, safe, and sanitary housing for all of Portland's residence.

Sincerely,


Merin Leary
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

HOUSING INSPECTION REPORT

Location: 73 Congress St/2 Howard
Owner: Ernest M. Kinney
Housing Conditions Date: March 11, 1992
Expiration Date: May 11, 1992

Items listed below are in violation of Article V of the Municipal Codes, "Housing Codes", and must be corrected before the expiration date:

- | | |
|--|-------|
| 1. Int - 3rd fl - Rear Hall Stairs - Missing Railings | 108-4 |
| 2. Int - Cellar Ceiling - Extension Cords | 113-5 |
| 3. Int - Cellar Ceiling - Illegal Electrical Connection | 113-5 |
| 2 Howard St | |
| 4. Int - 1st fl/apr 1 - Rear Hall Ceiling - Broken Plaster | 108-2 |

Items 2, 3, and 4 are priority!!!

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

November 07, 1994

KINNEY ERNEST M
SUMMIT SPRING RD
POLAND SPRING ME 04274

Re: 73 Congress St
CBL: 014- - F-021-001-01
DU: 5

Dear Mr. Kinney:

A re-inspection at the above noted property was made on November 01, 1994.

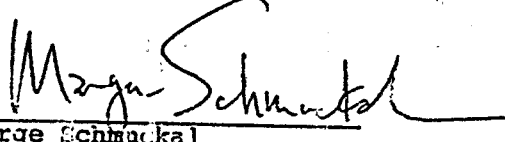
This is to certify that you have complied with our request to correct the violation(s) of the Municipal Code relating to housing conditions noted on our letter dated March 11, 1992.

Thank you for your cooperation and your efforts to help us maintain decent, safe and sanitary housing for all Portland residents.

In order to aid in the preservation of Portland's existing housing inventory, it shall be the policy of this department to inspect each residential building at least every three years.

Sincerely,


Merle Leary
Code Enforcement Officer


Marge Schmuckal
Asst. Chief of Inspection Services

Inspection Services
P. Samuel Hoffes
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

JUNE 10, 1996

CITY OF PORTLAND

CLARK ROBERT
16 EMERSON ST
PORTLAND ME 04101

Re: 73 CONGRESS ST
CBL: 014- F-021
DU: 5

Dear Mr. Clark:

The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above-referred property.

Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code. We did, however, note the following items that could cause future problems:

- | | |
|---|--------|
| 1. INT - CELLAR - FRONT - | 114.30 |
| FURNACE HAS EXCESSIVE SOOT | |
| 2. INT - CELLAR - | 109.40 |
| CLEAN/UP NEEDS TO BE DONE | |
| 3. INT - 1ST FL - APT #1 - LIVING ROOM | 108.30 |
| WINDOW IS MISSING SASH | |
| 4. INT - 2ND FL - APT #2 - KITCHEN | 108.30 |
| WINDOW HAS A BROKEN STORM | |
| 5. INT - OVERALL - | 113.50 |
| HARD-WIRED BATTERY-BACKUP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT | |

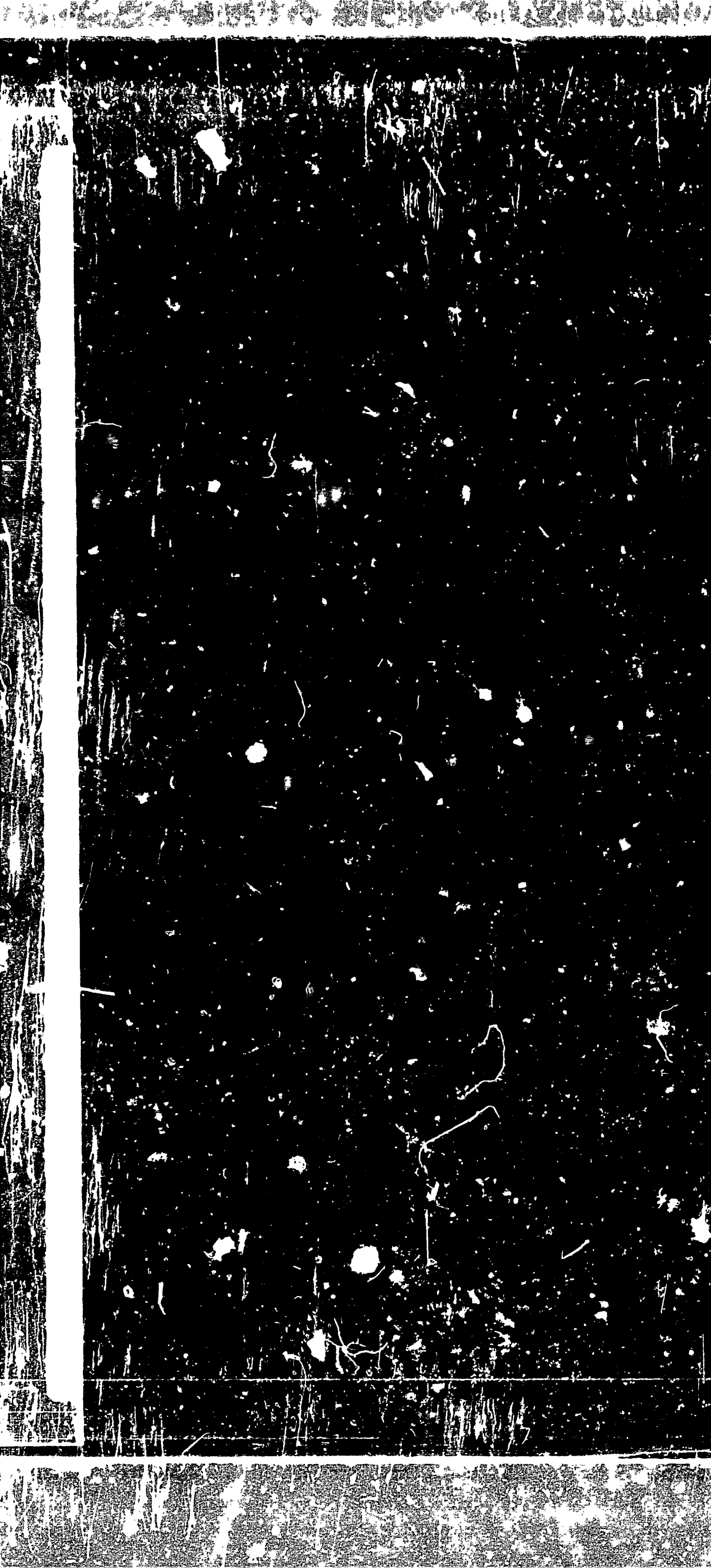
Good maintenance is the best way to protect the value of your property and neighborhood.

Please feel free to call on us if we can be of assistance to you.

Sincerely,

Merle L. Lary
Merle Lary
Code Enforcement Officer

Tammy Munson
Tammy Munson
Code Enfc.Offc./ Field Supv.



Section Serv
Housing

1964

Development
Joseph E. Gray Jr.
Director

AUGUST 1

APR 508
OBC 731
OF LAND

CR-104
1964

Dear Ms. Baker

The Housing I am writing to you on at this time is a recent

Congratulation to the fact that you have been found to meet the following requirements:

EXT - FRC
STAIRS HA
2. INT - OVI
HARD-WIRE
- PE

Good maintenance is a must for the housing.

Please feel free to call on us if you have any questions. BATTERED BACKS ARE REQUIRED IN EACH UNIT.

Sincerely,

Marland Wing

Marland Wing
Code Enforcement

Supv

