

10 Willis Street

15-F-2

MEMO NO

1 *Full*

ADMINISTRATIVE HEARING DECISION

City of Portland
Department of Urban Development
Housing Inspections Division
Telephone: 775-5451 - Ext. 311 - 312

Date February 23, 1981

Barbara Roukey
10 Willis Street
Portland, Maine 04101

Re: Premises located at 10 Willis St., 15-F-2 MN

Dear Mrs. Roukey:

You are hereby notified that a reinspection and your request for additional time on February 11, 1981, regarding our "Notice of Housing Conditions" at the above referred premises resulted in the decision noted below.

X Expiration time extended to: April 23, 1981, in order to complete the work in progress to correct the remaining 11 housing code violations as listed on the attached Notice of Housing Conditions.

Please notify this office if all violations are corrected before the above mentioned dates, so that a "Certificate of Compliance" may be issued.

Very truly yours,

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

By *Lyle H. Hayes*
Lyle H. Hayes
Inspection Services Division

In Attendance:

Mrs. Roukey *M. Edling*
Code Enforcement Officer - Wing (1)

Encl.
jmr

HOUSING INSPECTION REPORT

10 Willis St., Portland, Me. 15-F-2 MN NOHC - 5-8-80
Administrative Hearing Decision dated February 23, 1981 continued:

ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL
CODES - MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED.

	<u>SEC. (S)</u>
1. OVERALL EXTERIOR - trim - loose and peeling paint.	3-a
* 2. LEFT REAR AND RIGHT REAR AND RIGHT FRONT EXTERIOR - roof - broken cornices.	3-a
* 4. FIRST FLOOR REAR HALL - stairway - missing handrail.	3-c
10. REAR ATTIC - floor - broken and missing decking.	3-b
*11. REAR ATTIC - stairway - loose safety rail.	3-d
*12. REAR ATTIC - ceiling - leaking.	3-b
13. REAR ATTIC - ceiling - broken and missing plaster.	3-b

SECOND AND THIRD FLOOR

*18. SECOND FLOOR KITCHEN - wall - loose and missing outlet covers.	8-e
*22. SECOND FLOOR LIVING ROOM - wall - missing outlet cover.	8-e

ADDITIONAL VIOLATIONS FOUND ON FEBRUARY 11, 1981:

1. BATHROOM - tub - leaking wasteline.	6-d
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SECOND FLOOR

2. LIVINGROOM - walls - missing plaster.	3-b
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*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.

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	Feb 12-81	BY	Jb	DISTRICT	Trun. No.
REQUEST BY	NAME	Judy Van Dine (773-4065)			
	ADDRESS	10 Willis St.			
OWNER	NAME	Barbara Rankin			
	ADDRESS	10 Willis (1A)			
CONDITIONS	ADDRESS	10 Willis			
Lack of Heat					
MS					
COMMENTS	C.N.J. Muling.				
2-11-81					
SPECIAL INSTRUCTIONS					
DIVISION	SANITATION	HOUSING	NURSING		
PRIORITY	ROUTINE	SPECIAL	BY		
	URGENT	REPORT TO	DATE		

NOTICE OF HOUSING CONDITIONS

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CITY OF PORTLAND
Department of Neighborhood Conservation
Housing Inspections Division
Tel. 775-5451- Ext. 358 - 448

Ch.-Bl.-Lot: 15-F-2
Location: 10 Willis Street
Project: NCP-MN
Issued: May 8, 1980
Expired: August 8, 1980

Robert & Barbara Roukey
10 Willis Street
Portland, Maine 04101

Dear Mr. & Mrs. Roukey:

An examination was made of the premises at 10 Willis Street Portland, Maine, by Housing Inspector Kevin Carroll. 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 August 8, 1980. 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 reinspection 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.

Very truly yours,

Joseph E. Gray, Jr. Director
Neighborhood Conservation and
Inspection/Services

Inspector

Kevin Carroll
Kevin Carroll

By

Lyle D. Noyes
Housing Code Administrator

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" - Section(s)

- | | | |
|---------------------------|---|-----|
| 1. | OVERALL EXTERIOR - trim - remove loose and peeling paint. | |
| * 2. | LEFT REAR AND RIGHT REAR AND RIGHT FRONT EXTERIOR - roof - repair or replace broken cornices. | 3-a |
| * 3. | FRONT MIDDLE CELLAR - ceiling - repair leaking supply line. | 3-a |
| * 4. | FIRST FLOOR REAR HALL - stairway - replace missing handrail. | 6-c |
| * 5. | FIRST FLOOR REAR HALL - stairway - replace broken tread and riser. | 3-c |
| * 6. | FIRST FLOOR REAR HALL - ceiling - replace missing light fixture. | 3-d |
| * 7. | FIRST FLOOR REAR HALL - wall - enclose exposed electrical conductor. | 8-e |
| * 8. | FIRST FLOOR HALL - ceiling - determine leaking condition. (FRONT HALL) | 8-a |
| 9. | FIRST FLOOR FRONT HALL - ceiling - remove loose and peeling paint. | 3-b |
| *10. | REAR ATTIC - floor - repair or replace broken and missing decking. | 3-b |
| *11. | REAR ATTIC - stairway - repair loose safety rail. | 3-b |
| *12. | REAR ATTIC - ceiling - determine leaking condition. | 3-d |
| *13. | REAR ATTIC - ceiling - replace broken and missing plaster. | 3-b |
| <u>FIRST FLOOR ENTIRE</u> | | |
| *14. | KITCHEN - wall - replace leaking waste line. | |
| *15. | FRONT BEDROOM - floor - replace missing moulding. | 6-d |
| *16. | FRONT BEDROOM - ceiling - repair loose and inoperative light fixture. | 3-b |
| | | 8-a |

Continued

10 Millis Street NCP-MN 15-F-2 NOHC - May 8, 1980 Continued:

*17. RIGHT REAR BEDROOM - window - replace broken glass. 3-c

SECOND AND THIRD FLOOR

- *18. SECOND FLOOR KITCHEN - wall - repair or replace loose and missing outlet covers. 8-e
- 19. SECOND FLOOR KITCHEN - sink - determine slow drainage. 6-c
- 20. SECOND FLOOR PANTRY - window - replace broken stops and beads. 3-c
- *21. SECOND FLOOR PANTRY - wall - repair inoperative electrical outlets. 8-e
- *22. SECOND FLOOR LIVING ROOM - wall - replace missing outlet cover. 8-e
- 23. SECOND FLOOR FRONT BEDROOM - ceiling - repair cracked and sagging plaster. 3-b
- 24. SECOND FLOOR BATHROOM - sink - replace temporary wasteline repair. 6-c
- *25. SECOND FLOOR BATHROOM - sink, tub and toilet - determine reason for freezing supply lines. 6-c
- *26. SECOND FLOOR RIGHT FRONT HALL - window - replace broken glass. 3-c
- *27. THIRD FLOOR LEFT REAR BEDROOM - ceiling - determine leaking condition. 3-b
- 28. THIRD FLOOR LEFT REAR BEDROOM - ceiling - remove loose and peeling paint. 3-b
- 29. THIRD FLOOR LEFT REAR BEDROOM - window - replace rotted and missing parting beads and counterbalance cords. 3-c
- 30. THIRD FLOOR LEFT REAR BEDROOM - trim - remove loose and peeling paint. 3-b
- *31. THIRD FLOOR LEFT FRONT BEDROOM - ceiling - determine leaking condition. 3-b
- 32. THIRD FLOOR LEFT REAR BEDROOM - ceiling and trim - remove loose and peeling paint. 3-b

*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 Street, Tel 775-5451 - to determine if any of the items listed above require a building or alteration permit.

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REINSPECTION RECOMMENDATIONS

LOCATION _____
PROJECT _____
OWNER _____

INSPECTOR _____

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired

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

DATE	
	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" _____ "POSTING RELEASE" _____
	SATISFACTORY Rehabilitation in Progress Time Extended To: _____ Time Extended To: _____ Time Extended To: _____
	UNSATISFACTORY Progress Send "HEARING NOTICE" _____ "FINAL NOTICE" _____
	NOTICE TO VACATE POST Entire _____ POST Dwelling Units _____
	UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken _____

INSPECTOR'S REMARKS: _____

INSTRUCTIONS TO INSPECTOR: _____

NOTICE OF HOUSING CONDITIONS

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CITY OF PORTLAND
Department of Neighborhood Conservation
Housing Inspections Division
Tel. 775-5451- Ext. 358 - 448

Ch.-Bl.-Lot: 13-F-2
Location: 10 Willis Street
Project: MCP-MN
Issued: May 8, 1980
Expired: August 8, 1980

Robert & Barbara Roukey
10 Willis Street
Portland, Maine 04101

Dear Mr. & Mrs. Roukey:

An examination was made of the premises at 10 Willis Street Portland, Maine, by Housing Inspector Kevin Carroll. 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 August 8, 1980. 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. A reinspection 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.

Very truly yours,

Joseph E. Gray, Jr. Director
Neighborhood Conservation and
Inspection Services

Inspector Kevin Carroll

Kevin Carroll

By

Lyle D. Noyes
Housing Code Administrator

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" - Section(s)

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| 1. OVERALL EXTERIOR - trim - remove loose and peeling paint. | |
| * 2. LEFT REAR AND RIGHT REAR AND RIGHT FRONT EXTERIOR - roof - repair or replace broken cornices. | 3-a |
| * 3. FRONT MIDDLE CELLAR - ceiling - repair leaking supply line. | 3-a |
| * 4. FIRST FLOOR REAR HALL - stairway - replace missing handrail. | 3-c |
| * 5. FIRST FLOOR REAR HALL - stairway - replace broken tread and riser. | 3-d |
| * 6. FIRST FLOOR REAR HALL - ceiling - replace missing light fixture. | 8-e |
| * 7. FIRST FLOOR REAR HALL - wall - enclose exposed electrical conductor. | 7-e |
| * 8. FIRST FLOOR HALL - ceiling - determine leaking condition. (FRONT HALL) | 3-b |
| 9. FIRST FLOOR FRONT HALL - ceiling - remove loose and peeling paint. | 3-b |
| * 10. REAR ATTIC - floor - repair or replace broken and missing decking. | 3-b |
| * 11. REAR ATTIC - stairway - repair loose safety rail. | 3-d |
| * 12. REAR ATTIC - ceiling - determine leaking condition. | 3-b |
| 13. REAR ATTIC - ceiling - replace broken and missing plaster. | 3-b |
| <u>FIRST FLOOR ENTIRE</u> | |
| * 14. KITCHEN - wall - replace leaking waste line. | |
| * 15. FRONT BEDROOM - floor - replace missing moulding. | 6-d |
| * 16. FRONT BEDROOM - ceiling - repair loose and inoperative light fixture. | 3-b |
| | 8-a |

Continued

10, Hillis Street NCP-MN 15-F-2 NOKC - May 3, 1980 Continued:

*17. RIGHT REAR BEDROOM - window - replace broken glass.

3-c

SECOND AND THIRD FLOOR

- *18. SECOND FLOOR KITCHEN - wall - repair or replace loose and missing outlet covers. 8-a
19. SECOND FLOOR KITCHEN - sink - determine slow drainage. 6-c
20. SECOND FLOOR PANTRY - window - replace broken stops and beads. 3-c
*21. SECOND FLOOR PANTRY - wall - repair inoperative electrical outlets. 8-a
*22. SECOND FLOOR LIVING ROOM - wall - replace missing outlet cover. 8-a
23. SECOND FLOOR FRONT BEDROOM - ceiling - repair cracked and sagging plaster. 3-b
24. SECOND FLOOR BATHROOM - sink - replace temporary wasteline repair. 6-c
*25. SECOND FLOOR BATHROOM - sink, tub and toilet - determine reason for freezing supply lines. 6-c
*26. SECOND FLOOR RIGHT FRONT HALL - window - replace broken glass. 3-c
*27. THIRD FLOOR LEFT REAR BEDROOM - ceiling - determine leaking condition. 3-b
28. THIRD FLOOR LEFT REAR BEDROOM - ceiling - remove loose and peeling paint. 3-b
29. THIRD FLOOR LEFT REAR BEDROOM - window - replace rotted and missing parting beads and counterbalance cords. 3-c
30. THIRD FLOOR LEFT REAR BEDROOM - trim - remove loose and peeling paint. 3-b
*31. THIRD FLOOR LEFT FRONT BEDROOM - ceiling - determine leaking condition. 3-b
32. THIRD FLOOR LEFT REAR BEDROOM - ceiling, and trim - remove loose and peeling paint. 3-b

*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 Street, Tel 775-5451 - to determine if any of the items listed above require a building or alteration permit.

jm

City of Portland

NEIGHBORHOOD CONSERVATION

Housing Inspection Division

STRUCTURE INSPECTION SCHEDULE

1) Insp. Name C. APROLL

2) Insp. Date <u>4-23-80</u>	3) Insp. Type <u>NCP</u>	4) Proj. Code <u>MN</u>	5) Assr's: Chart <u>15</u>	6) Bl <u>F</u>	7) Lot <u>2</u>	8) Census: Tract	9) Bik.	10) Insp. <u>17</u>	11) Form NO.	
12) Hous. No. <u>10</u>	13) Sec. H. No.	14) Suff	15) Direct.	16) Street Name <u>Willis</u>			17) St. Design.			
18) Owner or Agent: <u>ROBERT & BARBARA ROUKEY</u>							19) Status <u>00</u>	20) Bldg's Rat. <u>03</u>		
21) Address: <u>10 Willis - ST</u>							Zip Code:			
22) City and State: <u>City</u>							Zip Code:			
23) D. Units <u>2</u>	24) Occ. D. U. s <u>2</u>	25) Rm. Units	26) Occ. R. U. s	27) No. Occupant: <u>6</u>	28) Com'l U.	29) Bldg. Type <u>DE</u>	30) Stories <u>2 1/2</u>	31) Const. Mat <u>WO</u>	32) D. Bs	
33) C. H. <u>Yes</u>	34) Photo	35) Zoned For <u>R-6</u>	36) Actual Land Use	37) D. D.	38) Lks. Ad. Bth. Fac.	39) Disp.	40) Closing Date			
Viol. No.	Remedy	Cond.	Violation Description	Fl. No.	Loc.	Room Type	Area Type	Resr. Party	Code Sect. Viol.	Viol. Rem. Date
1	RM	Lo/Re	PAINT		0/A	EX	TOIM	2	3A	
* 2	RR/RE	BR	CORNICES		LER-RIP RIF	EX	RO	2	3A	
* 3	RR	LE	SUPPLY LINE		FRM	CE	CL	2	6C	
* 4	RE	Mi	HANDRAIL	1	RE	HA	SR	2	3C	
* 5	RE	BR	TREAD & RISER	1	RE	HA	SR	2	3D	
* 6	RE	Mi	Light Fixture	1	RE	HA	CL	2	8E	
* 7	Enclose		Exposed Electrical Conductor	1	RE	HA	WA	2	8E	
* 8	De	Le		1	FR	HA	CL	2	3B	
9	RM	Lo/Re	PAINT	1	FR	HA	CL	2	3B	
* 10	RR/RE	BR/Mi	Decking		RE	AT	FL	2	3B	
* 11	RR	Lo	SAFETY RAIL		RE	AT	SR	2	3D	
* 12	De	Le			RE	AT	CL	2	3B	
13	RE	BR/Mi	PLASTER		RE	AT	CL	2	3	

City of Portland

Department of Neighborhood Conservation

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. DATE											2) INSP.			3) FORM NO.				
4/23/80											1	7						
4) TENANT'S NAME											5) Flr. #	6) Location	7) Rmg. Tp.	8) #Rms	9) #Peo.	10) #All'd.	11) Slip.	
ROBERT ROUKLEY FAM, 44											2/3		D4	5	4	7	3	
12) Child Under 10	13) Child 1-6	14)	15) Rent CRITER	16) Rent Code	17) Furn.	18) Heat	19) Hot Water	20) Dual Egress	21) Ck'ng	22) Lav.	23) Bath	24) Flush						
2	NO		CRITER		NO	FOFF	YES	YES										
Viol No.	Remedy	Cond.	Violation	Location	Room Type	Area Type	Resp. Party	Code Sect. Violated	Violation Rem. - Date									
*18	RR/RE	LO/MI	Outlet Covers	2ND	KI	WIA	2	8E										
19	DE		SLOW DRAINAGE	2ND	KI	SI	2	6C										
20	RR	BR	Stops & Beads	2ND	PA	WI	2	3C										
*21	RR	INOP	ELECTRICAL OUTLETS	2ND	PA	WA	2	8E										
*22	RE	MI	Outlet Cover	2ND	LI	WIA	2	8E										
23	RR	CR/SA	PLASTER	2ND FR	Be	CL	2	3B										
24	RE		Temporary Wasteline Repair	2ND	BA	SI	2	6C										
*25	DE		Reason For Freezing Supply Lines	2ND	BA	SI/Tub Toilet	2	6C										
*26	RE	BR	GLASS	2ND RIF	HA	WI	2	3C										
*27	DE	LE		3RD LER	Be	CL	2	3B										
28	RM	LO/PE	PAINT	3RD LER	Be	CL	2	3B										
29	RE	RO/MI	Parting Beads & Counter byliner Corus	3RD LER	Be	WI	2	3C										
30	RM	LO/PE	PAINT	3RD LER	Be	TRIM	2	3B										
*31	DE	LE		3RD LER	Be	CL	2	3B										
32	RM	LO/PE	PAINT	3RD LER	Be	CL/TRIM	2	3B										

CERTIFICATE
OF
COMPLIANCE

CITY OF PORTLAND
Department of Health & Social Services
Housing Inspections Division
Telephone: 775-5451 - Extension 448

July 19, 1976

Mrs. Dorothy M. Loring
10 Willis Street
Portland, Maine 04101

Re: Premises located at 10 Willis Street, Portland, Maine 15-F-2

Dear Mrs. Loring:

A re-inspection of the premises noted above was made on July 15, 1976
by Housing Inspector Stevenson

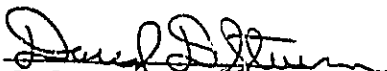
This is to certify that you have complied with our request to correct the violation of the
Municipal Codes relating to housing conditions as described in our "Notice of Housing
Conditions" dated January 5, 1976.

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

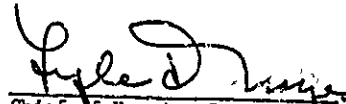
In order to aid in the preservation of Portland's existing
housing inventory, it shall be the policy of this department
to inspect each residential building at least once every five
years. Although a property is subject to re-inspection at any
time during the said five year period, the next regular
inspection of this property is scheduled for July 1981.

Sincerely yours,
David C. Rittenbender
Director
Health & Social Services

Inspector


D. Stevenson

By


Chief of Housing Inspections