



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

CERTIFICATE OF COMPLIANCE

DATE: May 3, 1989

DU: 34

Housing Inspections Division
Telephone: 775-5451 - Extension 311

Munjoy South Townhouses
P. O. Box 3612
Portland, ME 04104

RE: Premises located at 107-140 Adam Street

Dear Sir:

A re-inspection of the premises noted above was made on May 2, 1989
by Code Enforcement Officer Arthur Addato.

This is to certify that you have complied with our request to correct the violation(s) of the Municipal Code relating to housing conditions as described in our "Notice of Housing Conditions" dated 9-1-88.

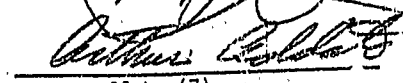
Thank you for your cooperation and your efforts to help us maintain decent, safe and sanitary housing for all Portland residents.

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 May 1994.

Sincerely yours,

Joseph E. Gray, Jr., Director,
Planning & Urban Development

By 
P. Sander
Chief of Inspection Services


Arthur Addato (7)
Code Enforcement Officer

jmr

CBB
OSL
M.F.



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

013
5-2-89
C.O.C
Q.P.

ADMINISTRATIVE DECISION

Date: November 17, 1988

Munjoy South Townhouses
P. O. Box 3612
Portland, Maine

Re: Premises located at 107-140 Adams Street

Dear Sir:

You are hereby notified that a reinspection and your request for additional time on November 16, 1988, regarding our "Notice of Housing Conditions", at the above referred premises, resulted in the decision noted below.

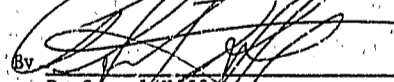
Expiration time extended to December 20, 1988 in order to complete the work in progress to correct the remaining 25 Housing Code violations as listed on attached Notice of Housing Conditions.

Notice modified as follows:

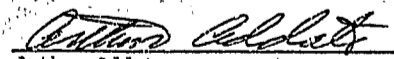
Please notify this office if all violations are corrected before the above mentioned dates, so that a "Certificate of Compliance" may be issued.

Very truly yours,

Joseph E. Gray, Jr., Director
Planning & Urban Development


By P. Samuel Hoffes
Chief of Inspection Services

In Attendance:


Arthur Addato
Peter O'Donnell, Councilor

Encl.
jmr

HOUSING INSPECTION REPORT

OWNER: Munjoy South Townhouses

LOCATION: 107-140 Adam Street

CODE ENFORCEMENT OFFICER: Arthur Addato (7)

HOUSING CONDITIONS DATED: September 21, 1988 EXPIRES: November 21, 1988

ITEMS LISTED BELOW ARE IN VIOLATION OF ARTICLE V OF THE MUNICIPAL CODES, "HOUSING CODE", AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

	SEC.(S)
1. ✓ INTERIOR FIRST FLOOR, APT. 107 - bathroom ceiling - clean vent.	112
2. ✓ INTERIOR FIRST FLOOR, APT. 108 - bathroom ceiling - clean vent.	112
3. ✓ APT. 111 - laundry room ceiling - leaking.	108-2
4. ✓ INTERIOR FIRST FLOOR, APT. 113 - laundry room ceiling - leaking.	108-2
5. ✓ INTERIOR FIRST FLOOR, APT. 113 - laundry room ceiling - sagging plaster.	108-2
6. ✓ INTERIOR FIRST FLOOR, APT. 114 - bathroom ceiling - clean vent.	112
7. ✓ INTERIOR FIRST FLOOR, APT. 115 - laundry room ceiling - leaking.	108-2
8. ✓ INTERIOR FIRST FLOOR, APT. 115 - laundry room ceiling - sagging, missing, plaster.	108-2
9. ✓ INTERIOR SECOND FLOOR, APT. 116 - bathroom ceiling - inoperative vent.	112
10. ✓ INTERIOR FIRST FLOOR, APT. 116 - bathroom ceiling - clean vent.	112
11. ✓ INTERIOR FIRST FLOOR, APT. 128 - kitchen sink - leaking faucet.	111-1
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16. ✓ INTERIOR FIRST FLOOR, APT. 130 - bathroom ceiling - leaking.	108-2
17. ✓ EXTERIOR FIRST FLOOR, APT. 131 - front door - damaged screen door.	108-3
18. ✓ FIRST FLOOR, APT. 131 - kitchen sink - leaking faucet.	111-1
19. ✓ SECOND FLOOR, APT. 131 - bathroom toilet - leaking seal.	111-1
20. ✓ FIRST FLOOR, APT. 131 - bathroom ceiling - leaking.	108-2
21. ✓ FIRST FLOOR, APT. 131 - bathroom ceiling - sagging, loose plaster.	108-2
22. ✓ EXTERIOR FIRST FLOOR, APT. 133 - front porch - damaged decking.	108-4
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24. ✓ INTERIOR FIRST FLOOR, APT. 133 - laundry room ceiling - sagging, missing plaster.	108-2
25. ✓ INTERIOR FIRST FLOOR, APT. 135 - laundry room ceiling - leaking.	108-2
26. ✓ INTERIOR FIRST FLOOR, APT. 135 - laundry room ceiling - sagging, missing plaster.	108-2
27. ✓ INTERIOR FIRST FLOOR, APT. 136 - bathroom ceiling - inoperative vent.	112
28. ✓ EXTERIOR FIRST FLOOR, APTS. 107-140 - front, rear porches - provide handrails.	108-4
29. ✓ EXTERIOR FIRST FLOOR, APTS. 107-140 - front, rear stairs - correct riser height.	108-4
30. ✓ INTERIOR FIRST & SECOND FLOORS, 107-140 - DWELLING UNITS - windows - provide sash locks.	108-3

✓ ***INOPERATIVE SMOKE DETECTORS - Apts. 109, 111, 113, 114, 117, 126, 129, 135.



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

NOTICE OF HOUSING CONDITIONS

DU: 34
CHART-BLOCK-LOT -
LOCATION: 107-140 Adam Street

DISTRICT: 7
ISSUED: September 21, 1988
EXPIRES: November 21, 1988

Munjoy South Townhouses
P. O. Box 3612
Portland, Maine 04104

Dear: Sir:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 107-140 Adam Street by Code Enforcement Officer Arthur Addato. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspection Report".

In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before November 21, 1988. 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 ten (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 the Inspection Services Division to insure that any corrective action you 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 residents.

Very truly yours,

Joseph E. Gray, Jr., Director
Planning & Urban Development

By: _____
P. Samuel Hoffses
Chief of Inspection Services

Arthur Addato (7)
Code Enforcement Officer

Attachments

jmc

389 CONGRESS STREET • PORTLAND, MAINE 04101 • TEL: 865-1111

HOUSING INSPECTION REPORT

OWNER: Munjoy South Townhouses

LOCATION: 107-140 Adam Street

CODE ENFORCEMENT OFFICER: Arthur Addato (7)

HOUSING CONDITIONS DATED: September 21, 1988 EXPIRES: November 21, 1988

ITEMS LISTED BELOW ARE IN VIOLATION OF ARTICLE V OF THE MUNICIPAL CODES, "HOUSING CODE", AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

	SEC. (S)
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7. ✓ INTERIOR FIRST FLOOR, APT. 115 - laundry room ceiling - leaking.	108-2
8. ✓ INTERIOR FIRST FLOOR, APT. 115 - laundry room ceiling - sagging, missing, plaster.	108-2
9. ✓ INTERIOR SECOND FLOOR, APT. 116 - bathroom ceiling - inoperative vent.	112
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29. ✓ EXTERIOR FIRST FLOOR, APTS. 107-140 - front, rear stairs - correct riser height.	108-4
30. ✓ INTERIOR FIRST & SECOND FLOORS, 107-140 - DWELLING UNITS - windows - provide sash locks.	108-3

✓****INOPERATIVE SMOKE DETECTORS - Apts. 109, 111, 113, 114, 117, 126, 129, 135.

REINSPECTION RECOMMENDATIONS

LOCATION 107-140 Little Adams

PROJECT COC

INSPECTOR Adelstein

OWNER Henry Jay South Town Home

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
9-21-88	11-21-88				

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

DATE 5-2-89 ALL VIOLATIONS HAVE BEEN CORRECTED
 Send "CERTIFICATE OF COMPLIANCE" "POSTING RELEASE"

11-14-88 SATISFACTORY Rehabilitation in Progress
 Time Extended To: 12-20-88 - WTX 30 da - 3/21/89 - OTX 30
12-16-88 Time Extended To: 1-30/89 - OTX - 30 da - 4-21-89 - OTX 30
1-18-89 Time Extended To: 2-21-89 - OTX - 30 da.

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: RE/CM - SP - WTX 30

12-16-88 RE/NOC - SP - OTX 30 (Correct Viol. #9, 18, 19, 20, 22)

1-20-89 RE/NOC - SP - Viol. # corr. = 123, 6. (OTX - 30)
10, 14, 15, 17, 28, 29

2-20-89 RE/CM/CT - SP - OTX - 30

4-21-89 RE/CM/CT - SP - viol remains. 8, 13, 24, 26

5-2-89 RE - COC

INSTRUCTIONS TO INSPECTOR: _____



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

NOTICE OF HOUSING CONDITIONS

DU: 34
CHART-BLOCK-LOT -
LOCATION: 107-140 Adam Street

DISTRICT: 7
ISSUED: September 21, 1988
EXPIRES: November 21, 1988

Munjoy South Townhouses
P. O. Box 3612
Portland, Maine 04104

Dear Sir:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 107-140 Adam Street by Code Enforcement Officer Arthur Addato. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspection Report".

In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before November 21, 1988. 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 ten (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.

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Very truly yours,

Joseph E. Gray, Jr., Director
Planning & Urban Development

By: P. Samuel Hoffses
P. Samuel Hoffses
Chief of Inspection Services

Arthur Addato
Arthur Addato (7)
Code Enforcement Officer

Attachments:

HOUSING INSPECTION REPORT

OWNER: Munjoy South Townhouses

LOCATION: 107-140 Adam Street

CODE ENFORCEMENT OFFICER: Arthur Addato (7)

HOUSING CONDITIONS DATED: September 21, 1988 EXPIRES: November 21, 1988

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****INOPERATIVE SMOKE DETECTORS - Apts. 109, 111, 113, 114, 117, 126, 129, 135.

CITY OF PORTLAND
INSPECTION SERVICES DIVISION - HOUSING INSPECTION SCHEDULE

Insp. Date: 9-19-88 Complaint 5 year Fire Inspector's Name Adelstein Dist. 7

Property Address: 107-140 Adams St. C-R-L: _____ Legal Units: 34 Exist. Units: 34 Stories: 2

Owner or Agent Thurston South Townhouses Stand. 1st: _____ N.O.H.C. L.O.D. _____
Address P.O. Box 3612 City 97104

Violation No.	Ext.	Int.	Fl.	Apt.	LOCATION	VIOLATION DESCRIPTION	CODE
1		X	1	107	BA/CL	CLEAN-VENT	112
2		X	1	108	B/CL	" - "	112
3				111	LAUNDRY-RM/CL	LEAK	108.2
4		X	1	113	" - " / CL	"	108.2
5		X	1	113	" - " / "	SA/PLASTER	108.2
6		X	1	114	BA/CL	CLEAN-VENT	112
7		X	1	115	LAUNDRY-RM/CL	LEAK	108.2
8		X	1	115	" - " / CL	SA/MI/PLASTER	108.2
9		X	2	116	BA/CL	INOP./VENT	112
10		X	1	116	" / "	CLEAN/VENT	112
11		X	1	128	K/SINK	LE/FANUCET	111.1
12				1	LAUNDRY-RM/CL	LEAK	108.2
13		X	1		" - " / CL	SA/LO/PLASTER	108.2
14		X	1	129	K/SINK	LE/FANUCET	111.1
15		X	1	129	BA/LAV	" / "	111.1

CITY OF PORTLAND
INSPECTION SERVICES DIVISION - HOUSING INSPECTION SCHEDULE

Insp. Date: 9-19-88 Complaint 5 year Fire Inspector's Name Adelstein Dist. 7

Property Address: 107-140 Adams St. (-B-L: _____) Legal Units: 34 Exist. Units: 34 Stories: 2

Owner or Agent Managers South Town Houses Stand. Ist: _____ N.O.H.C. L.O.D. _____
Address P.O. Box 3612 - City - 04102

Violation No.	Ext.	Int.	Fl.	Apt.	LOCATION	VIOLATION DESCRIPTION	CODE
16		X	1	130	BA/CL	LEAK	108.2
17	X		1	131	FR/DO	DR/SCREEN - DOOR	108.3
18			1	131	KI/SINK	LE/FAUCET	111.1
19			2	131	BA/TOIL	LE/SEAL	111.1
20			2	131	BA/CL	LEAK	108.2
21			1	131	BA/CL	SA/LO - PLASTER	108.2
22	X		1	133	FR/PO	DR/DECKING	108.4
23		X	1	133	LAUNDRY-BA/CL	LEAK	108.2
24		X	1	133	" - " /CL	SA/MI - PLASTER	108.2
25		X	1	135	" - " /CL	LEAK	108.2
26		X	1	135	" - " /CL	SA/MI - PLASTER	108.2
27		X	1	136	BA/CL	INOR/VENT	112
28	X		1	107-140	FR/RE/PO	PROVIDE - HANDRAILS	108.4
29	X		1	107-140	FR/RE-STAIRS	CORRECT - RISER-HEIGHT	108.4
30		X	1-2	107-140	DU/WI	PROVIDE - SASH - LOCK'S	108.3
IN/SD - APT'S - 109, 111, 113, 114, 117, 126, 129, 135 **							



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

ADMINISTRATIVE DECISION

Date: November 17, 1988

Munjoy South Townhouses
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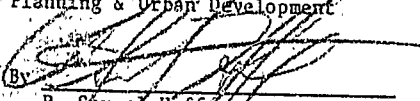
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Very truly yours,

Joseph E. Gray, Jr., Director,
Planning & Urban Development

By: 
P. Samuel Hoffes,
Chief of Inspection Services

In Attendance:


Arthur Addato
Peter O'Dornell, Councilor

Encl.

jmr

C

HOUSING INSPECTION REPORT

OWNER: Munjoy South Townhouses

LOCATION: 107-140 Adam Street.

CODE ENFORCEMENT OFFICER: Arthur Addato (7)

HOUSING CONDITIONS DATED: September 21, 1988 EXPIRES: November 21, 1988

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