

158 Congress Street



SHAW-WALKER

#8503-1R

REQUEST FOR SERVICE

FALMOUTH HEALTH DEPARTMENT

DATE RECEIVED	7/26/83	BY	Arthur Rowe	DISTRICT	Wing
REQUEST BY	NAME	Cleon			
	ADDRESS	-			
OWNER	NAME	-			
	ADDRESS	-			
CONDITIONS	ADDRESS	158 Cong. St.			
Refuse out on street for collection too early!					
COMMENTS	One Margaret DeFazio is alleged to be the prime culprit. Speak to her and I'll smother her up				
SPECIAL INSTRUCTIONS	C.H. J. K. Connors				
DIVISION	☒ SANITATION	☐ HOUSING	☐ NURSING		
PRIORITY	☒ ROUTINE	☐ SPECIAL	BY	[Signature]	
	☐ URGENT	REPORT TO	DATE		

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	16-82	BY	Burt	DISTR. CT	Kerin
REQUEST BY	NAME	BRENDA WHALEY			
	ADDRESS				
OWNER	NAME				
	ADDRESS				
CONDITIONS	ADDRESS	158 CONGRESS 2nd			

OIL FUMES

SENT HOME

COMMENTS

(Tenant supplies own oil and feels furnace inefficient)

SPECIAL INSTRUCTIONS

DIVISION	SANITATION	HOUSING	NURSING	BY
	ROUTINE	SPECIAL		DATE
	PRIORITY	URGENT	REPORT TO	

ADMINISTRATIVE DECISION

City of Portland
Department of Urban Development
Housing Inspections Division
Telephone: 775-5451 - Ext. 311 - 318

Date February 3, 1983

Mr. Marshall S. Santos
102 Pleasant Avenue
Portland, Maine 04103

Re: Premises located at 158 Congress St. 17-B-2 MS

Dear Mr. Santos:

You are hereby notified that a reinspection and your request for additional time on January 27, 1983, regarding our "Notice of Housing Conditions", at the above referred premises, resulted in the decision noted below.

X Expiration time extended to March 27, 1983 in order to complete the work in progress to correct the remaining 5 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 of
Planning & Urban Development

By Lyle D. Noyes
Lyle D. Noyes
Inspection Services Division

In Attendance:

Marland Wing
Mr. Santos

Encl.

HOUSING INSPECTION REPORT

OWNER: Mr. Marshall S. Santos

CODF ENFORCEMENT OFFICER - M. Wing (1)

158 Congress Street, Portland, Maine 17-B-2 MS Notice of Housing Conditions - 4-20-82
Administration Hearing Dated February 3, 1983 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. EXTERIOR - walls and trim - loose and peeling paint. | 3-a |
| * 2. LEFT FRONT & RIGHT REAR CELLAR - chimneys - loose and broken brick and mortar. | 3-e |

SECOND FLOOR - ENTIRE

- | | |
|--|-----|
| * 3. LEFT REAR BEDROOM - wall - inoperative light switch. | 8-e |
| * 4. KITCHEN - ceiling - loose and peeling paint. | 3-b |
| * 5. The services of a licensed electrician should be retained to correct the condition causing intermittent dimming of lights throughout this dwelling. | |

*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.



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

April 16, 1982

Ms. Marshall S. Santos
102 Pleasant Road
Portland, Maine 04103

Re: 158 Congress St. 17-B-2 EE

Dear Ms. Santos:

During a recent inspection by Code Enforcement Officer Kevin Carroll of the property owned by you at 158 Congress St., Portland, Me. it was noted that smoke detectors were missing in the following areas:

"PER THE MAINE STATE STATUTES, "SEC. 1.25 MRSA 2464", WITHIN TEN (10) DAYS OF THE DATE OF THIS NOTICE, A SMOKE ALARM MUST BE INSTALLED IN EACH AREA OF THIS STRUCTURE, AS LISTED BELOW:

First, Second & Third Floor Dwelling Units.

THE FIRE PREVENTION BUREAU HAS BEEN NOTIFIED OF THE ABOVE CONDITION(S). PLEASE CALL THE FIRE PREVENTION BUREAU AT 775-5451, EXT. 354, IF YOU HAVE ANY QUESTIONS REGARDING THE INSTALLATION OF THE REQUIRED SMOKE ALARMS."

Sincerely yours,
Joseph E. Gray, Jr., Director of
Planning & Urban Development

By

Lyle D. Hayes
Inspection Service

isicn

Kevin Carroll
Code Enforcement Officer - Carroll

(2)

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND

DU 3

Department of Urban Development
Housing Inspection Division
775-5451 - Ext. 311 - 318

Ch.-Blk.-Lot: 17-B-2
Location: 158 Congress St.

Ms. Marshall S. Santos
102 Pleasant Avenue
Portland, Maine 04103

Project: NCP-MS
Issued: April 20, 1982
Expires: May 20, 1982

Dear Ms. Santos:

As owner or agent, you are hereby notified that an examination was made of the premises at 158 Congress St., Portland, Me. by Code Enforcement Officer Kevin Carroll. Violations of Municipal Codes relating to housing conditions were found as described in detail on the attached housing inspection report.

In accordance with provisions of the above mentioned Codes, you are hereby requested to correct those defects on or before May 20, 1982. 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 aid this Department in its goal to maintain all Portland residents in decent, safe, and sanitary housing.

Very truly yours,

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

By Lyle D. Hoyer,
Inspection Services Division

Kevin Carroll
Code Enforcement Officer -Carroll (2)

Attachments:

JMF

HOUSING INSPECTION REPORT

OWNER: Ms. Marshall S. Santos

CODE ENFORCEMENT OFFICER - Carroll (2)

158 Congress Street, Portland, Maine 17-B-2 MS
DATED: April 20, 1982 EXPIRES: May 20, 1982

Notice of Housing Conditions

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

	SEC. (S)
1. EXTERIOR - walls and trim - loose and peeling paint.	3-a
* 2. RIGHT REAR CELLAR - stairs - loose and broken treads.	3-d
3. RIGHT MIDDLE CELLAR - window - broken glass.	3-c
* 4. LEFT FRONT & RIGHT REAR CELLAR - chimneys - loose and broken brick & Mortar.	3-e
* 5. MIDDLE CELLAR - furnace - leaking low water shut-off valve.	9-c
* 6. MIDDLE CELLAR - furnace - broken door.	9-c
* 7. MIDDLE CELLAR - furnace - loose burner unit.	9-c
<u>FIRST FLOOR - ENTIRE</u>	
* 8. DINING ROOM - window - broken glass.	3-c
* 9. PANTRY - ceiling - loose and broken.	3-b
* 10. BATHROOM - missing tub and/or shower.	6-d
* 11. BATHROOM - ceiling - missing light fixture.	8-e
* 12. LEFT REAR BEDROOM - ceiling - exposed electrical conductors.	8-e
<u>SECOND FLOOR - ENTIRE</u>	
* 13. LEFT REAR BEDROOM - wall - inoperative light switch.	8-e
* 14. KITCHEN CEILING - loose and peeling paint.	3-b
* 15. The services of a licensed electrician should be retained to correct the condition causing intermittent dimming of lights throughout this dwelling unit.	

*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.

At the time of the survey, we were unable to gain access to the 3rd Floor Apartment. We suggest that if there are any conditions which need correcting in these apartments that you make the repairs while doing the work on the rest of the structure.

30 DAYS
STRUCTURE INSPECT

STRUCTURE INSPECTION SCHEDULE

1) Insp. Name. Carroll

2) Insp. Date	3) Insp. Type	4) Proj. Code	5) Assr's: Chart	6) Bl.	7) Lot	8) Census: Tract	9) Bldg.	10) Insp.	11) Form No.		
3-25-82	NEN	MS	17	B	2	—	—	2			
12) House No.	13) Sec. H. No.	14) Suff.	15) Direct.	16) Street Name				17) St. Design.			
158				CONGRESS				ST.			
16) Owner or Agent:								19) Status	20) Bldg's Rat.		
MS. MARSHALL S. SANTOS								NO	03		
21) Address:											
102 PLEASANT I.T.											
22) City and State:								71r Code:			
CITY								04103			
23) D. Units	24) Occ. D. U. s	25) Rm. Units	26) Occ R U s	27) No. Occupants	28) Com' U.	29) Bldg. Type	30) St. L. es	31) Const. Mat.	32) O. Bs		
3	2	0	0	6	NO	DE	3	WO	NO		
33) C.H.	34) Photo	35) Zoned For	36) Actual Land Use	37) D.D.	38) L.E.S. and Bth. Fac	39) Disp.	40) Closing Date				
Yes	NO	RG	R		Yes	NO					
Viol. No.	Remedy	Cond.	Violation Description			Fl. No.	Room Type	Area Type	Resp. Party	Code Sect. Viol.	Viol. Rem. Date
1		LO/PE	PAINT				EX WALLS	TRIM	2	3A	
* 2		LO/BR	Treads				RIR	CL SR	2	3D	
3		BR	GLASS				RIM	CL WI	2	3C	
* 4		LO/BR	BRICK & MORTAR				LEE RIR	CL CH's	2	3E	
* 5		LK	Low Water Shutoff VALVE				MI	CL FU	2	9C	
* 6		BR	DOOR				MI	CL FU	2	9C	
* 7		LO	BURNER UNIT				MI	CL FU	2	9C	

City of Portland

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

2) INSP.

3) FORM NO.

3 2 5 8 2

2

4) TENANT'S NAME

5) Flr. # 6) Location 7) Rm. Tp. 8) #Rms. 9) #Pco. 10) #All'd 11) Slp. Rms

VACANT

1 Entry DU 6 0 7 3

12) Child Under 10 13) Child 1-6 14)

15) Rent

16) Rent Code

17) Furn.

18) Heat

19) Hot Water

20) Dual Egress

21) Ck'ng

22) Lav.

23) Bath

24) Flush

12) Child Under 10

13) Child 1-6

14)

15) Rent

16) Rent Code

17) Furn.

18) Heat

19) Hot Water

20) Dual Egress

21) Ck'ng

22) Lav.

23) Bath

24) Flush

Viol. No.	Remedy	Cond.	Violation	Location	Room Type	Area Type	Resp. Party	Code Sect. Violated	Violation Rem. - Date
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*X8		BR	GLASS		DI	WI	2	3C	
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*X9		10/BR			PA	CE	2	3B	
-----	--	-------	--	--	----	----	---	----	--

*X10		MI	Tub and/or Shower		BA		2	4D	
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*X11		MI	Light Fixture		BA	CE	2	8F	
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*X12		EXPOSED	Electrical Conductors	LER	BE	CE	2	8E	
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City of Portland

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date				2) INSP.				3) FORM NO.			
3/5/82				2							
4) TENANT'S NAME				5) Flr. #				6) Location			
B. Whaley				2				Extra DU			
12) Child Under 10				15) Rent				16) Rent Code			
1-6				260				HO			
17) Furn.				18) Heat				19) Hot Water			
NO				OFF				V			
20) Dual Egress				21) Ck'ng				22) Lev.			
Y				LG				H			
23) Bath				24) Flush							
PB				PB				PB			
Viol. No.	Remedy	Cond.	Violation	Location	Room Type	Area Type	Reso. Party	Code Sect. Violated	Violation Rem. - Date		
*12	13	INOP	Light Switch	LER	BE	WA	2	8E			
*13	14	LOPE	PAINT		KI	CE	2	3K			
*14	15		The services of a licensed electrician should be retained to correct the condition causing intermittent dimming of lights throughout this dwelling unit.								

City of Portland

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

2) INSP.

3) FORM NO.

4) TENANT'S NAME

5) Flr. 6) Location 7) Rm. Tp. 8) Rms. 9) #Peo. 10) #All'd 11) Slp. Rms.

12) Child
Under 10

13) Child
1-6

15) Rent

16) Rent
Code

17) Furr.

18) Heat

19) Hot
Water

20) Dual
Egress

21) C'ng

22) Lav.

23) Bath

24) Flush

Viol.
No.

Remed.

Cond.

Violation

Location

Room
Type

Area
Type

Resp.
Party

Code Sect.
Violated

Violation
Rem. - Date

N.A.

CERTIFICATE OF INSPECTION

DATE September 12, 1980

City of Portland
Housing Inspections Division
Department of Neighborhood Conservation
Tel: 775-5451 Ext. 448 - 358

Mrs. Marshall S. Santos
102 Pleasant Avenue
Portland, Maine 04103

Re: Premises Located at 158 Congress Street, Portland, Maine 17-B-2 EE

Dear Mrs. Santos:

An inspection of the above referred premises was recently completed by Housing Inspector Arthur Addato.

Although the structure does not meet the minimum standards as described in the Housing Code, it has been determined that no major code deficiencies exist at this time.

Items included on the enclosed list should be corrected as part of your normal maintenance procedures in order to avoid extensive repairs in the future and to prolong the useful life of the building.

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

Please do not hesitate to call this office if you have any questions regarding this notice.

Sincerely yours,
Joseph E. Gray, Jr., Director
Urban Development

Inspector Arthur Addato
Arthur Addato

By Lyle D. Noyes
Lyle D. Noyes,
Housing Code Administrator

September 18, 1980

158 Congress Street, Portland, Maine 17-B-2 EE Certificate of Inspection Continued:

Loose and peeling paint on exterior walls and trim.

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	5-5-82		BY	Linda	DISTRICT	Portland
REQUEST BY	NAME	Neighbor				
	ADDRESS					
OWNER	NAME	Santos				
	ADDRESS					
CONDITIONS	ADDRESS	158 Congress Street 3rd floor				
	broken windows ceiling falling down, not walk on the third floor ledge					
COMMENTS	CT said no problems CNS 11/11/81					
SPECIAL INSTRUCTIONS	(NJ)					
DIVISION	☒ SANITATION	☐	HOUSING	☐	NURSING	
PRIORITY	☒ ROUTINE	SPECIAL				
	☐ URGENT	REPORT TO			BY	DATE

Flowers - Tinkham

Scott Harris - Roof

OK
BY <i>addato</i>
DATE <i>9-16-80</i>

June 25, 1979

Mr. Marshall S. Santos 102 Pleasant Ave.
49 Lafayette Street
Portland, Maine 04101 7747463 apt 1130

Dear Mr. Santos: Re: 158 Congress Street, Portland, Maine 17-8-2

As owner or agent of the above referred property, you were notified on February 1, 1979 to correct certain substandard conditions in violation of Chapter 307 of the City of Portland Municipal Code "Minimum Standards for Housing". Several re-inspections have been made and we find that you have not complied with our request.

A final reinspection was made on June 25, 1979, by Housing Inspector Addato and, as a result, you are hereby ordered to correct the violations listed below on or before July 26, 1979.

Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely yours,

Joseph A. Gray, Jr. Director
Neighborhood Conservation

Inspector

Arthur Addato
A. Addato

By

Lyle D. Hayes
Lyle D. Hayes
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 OF THE CITY OF PORTLAND MUNICIPAL CODE Section(s)

- | | | | |
|-------------|--|---|-----|
| 9/10 | 1. LEFT FRONT EXTERIOR CHIMNEY | replace loose and missing mortar. | 3-a |
| 3/18 | 2. RIGHT FRONT ROOF | repair or replace loose and missing flashing. | 3-a |
| 9/10 | 3. EXTERIOR WALLS AND TRIM | remove loose and peeling paint and make the exterior walls and trim of structure weathertight and watertight by painting or any other suitable means. | 3-a |
| 3/18 | 4. THIRD FLOOR RIGHT FRONT DORMER | roof - replace broken cornice molding. | |
| Third Floor | | | |
| 2/1 | 5. DINING ROOM, PANTRY AND LIVING ROOM | ceiling - replace missing plaster. | 3-b |
| 3/18 | 6. LIVING ROOM | ceiling - determine the reason and remedy condition causing leakage. | 3-b |
| 2/1 | 7. DINING ROOM | wall - remove illegal flue pipe. | 9-c |
| 2/12 | 8. LEFT FRONT BEDROOM | ceiling - determine the reason and remedy condition causing signs of leakage. | 3-b |
| 11/9 | 9. FRONT AND MIDDLE BEDROOM | walls - remove illegal extension cords. | 8-a |
| 2/1 | 10. FRONT AND MIDDLE BEDROOM | ceiling - replace missing plaster. | 3-b |
| 2/12 | 11. FRONT AND MIDDLE BEDROOM | ceiling - remove peeling paint. | 3-b |
| 2/12 | 12. REAR BEDROOM | door - repair broken door hinge. | 3-b |

ADMINISTRATIVE HEARING DECISION

City of Portland
Department of Neighborhood Conservation
Housing Inspections Division
Telephone: 775-5451 - Ext. 448 - 358

Date February 2, 1979

Mr. Marshall S. Santos
49 Lafayette Street
Portland, Maine 04101

Re: Premises located at 158 Congress Street, Portland, Maine NCP-East End 17-B-2

Dear Mr. Santos:

You are hereby notified that a reinspection and your request for additional time

on Jan. 17, 1979, regarding our "Notice of Housing Conditions" at the above referred premises resulted in the decision noted below.

XX Expiration time extended to April 2, 1979 in order to complete the work in
progress to correct the remaining twelve (12) Housing Code violations as shown
on the attached Notice of Housing Conditions dated April 26, 1978.

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.

In Attendance:
M. Wing

Mr. Santos

Encl.

VW

Very truly yours,
Joseph E. Gray, Jr., Director
Neighborhood Conservation

By Lyle D. Noyes
Lyle D. Noyes,
Chief of Housing Inspections

NOTICE OF HOUSING CONDITIONS

DU 3

City of Portland
Department of Neighborhood Conservation
Housing Inspections Division
Tel. 775-5451 - Ext. 358 - 448

Marshall S. Santos
49 Lafayette Street
Portland, Maine 04101

Ch.-il.-Lot: 17-B-2
Location: 158 Congress Street
Project: NCP-East End
Issued: April 26, 1978
Expired: July 26, 1978

Dear Mr. Santos:

An examination was made of the premises at 158 Congress Street, Portland, Maine, by Housing Inspector Wing. 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 26, 1978. 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

Inspector

Marshall S. Santos
M. Wing

By

Lyle D. Noyes
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" -		Section(s)
1. ✓ LEFT FRONT EXTERIOR CHIMNEY- replace loose and missing mortar.		3c
2. ✓ RIGHT FRONT EXTERIOR ROOF - repair or replace loose & missing flashing.		3a
3. ✓ OVERALL WALLS & TRIM- EXTERIOR - remove loose and peeling paint and make the exterior walls and trim of the structure weathertight and water-tight by painting or any other suitable means.		3a
5/17/78 ✓ THIRD FLOOR - RIGHT FRONT DORMER- ROOF - replace broken cornice moulding.		3a
FIRST FLOOR		
* 5. KITCHEN SINK- repair leak in trap.		6d
* 6. KITCHEN SINK- determine the reason and remedy the slow drainage.		6d
* 7. BATHROOM FLOOR- determine the reason and remedy the condition causing leakage in the flush toilet.		6d
THIRD FLOOR		
* 8. KITCHEN WALL- remove illegal extension cords.		8c
9. DINING ROOM, PANTRY & LIVING ROOM CEILINGS- replace missing plaster.		3b
10. LIVING ROOM CEILING- determine the reason and remedy the condition causing leakage.		3b
11. DINING ROOM CEILING- remove peeling paint.		9c
12. DINING ROOM WALL - remove illegal flue pipe.		
13. LEFT FRONT BEDROOM CEILING- determine the reason and remedy the condition causing leakage.		3b

continued
vw

M/PL/IF/WA
PE/PA/CL

continued

158 Congress Street, Portland, Maine NCP-EE 17-B-2

4/26/78

- * 14.9 FRONT/MIDDLE BEDROOM WALLS - remove illegal extension cords.
- 15.0 FRONT-MIDDLE BEDROOM CEILINGS- replace missing plaster.
- 15.1 " " " " - remove peeling paint.
- 17.1 REAR BEDROOM DOOR - repair broken hinge.

8e
3b
3b
3b

* 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.

NOTICE OF HOUSING CONDITIONS

DU 3

City of Portland
Department of Neighborhood Conservation
Housing Inspections Division
Tel. 775-5451 - Ext. 358 - 448

Marshall S. Santos
49 Lafayette Street
Portland, Maine 04101

Ch.-Bl.-Lot: 17-B-2
Location: 158 Congress Street
Project: NCP-East End
Issued: April 26, 1978
Expired: July 26, 1978

Dear Mr. Santos:

An examination was made of the premises at 158 Congress Street, Portland, Maine, by Housing Inspector Wing. 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 26, 1978. 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

Inspector

M. Wing

By

Lyla D. Noyes
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" -		Section(s)
1. LEFT FRONT EXTERIOR CHIMNEY- replace loose and missing mortar.		3e
2. RIGHT FRONT EXTERIOR ROOF - repair or replace loose & missing flashing.		3a
3. OVERALL WALLS & TRIM- EXTERIOR - remove loose and peeling paint and make the exterior walls and trim of the structure weathertight and watertight by painting or any other suitable means.		3a
4. THIRD FLOOR - RIGHT FRONT DORMER- ROOF - replace broken cornice moulding.		3a
FIRST FLOOR		6d
5. KITCHEN SINK- repair leak in trap.		6d
6. KITCHEN SINK- determine the reason and remedy the slow drainage.		6d
7. BATHROOM FLOOR- determine the reason and remedy the condition causing leakage in the flush toilet.		6d
THIRD FLOOR		8e
8. KITCHEN WALL- remove illegal extension cords.		3b
9. DINING ROOM, PANTRY & LIVING ROOM CEILINGS- replace missing plaster.		3b
10. LIVING ROOM CEILING- determine the reason and remedy the condition causing leakage.		3b
11. DINING ROOM CEILING- remove peeling paint.		9c
12. DINING ROOM WALL - remove illegal flue pipe.		
13. LEFT FRONT BEDROOM CEILING- determine the reason and remedy the condition causing leakage.		3b

continued
vw

continued

158 Congress Street, Portland, Maine NCF-EE 17-B-2

4/26/78

- * 24. FRONT/MIDDLE BEDROOM WALLS - remove illegal extension cords.
- 15. FRONT-MIDDLE BEDROOM CEILINGS - replace missing plaster.
- 16. " " " - remove peeling paint.
- 17. BEDROOM DOOR - repair broken hinge.

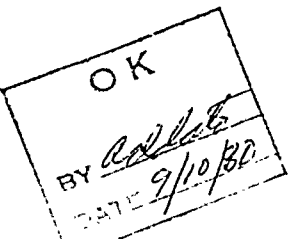
6e
3b
3b
3b

* 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 Adelphi



LOCATION 158 Congress Street

PROJECT NCP-East End

OWNER Marshall S. Santos

NOTICE OF HOUSING CONDITIONS

Issued 4/26/78 Expired 7/26/78

HEARING NOTICE

Issued _____ Expired _____

FINAL NOTICE

Issued _____ Expired _____

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

DATE 8/10/80 aa ALL VIOLATIONS HAVE BEEN CORRECTED ✓ POSTING RELEASE ✓
Send "CERTIFICATE OF COMPLIANCE" ✓

1-1 1/1/80 SATISFACTORY Rehabilitation in Progress
Time Extended To: WTX - 60 days - 3/17/79

9/21/79 aa Time Extended To: OTX - 30 10/30/79

Time Extended To: OTX - 30 12/19/79

6/25/79 aa 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:

7-31-78 mw RE/CT-SP CO/NA
1-1-79 mw RE/CT-SP CO/NA
5-17-79 aa RE/CT-SP CO/NA
6/25/79 aa RE/CT-SP CO/NA
8/5/79 aa RE/CT-SP CO/NA
9/21/79 aa RE/CT-SP CO/NA
11/9/79 aa RE/CT-SP CO/NA
11/14/79 aa RE/CT-SP CO/NA
12/31/79 aa RE/CT-SP CO/NA
2/12/80 aa RE/CT-SP CO/NA
3/18/80 aa RE/CT-SP CO/NA
5/20/80 aa RE/CT-SP CO/NA
4/7/80 aa RE/CT-SP CO/NA
7/14/80 aa RE/CT-SP CO/NA
4/16/80 aa RE/CT-SP CO/NA

INSTRUCTIONS TO INSPECTOR:

RE/CT-SP
RE/WIP - 2 visit remain
RE/SP
RE/WIP - 2 visit remain
RE/CT-SP
RE

(3)

5/8/80 aa RE/INA

5/14/80 aa RE/WIP OTX-30

5/24/80 aa CI/CO - C J send LD

9/10/80 aa RE/- viol con. complete. C.O.C

158 CONGRESS STREET

Housing

REQUEST FOR SERVICE

FALMOUTH HEALTH DEPARTMENT

DATE RECEIVED	1/16/84		BY	Marelyn		DISTRICT	Marland	
REQUEST BY	NAME	Randy Sloan						
	ADDRESS	158 Congress Street (1st Floor)						
OWNER	NAME	Marshall Houtas						
	ADDRESS							
CONDITIONS	ADDRESS	158 Congress Street						
COMMENTS	No smoke detector - window problems -							
	Electrical problems - circuit problems							
SPECIAL INSTRUCTIONS	Bad heating system - gas changed 100 gallons of oil every 4 days - Can be verified by City Hall							
	Tel. 774-6031 Ltr. Letter on hand dated 1-27-81 If you can call today she would really appreciate it.							
DIVISION	SANITATION		HOUSING		NURSING			
PRIORITY	ROUTINE		SPECIAL		BY			
	URGENT		REPORT TO		DATE			



CITY OF PORTLAND

JOSEPH E. McDONOUGH
FIRE CHIEF

January 25, 1984

Mr. Marshall S. Santos
102 Pleasant Avenue
Portland, Maine 04103

Re: Smoke Detectors

Dear Mr. Santos:

During a recent inspection of the property owned by you at 158 Congress Street, it was noted that smoke detectors were missing in the following areas:

First Floor
Second Floor
Third Floor

25 MRSA §2464 requires that approved smoke detectors be installed in each of the above listed areas. 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 ten (10) days. Lack of compliance will result in referral of the matter for legal action.

Sincerely yours,
Joseph E. McDonough
Chief of the Fire Department
City of Portland

Marland Wing
Marland Wing, Code Enforcement
Officer (1)

cc: Lt. James Collins, Fire Prevention Bureau

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

MR. MARSHALL S. SANTOS
102 Pleasant Ave.
Portland, Me. 04103

Re: 158 Congress Street

Dear Mr. Santos

During a recent inspection of the property owned by you at 158 Congress St. it was noted that smoke detectors were missing in the following areas:

"PER THE MAINE STATE STATUTES, "SEC. 1.25 MRSA 2464", WITHIN TEN (10) DAYS OF THE DATE OF THIS NOTICE, A SMOKE ALARM MUST BE INSTALLED IN EACH AREA OF THIS STRUCTURE, AS LISTED BELOW:

1st fl. apt.
2 2nd fl. apt
3 rd fl. apt.

Re-inspection will be made in ten (10) days for compliance. Lack of compliance may result in legal action.

Sincerely yours,
Joseph E. Gray, Jr., Director of
Planning & Urban Development

By _____
Lyle D. Noyes
Inspection Services Division

M. Wing
Code Enforcement Officer -

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 24, 1991

Marshall Santos
102 Pleasant Ave
Portland ME 04103

5 YEAR INSPECTION

Re: 158 Congress St.
CBL #: 17-B-002
DU: 3

Dear Mr. Marshall,

During a recent inspection of the property owned by you at 158 Congress St, 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


P. Samuel Hoffses
Chief of Inspection Services

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

Date October 24, 1991.

FIVE-YEAR HOUSING INSPECTION

Name Marshall S. Santos
Address 102 Pleasant Ave.
Address Portland, ME 04103

Re: Building # 158 Congress St.
CBL #: 17-B-002
DU: 3

Dear Mr. Santos:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 158 Congress St. by Code Enforcement Officer Merle Leary. 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 12/23/91. 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 it's goal to maintain decent, safe, and sanitary housing for all of Portland's residence.

Sincerely,


Merle Leary
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

HOUSING INSPECTION REPORT

Location: 158 Congress St.
 Owner: Marshall S. Santos
 CEO Merle Leary
 Housing Conditions Date: 10/23/91
 Expiration Date: 12/23/91

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

1. Interior	1,2,3	Overall	Missing screens/storms	108.3
2. Exterior		Front hall door	Missing knobs	108.3
3. Interior		Cellar	Friable asbestos	116.6
4. Interior		Rear cellar ceiling	Hanging light fixture	113.5
5. Interior	1,1	Kitchen ceiling	Hanging light fixture	113.5
6. Interior	2,2	Kitchen ceiling	Broken plaster	108.2
7. Interior	2,2	Bathroom ceiling	Broken plaster	108.2
8. Interior	2,2	Rear bedroom window	Missing counter-balance cords	108.7
9. Interior	2,2	Kitchen floor	Loose & damaged linoleum	108.2

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 18, 1993

Santos Marshall S
102 Pleasant Ave
Portland, Me 04103

Re: 158 Congress St
CBL: 017- - R-002-001-01
DU: 3

Dear Mr. Marshall,

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 within sixty (60) days. 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.

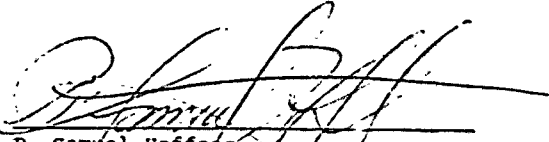
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

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

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

Sincerely,


Merlin Leary
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

HOUSING INSPECTION REPORT

Location: 158 Congress St
Housing Conditions Date: June 18, 1993
Expiration Date: August 17, 1993

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

1.	EXT - FRONT - CHIMNEY NEW FRONT CHIMNEY - MISSING MORTAR	108.50
2.	INT - 1ST/2ND/3RD FLS - OVERALL MISSING SCREENS AND STORMS	108.30
3.	EXT - FRONT/REAR - HALL DOORS MISSING KNOBS	108.30
4.	INT - CELLAR - FRIABLE ASBESTOS	116.60
5.	INT - REAR CELLAR - CEILING HANGING LIGHT FIXTURE	113.50
6.	INT - 1ST FL/APT 1 - KITCHEN CEILING HANGING LIGHT FIXTURE	113.50
7.	INT - 2ND FL/APT 2 - KITCHEN CEILING BROKEN PLASTER	108.20
8.	INT - APT 2/2ND FL - BATHROOM CEILING BROKEN PLASTER	108.20
9.	INT - 2ND FL/APT 2 - REAR BEDROOM WINDOW MISSING COUNTERBALANCE CORDS	108.20
10.	INT - 2ND FL/APT 2 - KITCHEN FLOOR LOOSE AND DAMAGED LINOLEUM	108.20
11.	INT - - REAR PORCH MISSING RAILING	108.40
12.	INT - 1ST FL/APT 1 - LIVINGROOM WINDOW BROKEN GLASS	108.30

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

April 05, 1996

SANTOS MARSHALL S
102 PLEASANT AVE
PORTLAND ME 04103

Re: 158 Congress St
CBL: 017- - B-002-001-01
DU: 3

Dear Mr. Santos:

You are hereby notified, as owner or agent, that an inspection was made of the above-referenced 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 within sixty (60) days. 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.

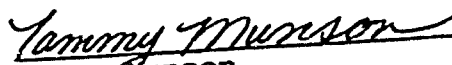
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles of the City Code.

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

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

Sincerely,


Merle Leary
Code Enforcement Officer


Tammy Munson
Code Enfc. Offr./ Field Supv.

HOUSING INSPECTION REPORT

Location: 158 Congress St
Housing Conditions Date: April 05, 1996
Expiration Date: June 04, 1996

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

1.	EXT - FRONT - CHIMNEY IS MISSING MORTAR	108.50
2.	EXT - OVERALL - WALLS & TRIM HAVE PEELING PAINT	108.20
3.	EXT - FRONT - FOUNDATION IS MISSING MORTAR	108.20
4.	EXT - RIGHT - WALL IS MISSING CLAPBOARD	108.20
5.	EXT - RIGHT/REAR DOOR - OVERHANG SHINGLES ARE MISSING	108.10
6.	INT - 1ST FLR - FRONT HALL DOOR IS MISSING TRIM BOARDS	108.30
7.	INT - 2ND FLR - REAR HALL THERE APPEARS TO BE FRIABLE ASBESTOS	116.60
8.	INT - 2ND FLR - FRONT HALL WALLS HAVE BROKEN PLASTER	108.20
9.	INT - 1ST FLR - FRONT HALL STAIRWAY HAS A BROKEN RAILING & IS MISSING BALUSTERS	108.40
10.	INT - REAR CELLAR - STAIRS ARE MISSING A RAILING	108.20
11.	INT - CELLAR - THERE APPEARS TO BE FRIABLE ASBESTOS	116.60
12.	INT - REAR - CELLAR - CEILING HAS A HANGING LIGHT FIXTURE	113.50
13.	EXT - REAR - PORCH IS MISSING A RAILING	108.40
14.	INT - 1ST FL - APT #1 - PANTRY WALL HAS BROKEN PLASTER	108.20
15.	INT - 1ST FL - APT #1 - BEDROOM WALLS HAVE INOPERATIVE OUTLETS	113.50
16.	INT - OVERALL - APARTMENTS ARE MISSING STORMS & SCREENS	108.30
17.	INT - OVERALL - HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT	113.50

PRIORITY VIOLATIONS: #'s 7, 8