2 Cedar Stree

# NDP-REHAB III.

SHAW-WALKER

CERTIFICATE OF INSPECTION DATE May 19, 1983 City of Portland Di7: 3 Housing Inspections Division Department of Urban Development Tel: 775-5451 Ext. 311 - 312 Mr. Richard S. Harris, Jr. 25 Jackson Street Portland, Maine 04103 Re: Premises located at: 12 Cedar St. 33-N-17 Dear Mr. Harris: An inspection of the above referred premises was recently completed by Code Enforcement Officer Although the structure does not meet the minimum standards as described in the Housing Code, it has been determined that no <u>major</u> code deficiencies 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 Sincerely yours, Joseph E. Gray, Jr., Director of Planning Urban Development Inspection Services Division - M. Nugent (10) Enclosure jmr

HOUSING INSPECTION REPORT

OWNER: Mr. Richard S. Harris, Jr.

CODE ENFORCEMENT OFFICER - M. Nugent (10)

12 Cedar Street, Portland, Maine 33-N-17 Gen. Certaficate of Inspection Continued: May 19, 1983 NOHC - August 26, 1982

Second & Third Floor Rear Storage Areas - windows and frames - missing. Rear Hall - partially blocked with discarded construction material. Rear Hall - plaster chipped.

#### NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND

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

Ch.-Blk.-Lot: 33-N-17 Location: 12 Cedar Street

Mr. Richard S. Harris, Jr. 25 Jackson Street Portland, Maine 04103

Project: NCP-GEN. August 26, 1982 Issued: Expires: November 26, 1982

Dear Mr. Harris:

As owner or agent, you are hereby notified that an examination was made of the premises at 12 Cedar Street, Portland, Maine , by Code Enforcement Officer Gayton Bartlett. 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 Nov. 26, 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 Stancards. Please contact this office if you have any questions regarding this Notice.

Your cooperation will aid this Department in it's 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

Lyle 2, 9 loyes/911

Inspection Services Division

Mayta C. Bartett breement Officer -Bartlett (6)

Attachments:

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#### HOUSING INSPECTION REPORT

CODE ENFORCEMENT OFFICER - Bartlett (6) OWNER: Mr. Richard S. Harris, Jr. Notice of Housing Conditions 33-N-17 GEN. 12 Cedar Street, Portland, Maine EXPIRES: November 26, 1982 DATED: August 26, '982 ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL CODES - MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED. CELLAR - furnace = leaking expansion tank OK

LEFT MIDDLE CELLAR - ceiling - luaking wasteline.

SECOND FLOOR FRONT HALL - wall and ceiling - cracked and sagging plasts

FIRST FLOOR REAR HALL - wall - missing and sagging plaster. NO +

FIRST FLOOR REAR HALL - wall - inoperative light switch.

SECOND FLOOR REAR HALL - door - damaged panels. WALL - CEPTAGE J

SECOND FLOOR REAR SHED - floor - spinal avanament. \* -1 -- CELLAR-6-0 3-b 3-b SECOND FLOOR REAR SHED - floor - animal excrement- PULCOF FIRST FLOOR OVERALL LIVING ROOM - ceiling - sagging and cracked plaster.

DINING ROOM - ceiling - sagging and cracked plaster.

OVERALL DWELLING UNIT - windows - damaged sash. LIVING ROOM - window - broken glass.

REAR BENROOM - window - broken glass.

BATHROOM - tub - leaking.

BATHROOM - lavatory - leaking faucets. 15. DINING ROOM - ceiling leaking.
16. BATHROOM - Tioor - missing floor covering. KITCHEN - roach intestation. SECOND FLOOR OVERALL

18. OVERALL DWELLING UNIT WINDOWS - loose sash. 3-b LEFT REAR BEDROOM - ceiling - leaking. LEFT REAR BEDROOM - ceiling - peeling paint.

REAR BEDROOM - wall and ceiling - missing plaster.

REAR BEDROOM - wall and ceiling - peeling paint. 3-b 3-b 3-b REAR BEDROOM - window - damaged sash. REAR BEDROOM - door - damaged. KITCHEN - floor - damaged floor boards.

MIDDLE BEDROOM - ceiling - cracked and sagging plaster. LIVING ROOM - ceiling - cracked and sagging plaster. LIVING ROOM - ceiling - cracked and sagging plaster.

RIGHT FRONT BEDROOM - ceiling - cracked and sagging plaster.

RIGHT FRONT BEDROOM - ceiling - inoperative light fixture.

BATHROOM - lavatory - leaking faucets.

BATHROOM - ceiling - leaking.

RIGHT FRONT BEDROOM - ceiling - leaking.

RIGHT FRONT BEDROOM - window damaged sash.

RUGDALL BASTITHM UNIT - reach intertains. OVERALL DWELLING UHLT - roach intestation 5, 16HYRY LOOSE THIRD FLOOR OVERALL 35. BATHROOM - toilet - loose boys 3-b DEN - ceiling - peeling payht. REAR SHED - ceiling - exposed wiring. \*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 Insp. Dept., 389 Congress St., Tel. 775-5451 to determine if any of the items listed above require a building or alteration

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INSPECTOR Number			OWNER	Ralania		<u> </u>
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8/26/82	11/20/82					
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DATE	ALL VIOLATIONS I Send "CERTIFICAT	HAVE BEEN CORREC TE OF COMPLIANCI	TED 4/26/	NEW VIOC	NG RELEASE"	<u> </u>
	SATISFACTORY Rel	habilitation in	Progress			
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	NOTICE TO VACAT					
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	UNSATISFACTORY "LEGAL ACTION"					
<b>3</b> 5/7/83	INSPECTOR'S REMA		ATTONS A WILL	ARANG	OFD F INS	p, Al
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NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND

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

Mr. Richard S. Harris, Jr. 25 Jackson Street Portland, Maine 04103

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Ch.-Blk.-Lot: 33-N-17 Location: 12 Cedar Street

Project: NCP-GEN. Issued: August 26, 1982 Expires: November 26, 1982

Dear Mr. Harris:

As owner or agent, you are hereby notified that an examination was made of As owner or agent, you are nereby notified that an examination was made the premises at 12 Codar Street, Portland, Maine, by Code Enforcement Officer Gayton Hartlett. Violations of Municipal Codes relating to housing conditions were found as described in detail on the attached housing inspection report.

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Your cooperation will aid this Department in it's 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

Lyle D. Noyes, Inspection Services Division

Martine Bartlet Code Enforcement Officer -Bartlett (6)

Attachments:

jar

# HOUSING INSPECTION REPORT

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OWNER: Mr. Richard S. Harris, Jr. CODE ENFORCEMENT OFFICER - Bartlett  OWNER: Mr. Richard S. Harris, Jr. GEN. Notice of Housing Condition  133-N-17 GEN. Notice of Housing Condition  1982	(6) ons  IMUM SEC.(S) 9-c 6-d 3-b 3-b 8-e 3-c 4-b 3-b 3-b 3-c
CODE ENFORCEMENT OFFICER.	\\
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OWNER: MP. Altimate of Housing Control Notice of Housing Control	4
a trand Maine Jo " Notember 401 '/-	₫.
OWNER: Mr. Richard S. Harris, Jr.  12 Cedar Street, Portland, Maine 33-N-17 GEN. Notice of Housing Condition EXPIRES: November 26, 1982  EXPIRES: November 26, 1982	rmim 🖁
12 Cedar Street, Portland, Nature EXPIRES: NOVEMBER 207 OF THE MUNICIPA' CODES - MINIMATER LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPA' CODES - MINIMATER LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPA' CODES - MINIMATER LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPA' CODES - MINIMATER LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPA' CODES - MINIMATER LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPA' CODES - MINIMATER LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPA' CODES - MINIMATER LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPA' CODES - MINIMATER LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPA' CODES - MINIMATER LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPA' CODES - MINIMATER LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPA' CODES - MINIMATER LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPA' CODES - MINIMATER LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPA' CODES - MINIMATER LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPA' CODES - MINIMATER LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPA' CODES - MINIMATER LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL CODES - MINIMATER LISTED BELOW ARE IN VIOLATION OF "CHAPTER AND "CHAP	SEC.(S)
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STANDARDS FOR HOUSING" AND MOST by  STANDARDS FOR HOUSING" AND MOST by  1. CELLAR - furnace - leaking expansion tank.  2. LEFT MIDDLE CELLAR - ceiling - leaking wasteline.  3. SECOND FLOOR FRONT HALL - wall and ceiling - cracked and sagging plaster.  3. SECOND FLOOR FRONT HALL - wall - missing and sagging plaster.  3. SECOND FLOOR REAR HALL - wall importantly light switch.	3-b
* 1. CELLAR - CELLAR - ceiling - leaking - cracked and sagging page	3-b
FO IFFT NIDULE COLUMN wall and Celline	8-e <b>i</b>
* 1. CELLAR - Ceiling - Cracked and Sagsand 1  * 2. LEFT MIDDLE CELLAR - Ceiling - Cracked and Sagsand 1  3. SECOND FLOOR FRONT HALL - wall - missing and sagging plaster.  4. FIRST FLOOR REAR HALL - wall - inoperative light switch.  * 5. FIRST FLOOR REAR HALL - door - damaged panels.  * 5. CECOND FLOOR REAR HALL - door - animal excrement.	3-c 🥻
4 FIRST FLOOR REAL MALL - wall - inoperative 13	4-b
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<ol> <li>FIRST FLOOR REAR HALL - wall - inoperative</li> <li>FIRST FLOOR REAR HALL - door - damaged panels.</li> <li>SECOND FLOOR REAR HALL - door - animal excrement.</li> <li>SECOND FLOOR REAR SHED - floor - animal excrement.</li> </ol>	<u> </u>
* 7 SECOND FLOOR REAR SHEET	3-b
T. Francisco	3-b
proce FLOOR OVERALL cogging and cracked plaster.	3-0
TIMING ROOM - ceiling - sagging and cracked plaster.	3-c
Priving ROOM - ceiling - saging damaged sash.	3-c
9. DIRING UNIT - WINDOWS	3-c
10. OVERHOLD BOOM - window - broken glass.	6-d
11. LIVING ROOM - window - broken glass.	6-d §
6. SECOND FLOOR REAR HALL - door - animal excrement.  * 7. SECOND FLOOR REAR SHED - floor - animal excrement.  * 7. SECOND FLOOR REAR SHED - floor - animal excrement.  * 7. SECOND FLOOR REAR SHED - floor - animal excrement.  * 8. LIVING ROOM - ceiling - sagging and cracked plaster.  9. DINING ROOM - ceiling - sagging and cracked plaster.  10. OVERALL DWELLING UNIT - windows - damaged sash.  11. LIVING ROOM - window - broken glass.  12. REAR BEDROOM - window - broken glass.  13. BATHROOM - tub - leaking.  14. BATHROOM - lavatory - leaking.  15. DINING ROOM - ceiling - leaking.	3 <b>-</b> b
13. BATHROOM - Leastony - leaking faucets.	3-b
14. BATHROOM - lavatory - leaking.  15. DINING ROOM - ceiling - leaking.  15. DINING ROOM - floor - missing floor covering.	4-e Ì
16. BATHROOM - 1100r - secretation.	ļ
16. BATHROOM - floor - missing. 17. KITCHEN - roach infestation.	3-c
11	3-0
SECOND FLOCE OVERALL windows - loose sash.	3-b
SECOND OVERALL DWELLING UNIT - leaking.	3-b `
TET BEAR BEDROOM - Celling pealing paint.	3-0
19. LET REAR BEDROOM - Celling - missing plaster.	3-b
20. LEFT REDROOM - wall and celling peeling paint.	3-c
21. REAR PEDROOM - Wall and Celling sash.	3-c
16. BATHROOM - floor - misstation.  17. KITCHEN - roach infestation.  SECOND FLOCE OVERALL  18. OVERALL DWELLING UNIT - windows - loose sash.  19. LEFT REAR BEDROOM - ceiling - leaking.  20. LEFT REAR BEDROOM - ceiling - pesling paint.  21. REAR BEDROOM - wall and ceiling - pesling paint.  22. REAR BEDROOM - window - damaged sash.  23. REAR BEDROOM - window - damaged sash.  24. REAR BEDROOM - door - damaged floor boards.  25. KITCHEN - floor - damaged floor boards.  26. MIDDLE BEDROOM - ceiling - cracked and sagging plaster.  27. LIVING ROOM - ceiling - cracked and sagging plaster.  28. RIGHT FRONT BEDROOM - ceiling - inoperative light fixture.  *29. RIGHT FRONT BEDROOM - leaking faucets.	3 <b>-</b> 5
23. REAR DEDROOM - door - damaged.	j.•b
24. REAR BEDOWN - damaged floor Board sagging plaster.	3-0
25. KITCHEN DEDPOOM - ceiling - cracked and state plaster.	3 <b>-</b> b
26. MIDDLE BONG ceiling - cracked and sagging plaster.	8-e
27. LIVING ROOM PERBOOM - ceiling - cracked light fixture.	6 <b>-</b> d
26. MIDDING ROOM - ceiling - cracked and sagging plaster.  27. LIVING ROOM - ceiling - cracked and sagging plaster.  28. RIGHT FRONT BEDROOM - ceiling - inoperative light fixture.  *29. RIGHT FRONT BEDROOM - leaking faucets.	3–ხ
*29. RIGHT FRONT BENEFORY - leaking faucets.	3-b
	3-c
30. BATHROOM - ceiling - leaking. 31. BATHROOM - ceiling - leaking. 32. RIGHT FRONT BEDROOM - window - damaged sash. 33. PROUT BEDROOM - window - damaged sash.	4-e
22 RIGHT FRONT BEDROOM window - damaged sash.	, -
31. BATHROOM BEDROOM - ceiling - leaking 32. RIGHT FRONT BEDROOM - window - damaged sash. 33. RIGHT FRONT BEDROOM - window - infestation.	
32. RIGHT FRONT BEDROOM - window - damaged Don. 33. RIGHT FRONT BEDROOM - window - damaged Don. 34. OVERALL DWELLING UNIT - roach infestation.	6-d
34. 012	3-b
THIRD FLOOR OVERALL - loose bowl.	
THIRD FLOOR OVERALL - loose bowl.  35. BATHROOM - toilet - loose bowl.	8-e
35. BATHROOM - toilet 1 loss paint. 36. DEN - ceiling - peeling paint. 36. DEN - ceiling - exposed wiring.	PRICES AS THEY
36. DEN - ceiling - peeling paint.  36. DEN - ceiling - exposed wiring.  *37. REAR SHED - ceiling - exposed wiring.  *38. THE OCCUPANTS THE OC	e creuctire.
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contact the City of Portland shove require a building	<b>.</b>
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### NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND

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

Ch.-Blk.-Lot: 33-N-17 Location: 12 Cedar Street

Mr. Richard S. Harris, Jr. 25 Jackson Street Portland, Maine 04103

Project: NCP-GEN. Issued: August 26, 1982 Expires: November 26, 1982

Dear Mr. Harris:

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

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Lyle D. Noyes, Inspection Services Division

Cose Erforcement Officer -Bartlett (6)

Attachments:

in.

# HOUSING INSPECTION REPORT

OWNER: Mr. Richard S. Harris, Jr. CODE ENFORC MENT OFFICER - B  12 Cedar Street, Portland, Maine 33-N-17 GEN. November 26, 1982  DATE: August 26, 982	artlett (6) Conditions
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12 Cedar Street, Fortime, EXPIRES: No.	AC MINIMIM
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LEFT MIDDLE CELLAR Wall and ceiling - Cracket plaster.	8-e ·
*1. CELLAR - furnace - leaking expansion tank.  *1. CELLAR - furnace - leaking expansion tank.  *2. LEFT MIDDLE CELLAR - ceiling - leaking wasteline.  *3. SECOND FLOOR FRONT HALL - wall and ceiling - cracked and sagging plaster.  3. SECOND FLOOR REAR HALL - wall - missing and sagging plaster.	3-0
4. FIRST FLOOR REAR HAND - inoperative light on	4-b
* 5. FIRST FLOOR REAR HALL - door - damaged panels.	
* 1. CELLAR - Furnace - Leaking - Leaking Wasterine  * 2. LEFT MIDDLE CELLAR - Ceiling - Leaking Wasterine  3. SECOND FLOOR FRONT HALL - Wall and ceiling - Cracked and sagging plaster.  4. FIRST FLOOR REAR HALL - Wall - missing and sagging plaster.  5. FIRST FLOOR REAR HALL - Wall - inoperative light switch.  * 5. SECOND FLOOR REAR HALL - door - damaged panels.  6. SECOND FLOOR REAR SHED - floor - animal excrement.  * 7. SECOND FLOOR REAR SHED - floor - animal excrement.	
* 7. SECOND FLOOR REAR DIST	3-b
and an arrange of the state of	3-b
FIRST FLOOR OVERALL ceiling - sagging and cracked plaster.	3-c
8. LIVING ROOM - Ceiling - sagging and Cracked Factor	3-c
9. DINING ROUT - WINDOWS - Gamaged Substitution of the Control of	3 <b>-</b> ¢
10. OVERALL DWALL Droken glass.	6-d
11. LIVING HOOM - window - broken glass.	⊬-d
12. REAR BEDROOM tub - leaking.	<b>₫-</b> Ъ
13. BATHROOM - lavatory - leaking fauceus.	5−p
14. Bathnoon - ceiling - leaking.	4-e
15. Diving Moon - floor - missing floor cover and	
16. BATHROOM - floor - missand 17. KITCHEN - roach infestation.	
# 7. SECOND FLOOR REAR SHED - floor - animal excrement.  FIRST FLOOR OVERALL  8. LIVING ROOM - ceiling - sagging and cracked plaster.  9. DINING ROOM - ceiling - sagging and cracked plaster.  10. OVERALL DWELLING UNIT - windows - damaged sash.  11. LIVING ROOM - window - broken glass.  12. REAR BEDROOM - window - broken glass.  13. BATHROOM - tub - leaking.  14. BATHROOM - lavatory - leaking faucets.  15. DINING ROOM - ceiling - leaking.  16. BATHROOM - floor - missing floor covering.  17. KITCHEN - roach infestation.  SECOND FLOOR OVERALL  18. OVERALL DWELLING UNIT - windows - loose sash.  19. LEFT REAR BEDROOM - ceiling - peeling paint.  20. LEFT REAR BEDROOM - ceiling - peeling paint.  21. REAR BEDROOM - wall and ceiling - peeling paint.  22. REAR BEDROOM - window - damaged sash.  23. REAR BEDROOM - door - damaged sash.  24. REAR BEDROOM - door - damaged.  25. KITCHEN - floor - damaged floor boards.  26. MIDDLE BEDROOM - ceiling - cracked and sagging plaster.  27. LIVING ROOM - ceiling - cracked and sagging plaster.  28. RIGHT FRONT BEDROOM - ceiling - inoperative light fixture.  *29. RIGHT FRONT BEDROOM - ceiling - leaking.  30. BATHROOM - lavatory - leaking faucets.  31. RIGHT FRONT BEDROOM - ceiling - leaking.  32. RIGHT FRONT BEDROOM - ceiling - leaking.  33. RIGHT FRONT BEDROOM - window - damaged sash.  34. RIGHT FRONT BEDROOM - ceiling - leaking.  35. RIGHT FRONT BEDROOM - ceiling - leaking.  36. RIGHT FRONT BEDROOM - ceiling - leaking.  37. RIGHT FRONT BEDROOM - ceiling - leaking.  38. RIGHT FRONT BEDROOM - ceiling - leaking.  39. RIGHT FRONT BEDROOM - ceiling - leaking.  30. RIGHT FRONT BEDROOM - ceiling - leaking.  31. RIGHT FRONT BEDROOM - ceiling - leaking.  32. RIGHT FRONT BEDROOM - ceiling - leaking.  33. RIGHT FRONT BEDROOM - ceiling - leaking.  34. RIGHT FRONT BEDROOM - ceiling - leaking.  35. RIGHT FRONT BEDROOM - ceiling - leaking.	3-c
SECOND FLOOR OVERALL UNIT - windows - loose sash.	3-b
SECOND FLOOR UNIT - WINDOWS LOOKING	3-6
18. OF REAR BEDROOM - Ceiling reeling paint.	3-b `
19. LEFT REAR BEDROOM - Celling - missing plaster.	3-b
REAR BEDROOM - wall and ceiling - peeling paint.	3-c 3-c
REAR BEDROOM - Wall and Command sash.	3-b
23 REAR BEDROOM - WINDOW demaged.	3-b
REAR BEDROOM - door standard floor boards.	3-h
25. KITCHEN - floor - danaged and sagging plaster	3-b 3-b
MIDDLE BEDROOM - Celling - cracked and sagging plaster.	8-e
27. LIVING ROOM - Ceiling - cracked and Sagetha fixture.	6-d
28. RIGHT FRONT BEDROOM - ceiling - inoperative 11810	3-b
H29 RIGHT FRONT BEDROOM - leaking faucets.	3-b
30. BATHROOM - lavatory leaking.	3-0
31. BATHROOM - Celling - Leaking.	4-e
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*##EN MAKING YOUR REPAIRS, FIRST PRIORITY IS TO BE GIVEN TO THE ACCUPANT CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE CCCUPANT We suggest you contact the City of Portland Building Insp. Dept., 775-5451 to determine if any of the items listed above require a parmit.	WITH ASTERISAS, AS THE TS OF THIS STRUCTURE. 389 Congress St., Tel. building or alteration

NOTICE OF HOUSING CONDITIONS

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Issued:

Ch. 33 F N Location. 12 Cedar St.

Expires: May 2, 1982

Project: NCP TGEN
Issued: February 2, 1982

## CITY OF PORTLAND, MAINE

Department of Flanning & Urban Development Inspections Services Division

Tel. 775-5451 - Ext. 314

Ms. Janice McLaughyin 86 Leighton Road 04105 Falmouth, Maine

\$ 797-2297 PLUARD & HARRYS, JR. 25 TACKSON ST

PTUD, ME OMIGS You are hereby nodified, as owner or agent, that an inspection was made of the premises

12 Codar Street, Portland, Maine

Artour Addato

Violations of Chapter 30 of the Municipal Codes (Minimum Standards for Housing) were found as described in detail on the attached "Housing Increasing Page 19

Inspection Report".

In accordance with the provisions of the above mentioned Code, you are hereby ordered In accordance with the provisions of the above mentioned Lode, you are nerely ordered. If yo, are unable to correct those defects on or before May 2, 1982 contact this office to arrange to make such repairs within the specified time, you may contact this office to arrange as a satisfactory repair schedule. If we do not hear from you within ten (10) days from the satisfactory repair schedule. If we do not hear from you within ten (10) the satisfactory repairs to be in progress and on re-inspection within the satisfactory repairs to be in progress and on re-inspection within the satisfactory repairs to be in progress and on re-inspection within the satisfactory repairs to be in progress. a satisfactory repair schedule. If we do not near from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the this date, we will assume that the promises have been brought into compliance that the promises have been brought into compliance time set forth above, will anticipate that the premises have been brought into compliance with fode Standards

Please contact this office if you have any questions regarding this Notice. with Code Standards.

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

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

**(3)** 

Lot\_17

Lyle D. Noyes, Inspection Services Division

Code Enforcement Officer - Arthur Addato (7)

Attachments:

jmr

### HOUSING INSPECTION PERORT

OWNER: Ms. Janice McLaughlin

CODE ENFORCEMENT OFFICER - Addato

12 Cedar Street, Portland, Maine 33-N-17 EE Notice of Housing Conditions DATED: February 2, 1982 EXPIFES: May 2, 1982

ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL CCDES - MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED. SEC.(S)

STANDARDS FOR HOUSING AND THE	9-C
tank.	6-d
* 1. CELLAR - furnace - loaking expansion tank.  * 2. LEFT MIDDLE CELLAR - ceiling - leaking wasteline.  * 2. LEFT MIDDLE CELLAR - wall and ceiling - cracked and sagging plaster.	3-b
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3. SECOND FLOOR REAR HALL - wall - missing and sagging parts.  4. FIRST FLOOR REAR HALL - wall - inoperative light switch.  5. FIRST FLOOR REAR HALL - door - damaged panels.  6. SECOND FLOOR REAR SHED - floor - animal excrement.	4-b
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6. SECOND FLOOR REAR SHED - floor - animal exception	
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9. DINING ROOM - UNIT - windows - damaged sales	3-c
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20. LPFT REAR DEDICON wall and ceiling - missing plant	3-c
21. REAR BEDROOM wall and ceiling - peering parter.	3-c
22. REAR BEDROOM window - damaged sash.	3 <b>-</b> b
23. REAR BEDROOM - door - damaged.	3-b
24. REAR BEDROOM a damaged floor boards	3-b
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28. RIGHT FRONT DETROOM - ceiling - inoperative light	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.

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

REINSPECT	ION_RE	COMMENDATIONS		, FOC	ATION	12 Codor	<u>, 00.</u>	
				PRO	JECT			
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NOTICE OF	HOUS	NG CONDITIONS	HEARING	NOTICE	<u> </u>	FINAL N	OTICE Evaluad	
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A reinspe	ction	was made of the	above premises	s and I recon	mend	the followin	OTICE Expired g action:	, <b>=</b>
DATE		Send "CERTIFICATE OF COMPLIANCE" "PC_fing RELEASE"						
	:	SATISFACTORY R						-
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cc: Arthur Adatto, Building Inspector City of Portland City Hall 389 Congress Street Portland, Maine 04101

March 22, 1982

William Loeffler 813 Washington Avenue Portland, Maine 04103

Re: 12 CEDAR STREET, PORTLAND, MAINE

Dear Mr. Loeffler

I understand you are the authorized agent for Janice Mc aughlin, the owner of 12 Cedar Street, Portland, Maine.

Pursuant to 14 M.R.S.A. \$6021 et seq., the Implied Warranty and Covenant of Habitability, I am writing to appraise you of the conditions in the second floor and third floor apartments at 12 Cedar Street. I have interviewed the tenants, inspected one of the apartments and spoken to the City of Portland Building Inspector.

The following conditions, in my opinion, fall within the purview of §6021 et seq., and accordingly should be corrected expeditiously to protect the health and safety of the tenants, to correct the current diminution in the fair market rental value and to avoid the possibility of litigation to further those same goals.

In the third floor apartment:

- 1. The toilet bowl is not attached to the floor,
- 2. The oven does not work.
- 3. The refrigerator door is held shut by a shock cord because the handle is inoperative.
- 4. The cold water is not drinkable because of its sediment content. The tenant must put hot water in the refrigerator for drinking purposes.
- 5. There is exposed wiring in the rear shed.
- 6. The den has peeling paint,
- The hot water pressure is such that there is no water service to the third floor when others turn on their faucets.

 $(cont^{1}d)$ 

#### In the second floor apartment:

- There are broken windows in the living room, rear bedroom andppantry,
- 2. There are cracked windows in the living room and kitchen.
- 3. There are cracks and sags in the ceiling plaster in the living room, front bedroom, center bedroom, and rear bedroom. There are leaks in the front bedroom ceiling.
- 4. The main panel in the bathroom suspended cailing was destroyed by fallingpplaster from the poorly, maintained original plaster ceiling. Thus, at least 1/2 of the bathroom ceiling is missing the floor-boards and plumbing to the third floor are exposed. There is an odor caused by the third floor plumbing. The second floor bathroom is visible from the third floor. The plaster that fell, which the tenant cleaned up is in the back hall, too heavy for her to dispose of without proper trash containers and assistance.
- 5. The wal's are cracked, sagging, peeling and/or have holes in the living room, front bedroom, center bedroom, tear bedroom, kitche., front and rear hallways. The paint on all surfaces is very old and dirty. The wall under a window in the center bedroom is leaking.
- 6. The linoleum in the living room, center bedroom and rear bedroom has large noise; and cracks capable of causing an injury by failing.
- 7. The kitchen rloor is missing 6.1/2 squares of linoleum from the center of the floor. Felou those missing squares the plywood flooring is delaminating and decomposing. There are other areas buckling in the kitchen floor. One of the tenant's children has tripped and fallen while carrying boiling water because of the rough surface in the center of the floor.
- 8. The latch to the main entry way is defective and sometimes inoperative.
- The door to the back entry way has gaps around the edges, the latch is broken and sometimes inoperative.

Contraction of the contraction o

- 10. The radiator in the front bedroom seldom works. The heat in the apartment is very irregular because it is thermostatically controlled in the first floor apartment.
- The cold water is undrinkable because of sediment
- The hot water does not work when others have their
- 13. The hot water faucut in the bathtub flows constantly.
- 14. The toilet flush lever is broken. The tenant's children cornot fluch the toilet because the remainder of the handl; is too small and too hard to operate.
- 15. The stoke detector is imperative operated. There was no battery it when the tenant moved in. It is indicated on the detector that the last battery was installed on March 25, 1979.
- The thermostat on the oven does not work.
- The inside of the refrigerator door is full of holes
- 18. An electrical plug in the center bedroom is inoperative.
- 19. The rear hall light switch is defective.

In the basement:

- The furnace expansion tank is leaking.
- 2. There is a leaking vasteline.

The tenants have previously informed you of most, if not all, of these problems.

The tenants have obtained from you assurances that these matters would be expeditiously attended to. They have not.

The tenants have taken steps to clean the filth out of the apartments, including animal excrements on the second floor, chores which also properly were your responsibility.

The tenants are paid up in their rent. Linda Patrick does continue to owe you a portion of her security deposit per an agreement with you for deferred payment.

William Loeffler March 72, 1982 Page Four

The tenants do not have the means or ability to make these repairs themselves.

You have been served with a notice by the Portland City Inspector concerning many of the aforementioned problems.

Please contact me to discuss an appropriate plan to have the problems corrected.

Very truly yours, /s/ Gail S. Marshall

Gail S. Marshall Attorney at Law

GSM; pcf

### Pine Gree Legal Assistance, Inc.

PORTLAND AREA OFFICE 146 MIDDLE STREET PORTLAND, MAINE 04101

774-8211

April 1, 1982

Linda Patrick
Janet DeRizzo
Paula Gilbert
12 Cedar Street
Portland, Maine 04101

#### Dear Tenants:

I spent an hour on the phone with Mr. Loeffler. He made some promises. That may sound all too familiar to you, but we are now in a position so that it would look relatively unreasonable to a judge if we do not give him a chance co make it or break it on his promises. Therefore, please pay your April rent to Mr. Loeffler. I will monitor the situation with you as the month goes on.

My conversation revealed the following.

- (a) The oil burner person is supposed to be there Thursday 'April 1) to work on the hot water system. He tells me they are going to try to make repairs to the current system to prevent reoccurring problems. He plans, at some vague point, to have separate gas hot water heaters installed in each apartment.
- (b) The maintenance man (that most likely would be "Frank" is supposed to be in the building for several days this week. He says he will not do everything at once but will have things done in order of importance.

About the first floor, he tells me

- The windows will be repaned "this spring." There
  are a couple windows that need to be replaced.
- 2 The wiring in the bedroom light will be checked.
- 3. I did not talk to him about the floors.
- 4. The cracked plaster we didn't get too far on. Obviously, to be done correctly, the plaster ought to come down and it ought to be sheet rocked. To



Linda Patrick Janet DeRizzo Paula Gilbert April 1, 1982 Page Two

PHINAMOREMAN THEORY

do that the talk is of kicking the tenants out and then re-renting the place for \$350 a month. He said he would have his worker pull off any sagging plaster, which leaves holes which is also a housing code violation. Perhaps we should pursue it in that manner for now.

#### About the second floor:

- Again, the windows are to be fixed "this spring."
   I take this to mean by the time the building inspection report expires in early May.
- See comment 4 in Apartment 1 about the plaster problems.
- Supposedly a leak in your apartment has been fixed. Find out from 'Frank' which one and how. Tell him about others.
- 4. A panel for the bathroom ceiling has been "ordered."
- I was told he would replace the linoleum that has holes in it.
- I was told the kitchen floor is being fixed and the tub will be replaced.
- 7. He said the maintenance man was told by you that your door locks work fine. Can you clarify this for me?
- 8. I've been told the hot water leak in the bathtub has been fixed.
- The maintenance man is supposed to be looking for a lever for your toilet flush.
- 10. Mr. Loeffler is supposed to get you a battery for your smoke detector.
- He is supposed to work on repairing your oven regulator.
- 12. In response to my complaint about the inside of the refrigerator door, he speculated about ordering a new panel for the door. That seems quice speculative.

Linda Patrick Janet DeRizzo Paula Gilbert April 1, 1982 Page Three

> 13. I've been told the inoperative bedroom plug has been fixed. The second floor light switch to the back hall is to be checked

Loeffler emphatically denied you have ever given him a list of problems in your apartment.

### In the third floor:

- He says the toilet is fixed! Is it true? I told him about the bathtub leak.
- 2. He claims the front door used to have a door knob. He blames its disappearance on you. Was it there when Paula was the tenant?
- He says the maintenance man is looking for stove parts. He claims the apartment was rented without the stove.
- 4. He says his worker is trying to find a part to fix the refrigerator door. He denied knowledge of the problem before I told him.
- He denies anything is cong with the cold water.
   He said his worker drank a glass of it Tuesday and it was fine.
- The wiring in the shed is to be fixed.
- 7. See my comments about first floor regarding plaster.
- I'm sorry, we did not discuss the flooring this time.

Also, regarding the whole building, the trash is supposed to be removed from the yard by his employee.

Give me a call if things he has told me are inaccurate.

Linda Patrick Janet DeRizzo Paula Gilbert April 1. 1982 Page Four

Within a few weeks I will re-inspect the building with you.

very truly yours.

Gail S. Marshell Attorney at L

GSM:pch

dc: Arthur Adatto
Building Inspector
City of Portland
City Hall
389 Congress Street
Portland, Maine 04101
(with copy of March 22, 1982, letter to
William Loeffler)

### GSM Line Gree Legal Assistance, Inc.

146 MIDDLE STREET PORTLAND, MAINE 04101

> Arthur Adatto, Building Inspector City of Portland City Hall 389 Congress Street Portland, Maine 04101

> > $\supset$