

20 South Street 39-F-18



CERTIFICATE
OF
COMPLIANCE

January 14, 1980 ✓ X

CITY OF PORTLAND

Department of Neighborhood Conservation
Housing Inspections Division
Telephone: 775-5451 - Extension 448 - 358

Reuben O. & Virginia D. Britt
20 South Street
Portland, Maine 04101

Re: Premises located at ~~20 South Street, Portland, Maine 04101 WCP-12~~

Dear Mr. & Mrs. Britt:

A re-inspection of the premises noted above was made on 1/11/80
by Housing Inspector Leary.

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 5/25/79.

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 January 1985.

Sincerely yours,
Joseph E. Gray, Jr., Director
Neighborhood Conservation

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

Inspector M. Leary
M. Leary

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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: 39-F-15
Location: 20 South Street
Project: NCP-West End
Issued: May 25, 1979
Expired: Aug. 25, 1979

Reuben D. & Virginia D. Britt
20 South Street
Portland, Maine 04101

11-5345
- OK -
BY [Signature]
DATE 11-20

Dear Mr. & Mrs. Britt:

An examination was made of the premises at 20 South Street, Portland, Maine, by Housing Inspector Leary. 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 Aug. 25, 1979. 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 [Signature]
M. Leary

By [Signature]
Lyle D. Noyes,
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" -		Section(s)
1. 1ST REAR EXTERIOR HALL	replace missing mortar.	3a
2. 3RD FLOOR LEFT REAR ATTIC WINDOW	replace broken and missing glass.	3c
3. LEFT MIDDLE ATTIC WINDOW	replace rotted sash.	3a
4. LEFT FRONT EXTERIOR ROOF	repair or replace broken gutter.	3a
5. LEFT FRONT EXTERIOR ROOF	repair or replace broken downspout.	3c
6. SECOND FLOOR FRONT HALL CEILING	replace frayed electrical wiring.	3c
7. CEILING	repair or replace inoperative furnace.	3a
8. LEFT REAR CELLAR CEILING	install support post.	3a
9. REAR CELLAR CEILING	repair sagging carrying timber.	3a
FIRST FLOOR		
10. LIVING ROOM & DEN WINDOWS	replace missing counter balance cords allowing window sash to remain elevated when opened.	3c
11. LAUNDRY ROOM & STOREROOM	remove illegal extension cord running into laundry room and remove extension cord from bedroom to storeroom.	3d
12. LAUNDRY ROOM CEILING	replace frayed electrical wiring.	3c
13. STOREROOM WINDOW	replace broken glass.	3c

cont.
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~~continued~~ May 25, 1977 20 South Street, Portland, Maine NCR-WZ 39-F-18

SECOND FLOOR

- ~~* 14. INSTALL FACILITIES capable of heating hot water at all times. 6c~~
- ~~* 15. INSTALL FACILITIES capable of providing minimum temperature of 65 degrees in all habitable rooms. 9b~~
- ~~* 16. KITCHEN CEILING repair or replace broken plaster. 2b~~
- ~~17. KITCHEN, LIVING ROOM AND BEDROOM WINDOWS replace rotted sills. 3c~~
- ~~18. KITCHEN, LIVING ROOM & FRONT BEDROOM WINDOWS secure glass by caulking points include reglazing. 3c~~

* 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

LOCATION 20 South Stone
PROJECT NCP West End
OWNER Ruben Butt

INSPECTOR M. Leaty

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>5-25-79</u>	<u>8-15-79</u>				

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

DATE: 1-11-80 M ALL VIOLATIONS HAVE BEEN CORRECTED
 Send "CERTIFICATE OF COMPLIANCE" ~~Send "HEARING NOTICE"~~ "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 _____

1-11-80 INSPECTOR'S REMARKS: All violations corrected

INSTRUCTIONS TO INSPECTOR: _____

(3)