

20 Pine Street
Housing

To Be Typed

CERTIFICATE
OF
COMPLIANCE

DATE: March 27, 1985

DU: 5

CITY OF PORTLAND

Department of Planning & Urban Development
Housing Inspections Division
Telephone: 775-5451 - Extension 311 - 318

Mr. Richard Gendron
Gendron Commercial Realty
181 State St.
Portland, Me 04101

Re: Premises located at 20 Pine St., Portland, Maine 45-C-29 NCP-NDP

Dear Sir:

A re-inspection of the premises noted above was made on March 25, 1985
by Code Enforcement Officer Merlin 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 September 1, 1983

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 March 1990

Sincerely yours,

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

By _____

P. Samuel Hoffses,
Chief of Inspection Services

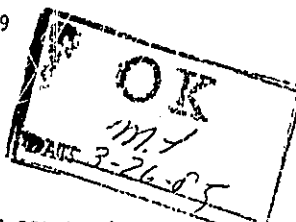
Merlin Leary
Code Enforcement Officer - Merlin-Leary (5)

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development
Inspections Services Division
Tel. 775-5451 - Ext. 311 - 318 - 319

Mr. Richard Gendron
Gendron Commercial Realty
181 State Street
Portland, Maine 04101



DU 5

CH. 45 BLKC LOT 29
Location: 20 Pine St.

Project: NCP-NCP
Issued: Sept. 1, 1983
Expires: Dec. 1, 1983

You are hereby notified, as owner or agent, that an inspection was made of the premises at 20 Pine St., Portland, Me. by Code Enforcement Officer Marlin Leary. Violations of Chapter 307 of the Municipal Codes (Minimum Standards for Housing) 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 Dec. 1, 1983. 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 Code standards.

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.

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

By Lyle D. Noyes
Lyle D. Noyes
Inspections Services Division

Marlin Leary
Code Enforcement Officer - M. Leary (5)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Mr. Richard Gendron

CODE ENFORCEMENT OFFICER: Merlin Leary

20 Pine Street, PORTLAND, MAINE, 45-C-29, NDP, NOTICE OF HOUSING CONDITIONS DATED Sept. 1, 1983, EXPIRES Dec. 1, 1983

ITEMS LISTED BELOW ARE IN VIOLATION OF CHAPTER 307 OF THE MUNICIPAL CODES, "MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

	Sec.(s)
1. OVERALL FOUNDATION - point up where necessary.	3-a
* 2. FOUNDATION - leaking foundation.	3-a
3. REAR EXTERIOR WALL - loose asphalt siding.	3-a
4. FOURTH FLOOR FRONT ROOF - missing dormer cornice molding.	3-a
5. LEFT CELLAR - broken bulkhead stair treads.	3-d
6. RIGHT CELLAR - broken stair treads.	3-d
7. FRONT DOOR - rotted members of entrance canopy.	3-a
8. REAR CELLAR - broken radiator pipes.	9-c
9. FRONT ROOF - rotted fascia board.	3-a
*10. SECOND FLOOR REAR HALL - illegal wiring in ceiling and wall.	8-e
*11. RIGHT REAR CELLAR - enclose the open chimney flue.	3-e
12. OVERALL ROOF - rotted gutters.	3-a
13. CELLAR WINDOWS - broken glass overall.	3-c
14. CELLAR STAIRWAY - missing plaster in ceiling and walls.	3-b
15. CELLAR DOOR - broken door.	3-c
*16. REAR CELLAR CEILING - illegal wiring.	8-e
17. REAR CELLAR - rubbish and debris.	4-b
*18. REAR CELLAR - broken main waste line	6-d
19. REAR CELLAR CEILING - loose and missing plaster.	3-b
20. THIRD FLOOR - bathroom - ceiling and walls - missing plaster.	3-b
21. LEFT REAR - foundation - buckled.	3-a
*22. ROOF - missing slate.	3-a
*23. CELLAR - bathroom - loose light fixture in ceiling.	8-e
*24. RIGHT, LEFT AND REAR CELLAR - illegal wiring.	8-e
25. THIRD FLOOR - hall - leaking ceiling.	3-a
26. THIRD FLOOR HALL - ceiling - loose tile.	3-b
*27. CELLAR (LEFT) - furnace oil burner cover - missing.	9-c
28. SECOND FLOOR REAR BATHROOM - bathtub and toilet cross connections.	6-a
29. FIRST, SECOND & THIRD FLOOR FRONT & REAR - halls - peeling paint - ceilings.	3-b
30. SECOND FLOOR REAR BATHROOM - ceiling and walls - peeling paint.	3-b
*31. CELLAR - furnace - loose electric wiring.	8-e
32. FOURTH FLOOR BATHROOM - ceiling and walls - loose, missing plaster.	3-b
33. FOURTH FLOOR BATHROOM - walls - leaking.	3-b
34. FOURTH FLOOR BATHROOM - lavatory - missing.	6-a
35. FOURTH FLOOR BATHROOM - toilet - broken.	6-a
36. FOURTH FLOOR BATHROOM - bathtub - cross connection at the fixture.	6-a
37. FOURTH FLOOR BATHROOM - floor boards - missing.	3-b
38. FRONT CELLAR - floor - water condition.	3-a
*39. FRONT CELLAR - oil tank - leaking.	9-c
 <u>FIRST FLOOR REAR</u>	
40. LIVING ROOM - ceiling and walls - missing plaster.	3-b
41. LIVING ROOM - window - rotted sash.	3-c
42. LIVING ROOM - window - missing counterbalance cord.	3-c
43. LIVING ROOM - door frame - broken.	3-d
44. LIVING ROOM - wall - missing electrical outlet.	8-e
45. OVERALL - rubbish and debris.	4-b

Continued:

HOUSING INSPECTION REPORT

OWNER: Mr. Richard Gendron

CODE ENFORCEMENT OFFICER: Merlin Leary

20 Pine Street, PORTLAND, MAINE, 45-C-29, NDP, NOTICE OF
HOUSING CONDITIONS DATED Sept. 1, 1983, EXPIRES Dec. 1, 1983

ITEMS LISTED BELOW ARE IN VIOLATION OF CHAPTER 307 OF THE MUNICIPAL CODES, "MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

Continued:

Sec. (s)

SECOND FLOOR FRONT

46.	3 piece bathroom - missing.	6-a
47.	KITCHEN - wall - missing plaster.	3-b
*48.	KITCHEN - ceiling - illegal wiring.	8-e
49.	LIVING ROOM - ceiling - loose tile.	3-b
50.	REAR BEDROOM - ceiling - loose tile (rear)	3-b
*51.	LIVING ROOM - ceiling - illegal wiring.	8-e
*52.	FRONT BEDROOM - ceiling - illegal wiring.	8-e

SECOND FLOOR REAR

53.	LIVING ROOM - ceiling - loose plaster.	3-b
54.	LIVING ROOM - window - missing counterbalance cords.	3-c
55.	LIVING ROOM - door frame - broken.	3-c
*56.	LIVING ROOM - ceiling - illegal wiring.	8-e

THIRD FLOOR FRONT

57.	LIVING ROOM & KITCHEN - ceiling and walls - missing, loose plaster.	3-b
58.	REAR BEDROOM - ceiling and walls - loose, missing plaster.	3-b
59.	REAR BEDROOM - closet - loose, missing plaster.	3-b
60.	FRONT BEDROOM - ceiling - missing tile.	3-b
*61.	KITCHEN & LIVING ROOM - ceiling - illegal wiring.	8-e
*62.	FRONT BEDROOM - ceiling - illegal wiring.	8-e
*63.	FRONT BEDROOM - ceiling - broken light fixture.	8-e
64.	LIVING ROOM - window - missing counterbalance cord.	3-c
65.	REAR BEDROOM - window - missing counterbalance cord.	3-c
66.	LIVING ROOM - window - needs reglazing and repointing.	3-c
67.	REAR BEDROOM - window - needs reglazing and repointing.	3-c
68.	REAR BEDROOM - loose sash.	3-c
69.	LIVING ROOM - broken floor boards.	3-b
70.	OVERALL - rubbish and debris.	5-a
71.	REAR BEDROOM - floor boards broken.	3-b
72.	BATHROOM - needs 3-piece bathroom consisting of a bathtub or shower and a toilet and lavatory.	6-a

THIRD FLOOR REAR

73.	BATHROOM - needs 3-piece bathroom consisting of a bathtub or shower and a toilet and lavatory.	6-a
74.	KITCHEN & LIVING ROOM - windows - missing counterbalance cords.	3-c
75.	FRONT BEDROOM - windows - missing counterbalance cords.	3-c
76.	LIVING ROOM - ceiling - peeling paint.	3-b
77.	FRONT BEDROOM - window - needs repointing and reglazing.	3-c
78.	FRONT BEDROOM - ceiling - loose plaster.	3-b
79.	KITCHEN - radiator - missing.	9-c
*80.	KITCHEN & LIVING ROOM - ceiling - illegal wiring.	8-e

Continued:

HOUSING INSPECTION REPORT

OWNER: Mr. Richard Gendron

CODE ENFORCEMENT OFFICER: Merlin Leary

20 Pine Street

PORTLAND, MAINE, 45-C-29 NDP , NOTICE OF

HOUSING CONDITIONS DATED Sept. 1, 1983 , EXPIRES Dec. 1, 1983

ITEMS LISTED BELOW ARE IN VIOLATION OF CHAPTER 307 OF THE MUNICIPAL CODES, "MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

Sec. (s)

Continued:

FOURTH FLOOR FRONT

*81. FRONT BEDROOM - ceiling - illegal wiring.	8-e
82. LIVING ROOM - window - missing counterbalance cords	3-c
83. LIVING ROOM - window - needs repointing and/or reglazing.	3-c
84. LIVING ROOM - ceiling - loose tile.	3-h
*85. REAR BEDROOM - ceiling - illegal wiring.	8-e
86. BATHROOM - needs 3-piece bathroom consisting of a bathtub or shower, a lavatory and a toilet.	6-a

FOURTH FLOOR REAR

87. BATHROOM - needs 3-piece bathroom consisting of a bathtub or shower, a lavatory and a toilet.	6-a
*88. KITCHEN & LIVING ROOM - ceiling - leaking.	3-a
*89. KITCHEN & LIVING ROOM - ceilings - illegal wiring.	8-e
90. KITCHEN & LIVING ROOM - ceilings & walls - missing plaster.	3-b
*91. KITCHEN - sink - missing trap.	6-d
92. LIVING ROOM - window - loose sash.	3-c
93. KITCHEN & LIVING ROOM - ceilings and walls - peeling paint.	3-b
94. KITCHEN - window - needs repointing and/or reglazing.	3-c
95. KITCHEN - window - loose sash.	3-c
96. LIVING ROOM - closet - missing plaster.	3-b
97. OVERALL - rubbish and debris.	4-b
*98. KITCHEN - radiator - loose.	9-c

*WHEN MAKING REPAIRS FIRST PRIORITY SHOULD BE GIVEN TO THOSE ITEMS WITH ASTERISKS AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

REINSPECTION RECOMMENDATIONS

LOCATION 20 Pine St
 PROJECT NDP
 OWNER Richard Gordon

INSPECTOR M Leary

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

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

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

2-1-85
 3-25-85

INSPECTOR'S REMARKS: This building is completely gutted and Owner will have to take out permit for work. The smoke detector have to be installed on the 2nd & 3rd floor levels.
All violations corrected send a Certificate of Compliance.

INSTRUCTIONS TO INSPECTOR: _____



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

November 8, 1988

Peter and Bonnie Adams
1415 Forest Avenue
Portland, Maine 04101

PH: 6

Re: 20 Pine Street

45-C-29

Dear Sir:

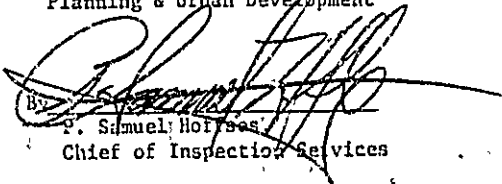
The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above referred property.

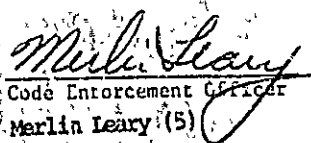
Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code.

Good maintenance is the best way to protect the value of your property and neighborhood.

Please feel free to call on us if we can be of assistance to you.

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


F. Samuel Holmes
Chief of Inspection Services


Code Enforcement Officer
Marlin Leary (5)

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 15, 1995

RESNISKY EDWARD J JR
115 CLARK ST
PORTLAND ME 04102

Re: 20 Pine St
CBL: 045- - C-029-001-01
DU: 5

Dear Mr. Resnisky:

The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above referenced property.

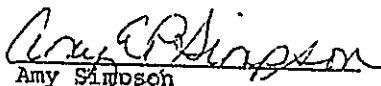
Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code. We did, however, note the following items that could cause future problems:


1. INT - THROUGHOUT - 108.30
PROVIDE SCREENS, WHERE REQUIRED

Good maintenance is the best way to protect the value of your property and neighborhood.

Please feel free to call on us if we can be of assistance to you.

Sincerely,


Amy Simpson
Code Enforcement Officer


Tammy Munson
Code Enfc. Offr./ Field Supv.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 15, 1995

RESNISKY EDWARD J JR
115 CLARK ST
PORTLAND ME 04102

Re: 20 Pine St
CBL: 045- - C-029-001-01
DU: 6

Dear Mr. Resnisky:

The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above referred property.

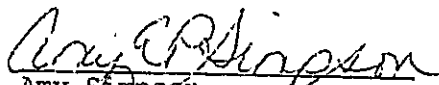
Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code. We did, however, note the following items that could cause future problems:


1. INT - THROUGHOUT - 109.30
PROVIDE SCREENS, WHERE REQUIRED

Good maintenance is the best way to protect the value of your property and neighborhood.

Please feel free to call on us if we can be of assistance to you.

Sincerely,


Amy Simpson
Code Enforcement Officer


Tammy Munson
Code Enfc. Offr./ Field Supv.