

118-120 WINTER STREET

45-E-2

1. COB ✓
BSL

C E R T I F I C A T E
O F
C O M P L I A N C E

CITY OF PORTLAND

April 9, 1981

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

Mr. Lester J. Evans
30 Pine Street
Portland, Maine 04102

Re: Premises located at: 115-120 Winter St. NDP 45-E-2

Dear Mr. Evans:

A re-inspection of the premises noted above was made on April 8, 1981 by Code Enforcement Officer Hubert Irving.

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 July 9, 1976.

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 April 1985.

Sincerely yours,

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

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

Hubert Irving
Code Enforcement Officer - Irving (4)
jmr

118- I send this out for you

OK
BY _____
DATE _____

Mr. Lester J. Evans
30 Pine Street
Portland, Maine 04102

777-2297

Dear Mr. Evans:

Re: 118-120 Winter Street - NDP- 45-E-2
First Floor Rear Apartment -
Second Floor Rear Apartment -
Third Floor Rear Apartment -

As owner or agent of the property located at 118-120 Winter Street, Portland, Maine, you are hereby notified that as the result of a recent inspection, the vacant First, Second and Third Floor Rear Apartments are hereby declared unfit for human occupancy.

The above mentioned apartments are to be kept vacant so long as the following conditions continue to exist thereon:

- b. The property is lacking plumbing, ventilating, lighting and heating facilities or equipment adequate to protect the health, safety and general welfare of the occupants or the public.

Therefore, you will not occupy, permit anyone to occupy or rent the above mentioned apartments without the written consent of the Health Officer or his agent, certifying that the conditions have been corrected.

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

Sincerely yours,

Joseph E. Gray, Jr. Director
Neighborhood Conservation

By _____
Lyle D. Noyes, Chief of Housing Insp.

Inspector _____
H. Gough

/CE

cc: To Mr. Richard S. Harris
25 Jackson Street
Portland, Maine 04103

Jan/76

NOTICE OF HOUSING CONDITIONS

DU 9

CITY OF PORTLAND
DEPARTMENT OF HEALTH & SOCIAL SERVICES
HOUSING DIVISION
Telephone 775-5451 - Extension 448

Ch.-Bl.-Lot: 45-2-2
Location: 118-120 WINTER STREET
Project: HDP
Issued: JULY 9, 1976
Expired: SEP. 19, 1976

Mr. Lester J. Evans
30 Pine Street
Portland, Maine 04102

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

Dear Sirs:

An examination was made of the premises at 118-120 WINTER STREET, Portland, Maine, by Housing Inspector Gendreau. 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 SEP. 19, 1976. 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 re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Standards.

Your cooperation will help this Department in its goal to maintain all Portland residents in decent, safe and sanitary housing.

Sincerely yours,

David S. Bittenbender
Director
Health & Social Services

Inspector D. Jendreau

By Chief of Housing Ins

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" -

- 11-7 1. ~~2ND FLOOR - EXTERIOR - REAR~~ Wall - ~~Replace the illegal light fixture.~~ 6a
- 11-7 2. ~~FIRST FLOOR - FRONT~~ REAR
2. ~~BATHROOM~~ - Install a private 3-piece bathroom within the confines of this dwelling unit, consisting of a lavatory, flush toilet, and bathtub or shower. 6a
- 11-7 3. ~~FIRST FLOOR - MIDDLE~~
3. ~~BATHROOM~~ " " " " " " 6a
- 11-7 4. ~~FIRST FLOOR - REAR~~
4. ~~BATHROOM~~ " " " " " " 6a
- 4/6/81 5. ~~KITCHEN~~ Window - Install counter balance cords allowing window to open. 7a
- 4/8/81 6. ~~SECOND FLOOR - FRONT~~
6. ~~BATHROOM~~ - Install a private 3-piece bathroom within the confines of this dwelling unit, consisting of a lavatory, flush toilet, and bathtub or shower. 6a
- 11-7 7. ~~LIVING RM~~ - Windows - Secure glass by replacing points and/or reg. sizing. 7c
- 11-7 8. ~~KITCHEN~~ - Windows - " " " " " " 7c
- 11-7 9. ~~LIVING RM~~ - Windows - Replace broken glass. 7c
- 11-7 10. ~~KITCHEN~~ - Windows - " " " " " " 7c
- 11-7 11. ~~SECOND FLOOR - FRONT MIDDLE~~
11. ~~BATHROOM~~ - Install a private 3-piece bathroom within the confines of this dwelling unit, consisting of a lavatory, flush toilet, and bathtub or shower. 6a

110-110 WINTER STREET, continued.....

SECOND FLOOR, FRONT WING

- 11-7 10. LIVING ROOM - Window - Install counter-balance cords allowing window sash to remain elevated when opened. 3c
- 11-7 11. LIVING ROOM - Window - Secure the glass by replacing points and/or reglazing. 3c

SECOND FLOOR, REAR WING

- 11-7 12. LIVING ROOM - Window - Replace counter-balance cords allowing window sash to remain elevated when opened. 3c
- 11-7 13. LIVING ROOM - Window - Secure glass by replacing points and/or reglazing. 3c
- 11-7 14. BATHROOM - Install a private 3-piece bathroom within the confines of this dwelling unit, consisting of a lavatory, flush toilet, and bathtub or shower. 6c

SECOND FLOOR, SEAM

- 4/8/81 15. BATHROOM - " " " " 6c
- 4/8/81 16. LIVING ROOM - Window - Replace counter-balance cords allowing window sash to remain elevated when opened. 3c

THIRD FLOOR, FRONT

- 11-7 17. KITCHEN - Window - Replace counter-balance cords allowing window sash to remain elevated when opened. 3c
- 11-7 18. BATHROOM - Install a private 3-piece bathroom within the confines of this dwelling unit, consisting of a lavatory, flush toilet, and bathtub or shower. 6c

THIRD FLOOR, REAR

- 4/8/81 19. BATHROOM - " " " " 6c

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.

LMH:rl

CITY OF PORTLAND, MAINE
Health Department - Housing Inspection Division

NOTICE OF HEARING

June 24, 1976

Richard Harris
To: Mr. David Sargent
39 Massachusetts Avenue
Portland, Maine 04102

774-1739

5-PM

Re: Premises located at 118-120 Winter Street, Portland, Maine 45-2-2 NDY

Dear Mr. Sargent:

Because of your failure to comply with previous NOTICES, you are hereby invited to appear in Room 217, City Hall, 389 Congress Street, Portland, Maine at 10 A.M. on Tuesday, July 6, 1976, to show cause why legal action should not be taken against you for violations of the Municipal Codes relating to housing conditions at the above referred premises, as described more fully in the attached copy of the original NOTICE received by you on or about November 26, 1973. Hearing requested by Inspector Gendreau.

FAILURE TO APPEAR MAY RESULT IN PROSECUTION

Please notify this office at once if you have corrected all violations before the above noted hearing date.

David C. Bittenbender
Director - Health & Social Services

[Signature]
Chief of Housing Inspections

Inspector *[Signature]*

D. Gendreau

/s/

Enclosure

4/8/72

NOTICE OF HOUSING CONDITIONS

DU 9

CITY OF PORTLAND
Health Department - Housing Division
Telephone 775-5451 - Extension 448

Mr. David Sargent
19 Massachusetts Avenue
Portland, Maine 04102

Ch.-Bl.-Lot:
Location:
Project:
Issued:
Expires:

45-E-2
118-120 Winter Street
HDP
Nov. 26, 1975
Jan. 26, 1976

Dear Mr. Sargent:

An examination was made of the premises at 118-120 Winter Street, Portland, Maine, by Housing Inspector Gough. 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 January 26, 1976. 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 re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with Code Standards.

Your cooperation will help this Department in its goal to maintain all Portland residents in decant, safe and sanitary housing.

Sincerely yours,

David C. O'Brien
Health Director

Inspector

N. Gough

By

Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" - Section(s)

1. Replace the illegal light fixture in rear exterior shed wall. 8a

4/8/72 2. ~~First Floor - Front~~
~~Install a private 3-piece bathroom within the confines of this dwelling unit,~~
~~consisting of a lavatory, flush toilet, and a bathtub or shower.~~ 6a

4/8/72 3. ~~First Floor - Rear~~
~~Install a private 3-piece bathroom within the confines of this dwelling unit,~~
~~consisting of a lavatory, flush toilet, and a bathtub or shower.~~ 6a

4/8/72 4. ~~First Floor - Rear~~
~~Install a private 3-piece bathroom within the confines of this dwelling unit,~~
~~consisting of a lavatory, flush toilet, and a bathtub or shower.~~ 6a

4/8/72 5. ~~Install counter-balance cords allowing window sash to remain elevated when~~
~~opened.~~ kitchen window. 3c

4/8/72 6. ~~Second Floor - Front~~
~~Install a private 3-piece bathroom within the confines of this dwelling unit,~~
~~consisting of a lavatory, flush toilet, and a bathtub or shower.~~ 6a

4/8/72 7. ~~Secure glass by replacing points and/or reglazing windows in living room and~~
~~kitchen.~~ 3c

4/8/72 8. ~~Replace broken glass in windows of living room and kitchen.~~ 3c

CONTINUED....

118-120 Winter Street

*All alterations
approved - 4/8/81*

Second Floor - Front Middle

9. ~~Install a private 3-piece bathroom within the confines of this dwelling unit, consisting of a lavatory, flush toilet, and a bathtub or shower.~~ 6a
10. ~~Install counter balance cords allowing window sash to remain elevated when opened.~~ 3c
11. ~~Secure the glass by replacing points and/or reglazing window.~~ 3c

Second Floor - Rear Middle

12. ~~Replace counter balance cords allowing window sash to remain elevated when opened.~~ 3c
13. ~~Secure the glass by replacing points and/or reglazing window.~~ 3c
14. ~~Install a private 3-piece bathroom within the confines of this dwelling unit, consisting of a lavatory, flush toilet, and a bathtub or shower.~~ 6a

Second Floor - Rear

15. ~~Install a private 3-piece bathroom within the confines of this dwelling unit, consisting of a lavatory, flush toilet, and a bathtub or shower.~~ 6a
16. ~~Replace counter balance cords allowing window sash to remain elevated when opened.~~ 3c

Third Floor - Front

17. ~~Replace counter balance cords allowing window sash to remain elevated when opened.~~ 3c
18. ~~Install a private 3-piece bathroom within the confines of this dwelling unit, consisting of a lavatory, flush toilet, and a bathtub or shower.~~ 6a

Third Floor - Rear

19. ~~Install a private 3-piece bathroom within the confines of this dwelling unit, consisting of a lavatory, flush toilet, and a bathtub or shower.~~ 6a

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.

DLH:

REINSPECTION RECOMMENDATIONS

INSPECTOR

M Leary

LOCATION

118-120 Winter

PROJECT

NIDP

OWNER

Evans

NOTICE OF HOUSING CONDITIONS
issued Expired

7-9-76

10-10-76

HEARING NOTICE
issued Expired

FINAL NOTICE
issued Expired

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

DATE

4-8-81

HI

ALL VIOLATIONS HAVE BEEN CORRECTED
Send "CERTIFICATE OF COMPLIANCE"

☒

"POSTING RELEASE"

SATISFACTORY Rehabilitation In Progress

Time Extended To Apr 24, 81

Time Extended To

Time Extended To

UNSATISFACTORY Progress

Send "HEARING NOTICE"

"FINAL NOTICE"

"NOTICE TO VACATE"

POST Entire

POST Dwelling Units

UNSATISFACTORY Progress

Request "LEGAL ACTION" Be Taken

3-25-81

2/81

INSPECTOR'S REMARKS: Unable to get in - will contact owner & go through the building.

4/8/81

2/81

Inspected through the building. All violations corrected. All violations corrected. OK to issue the "C" as Mr. Evans agreed to sign the entire inspection.

INSTRUCTIONS TO INSPECTOR:

REINSPECTION RECOMMENDATIONS

INSPECTOR G. P.

LOCATION 118-20 W. 4th

PROJECT NLP

OWNER DR. SARGENT

NOTICE OF HOUSING CONDITIONS

issued

Expired

issued

HEARING NOTICE

issued

Expired

FINAL NOTICE

issued

Expired

1/26/75
1/26/75

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

1 2 + 3

REAR ^(14-B) DWELINGS (VALANT)

UNSATISFACTORY Progress

Request "LEGAL ACTION" Be Taken

INSPECTOR'S REMARKS:

RE W/ MAJ FURBER TO DISCUSS CURRENT
WILL REPAIR LOAN
RE - NEW OWNERS - SEND NEW N.O.H.C.
HAVE ALREADY APPLIED FOR LOAN
Actual 3 FR DU's completed 3 RE DU's IN C
OWNER WILL START AGAIN SOON
P. 1,2,3. RE DU - 1-2,3 FR. DU'S OK

INSTRUCTIONS TO INSPECTOR:

3

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development
Inspection Services Division
Tel. 775-5451 - Ext. 311 - 346

Mr. Richard Harris
35 Penrith Road
Portland, ME 04102

DU 6

CH. 45 B.L.K. E LCT 2

LOCATION: 118 Winter Street

PROJECT: NCP-WE
ISSUED: October 8, 1986
EXPIRES: December 8, 1986

Dear Mr. Harris:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 118 Winter Street by Code Enforcement Officer Marlin Leary. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspection Report".

In accordance with the provisions of the above-mentioned Code, you are hereby ordered to correct those defects on or before December 8, 1986. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

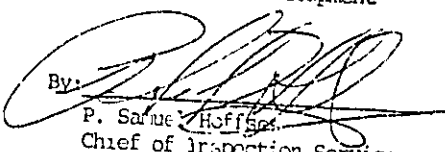
Please Note: You should consult the Inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and any other Article of the City Code.

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.

Very truly yours,

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

By: 
P. Samuel Hoffman
Chief of Inspection Services

Code Enforcement Officer Marlin Leary (5)

Attachments

jmr

HOUSING INSPECTION REPORT

OWNER: Mr. Richard Harris

LOCATION: 118 Winter St. 45-D-2 NCP-WB

CODE ENFORCEMENT OFFICER: Merlin Leary (5)

HOUSING CONDITIONS DATED: October 8, 1986

EXPIRES: December 8, 1986

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

	<u>SEC.(S)</u>
1. RIGHT REAR PORCH - stairs - broken railing.	108-4
2. FRONT PORCH - stairs - sagging.	108-4
3. REAR EXTERIOR - roof - broken gutter.	108-1
4. REAR EXTERIOR - roof - broken downspouts.	108-1
* 5. CELLAR - ceiling - asbestos.	116-6
* 6. FRONT CELLAR - wall - loose and hanging Romex.	115-5
<u>SECOND FLOOR FRONT</u>	
* 7. LIVING ROOM - wall - inoperative outlet.	115-5
8. REAR BEDROOM - window - missing counterbalance cords.	108-3
<u>THIRD FLOOR FRONT</u>	
9. KITCHEN & MIDDLE BEDROOM - windows - missing counterbalance cords.	108-3
<u>THIRD FLOOR REAR</u>	
*10. LIVING ROOM - ceiling - leaking.	108-2

*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.

Inspection Services Division

1) Insp. Name

[illegible]

City of Portland

PLANNING AND URBAN DEVELOPMENT

DWELLING UNIT SCHEDULE
ARTICLE 5 - HOUSING CODE

Inspection Services Division

INSP DATE

7/10/11

TENANT'S NAME

1115 117

INSP

FORM NO.

Fir # Location Rm. Tp. # Rms. # Pcs. # All'd Slip Rm.

Child Un.10	Child 1 - 6	+ Lead Survey - Results	Rent	Rent Code	Furn	Hot Water	Dual Egrs.	Ck'ing	Heat	Lav.	Bath	Flush

KITCHEN

- () Plaster - L, C, M, - Ceiling/Walls CODE 108-2
- () Windows - loose, broken glass, glaze 108-3
- () Sash/Frames - broken, miss. lg, worn 108-3
- () Floor - loose, worn, dam., buckled 108-2
- () Doors - Knob/lk - miss.-Pan./Fram.dam. 108-3
- () Counter/Stor. Space Yes No
- () Sink - chip., crack., leaks 111-1
- () Range - improper stack, flue, vent 114-1
- () Refrigerator Space Yes No
- () Plumbing (a)6 (a)Water Sup. Hot Cold 111.3
- () Electrical (a) 113
- () Sanitation (a) 109

LIVING ROOM

- () Plaster - L, C, M, - Ceil./Walls CODE 108-2
- () Windows - loose, broken, glaze 108-3
- () Sash/Frames - broken, missing, worn 108-3
- () Floor - loose, worn, damaged 108-2
- () Door - knob/lk - miss. - panels/frames dam. 108-3
- () Electrical (c) 113
- () Sanitation (c) 109

Bedrooms and/or other rooms

- | | | | | | | | | | | | | |
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BATHROOM

- () Plaster - L, C, M - Ceiling/Walls CODE 108-2
- () Window - loose, broken glass, glaze 108-3
- () Sash/Frames - broken, missing, worn 108-3
- () Floor - loose, worn, dam., buckled 108-2
- () Door - knob/lk - miss.-Pan./Fram. dam. 108-3
- () Toilet-Tnk-brkn, loose, leaks, seat, crkd. 111-1
- () Lavatory - chip., crkd, leaks, trap leaks 111-1
- () Bathtub/shower- leaks, cross connect. 111-1
- () Ventilation Yes No
- () Plumb. (b)6(a)Water Sup. Hot Cold 111-3
- () Electrical (b) 113
- () Sanitation (b) 109

DINING ROOM

- () Plaster - L, C, M - Ceil/Walls CODE 108-2
- () Windows - loose, broken, glaze 108-3
- () Sash/Frames - broken, missing, worn 108-3
- () Floor - loose, worn, damaged 108-2
- () Doors - Knobs/lk - miss. - panels/frames dam. 108-3
- () Electrical (d) 113
- () Sanitation (d) 109

- () Plaster - L, C, M - Ceiling/Walls CODE 108-2
- () Windows - loose, broken, glaze 108-3
- () Sash/Frames - broken, missing, worn 108-3
- () Floors - loose, worn, damaged 108-2
- () Door - knobs/lk - miss.-Panels/Frames dam. 108-3
- () Electrical (e) 113
- () Sanitation (e) 109
- () Clothes Closet Yes No

Plumbing

Electrical

Sanitation - Vermin O R

REMARKS:

City of Portland

PLANNING AND URBAN DEVELOPMENT

Inspection Services Division

DWELLING UNIT SCHEDULE
ARTICLE 5 - HOUSING CODE

INSP DATE

INSP

FORM NO.

TENANTS NAME

Flr. # Location Bldg. Tp. # Bms. # Pco. # All'd Slp. Rm.

Child Un. 10	Child 1 - 6	+ Lead Survey - Results	Rent	Rent Code	Furn	Hot Water	Dual Egrs.	Ck'ing	Heat	Lav.	Bath	Flush

KITCHEN

- () Plaster - L, C, M, - Ceiling/Walls 108-2
- () Windows - loose, broken glass, glaze 108-3
- () Sash/Frames - broken, missing, worn 108-3
- () Floor - loose, worn, dam., buckled 108-2
- () Doors - Knob/lk - miss.-Pan./Fram.dam. 108-3
- () Counter/Stor. Space Yes No
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- () Range - improper stack, flue, vent 114-1
- () Refrigerator Space Yes No
- () Plumbing (a) 6 (a) Water Sup. Hot Cold 111.3
- () Electrical (a) 113
- () Sanitation (a) 109

BATHROOM

- () Plaster - L, C, M - Ceiling/Walls 108-2
- () Window - loose, broken glass, glaze 108-3
- () Sash/Frames - broken, missing, worn 108-3
- () Floor - loose, worn, dam., buckled 108-2
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- () Toilet-Tnk-brkn, loose, leaks, seat, crkd. 111-1
- () Lavatory - chip., crkd, leaks, trap leaks 111-1
- () Bathtub/shower- leaks, cross connect. 111-1
- () Ventilation Yes No 112
- () Plumb. (b) 6 (a) Water Sup. Hot Cold 111-3
- () Electrical (b) 113
- () Sanitation (b) 109

LIVING ROOM

- () Plaster - L, C, M, - Ceil./Walls 108-2
- () Windows - loose, broken, glaze 108-3
- () Sash/Frames - broken, missing, worn 108-3
- () Floor - loose, worn, damaged 108-2
- () Door - knob/lk - miss. - panels/frames dam. 108-3
- () Electrical (c) 113
- () Sanitation (c) 109

DINING ROOM

- () Plaster - L, C, M - Ceil/Walls 108-2
- () Windows - loose, broken, glaze 108-3
- () Sash/Frames - broken, missing, worn 108-3
- () Floor - loose, worn, damaged 108-2
- () Doors - Knobs/lk - miss. - panels/frames dam. 108-3
- () Electrical (d) 113
- () Sanitation (d) 109

Bedrooms and/or other rooms

- () Plaster - L, C, M - Ceiling/Walls 108-2
- () Windows - loose, broken, glaze 108-3
- () Sash/Frames - broken, missing, worn 108-3
- () Floors - loose, worn, damaged 108-2
- () Door - knobs/lk - miss.-Panels/Frames dam. 108-3
- () Electrical (e) 113
- () Sanitation (e) 109
- () Clothes Closet Yes No

Plumbing

Electrical

Sanitation - Vermin O R

REMARKS:

City of Portland

PLANNING AND URBAN DEVELOPMENT

Inspection Services Division

DWELLING UNIT SCHEDULE

1) INSP. DATE

2) INSP.

3) FORM NO.

4) TENANT'S NAME

5) Flr. #

6) Location

7) Rm. To

8) #Rms.

9) #Peo.

10) #All'd

11) Slp. R.

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) Flus

Viol.
No.

Remedy

Cond.

Violation

Location

Room
Type

Area
Type

Resp.
Party

Code Sect
Violated

Violation
Rem. - Date

City of Portland

PLANNING AND URBAN DEVELOPMENT

DWELLING UNIT SCHEDULE

Inspection Services Division

ARTICLE 5 - HOUSING CODE

INSP DATE										INSP										FORM NO.									
TENANTS NAME										Flr. # Location										No. # Bus. # Res. # All'd Slp. Rm.									
M. L. H.										2										2									
Child Un. 10	Child 1 - 6	+ Lead Survey - Results	Rent	Rent Code	Furn	Hot Water	Dual Egrs.	Ck'ing	Heat	Lav.	Bath	Flush																	
KITCHEN													BATHROOM																
CODE													CODE																
() Plaster - L, C, M, - Ceiling/Walls 108-2													() Plaster - L, C, M - Ceiling/Walls 108-2																
() Windows - loose, brok glass, glaze 108-3													() Window - loose, broken glass, glaze 108-3																
() Sash/Frames - broken, missing, worn 108-3													() Sash/Frames - broken, missing, worn 108-3																
() Floor - loose, worn, dam., buckled 108-2													() Floor - loose, worn, dam., buckled 108-2																
() Doors - Knob/lk - miss.-Pan./Fram.dam. 108-3													() Door - knob/lk - miss.-Pan./Fram. dam. 108-3																
() Counter/Stor. Space Yes No													() Toilet-Tnk-brkn, loose, leaks, seat, crkd. 111-1																
() Sink - chip., crack., leaks 111-1													() Lavatory - chip., crkd, leaks, trap leaks 111-1																
() Range - improper stack, flue, vent 114-1													() Bathtub/shower- leaks, cross connect. 111-1																
() Refrigerator Space Yes No													() Ventilation Yes No 112																
() Plumbing (a)6 (a)Water Sup. Hot Cold 111.3													() Plumb. (b)6(a)Water Sup. Hot Cold 111-3																
() Electrical (a) 113													() Electrical (b) 113																
() Sanitation (a) 109													(Sanitation (b) 109																
LIVING ROOM													DINING ROOM																
CODE													CODE																
() Plaster - L, C, M, - Ceil./Walls 108-2													() Plaster - L,C,M - Ceil/Walls 108-2																
() Windows - loose, broken, glaze 108-3													() Windows - loose, broken, glaze 108-3																
() Sash/Frames-broken, missing, worn 108-3													() Sash/Frames-broken, missing, worn 108-3																
() Floor - loose, worn, damaged 108-2													() loor - 'ose, worn, damaged 108-2																
() Door - knob/lk - miss. - panels/frames dam. 108-3													() Doors - Knobs/lk - miss. - panels/frames dam. 108-3																
() Electrical (c) 113													() Electrical (d) 113																
() Sanitation (c) 109													() Sanitation (d) 109																
Bedrooms and/or other rooms													CODE																
													() Plaster - L,C,M - Ceiling/Walls 108-2																
													() Windows - loose, broken, glaze 108-3																
													() Sash/Frames - broken, missing, worn 108-3																
													() Floors - loose, worn, damaged 108-2																
													() Door - knobs/lk - miss.-Panels/Frames dam. 108-3																
													() Electrical (e) 113																
													() Sanitation (e) 109																
													() Clothes Closet Yes No																
Plumbing													Electrical																
													Sanitation - Vermin O R																

REMARKS:

City of Portland

PLANNING AND URBAN DEVELOPMENT

Inspection Services Division

1) INSP. DATE

2) INSP.

3) FORM NO.

4) TENANT'S NAME

'5)Flr.#

6) Location

71 Bury 75

2145

1015

1	2
---	---

12) Child
Under 10

13) Child 14)
1-6

15) Rent

16' 7en

17) Euro

1814-1815

110444

—

1

1

Viol.
No.

Remedy

Cond.

Violation

Location

Room	Type
101	Single
102	Single
103	Single
104	Single
105	Single
106	Single
107	Single
108	Single
109	Single
110	Single
111	Single
112	Single
113	Single
114	Single
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118	Single
119	Single
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195	Single
196	Single
197	Single
198	Single
199	Single
200	Single

Area	Type
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Resp.
Party

Code Sect	
Violated	

Violation	Rem. - Date

City of Portland

PLANNING AND URBAN DEVELOPMENT
DWELLING UNIT SCHEDULE

Inspection Services Division

1) INSP. DATE

1) INSP. DATE

2) INSP.

3) FORM NO.

4) TENANT'S NAME

4) TENANT'S NAME
B. L. Jones, Reitor, Jr.

15) Flx. #

6) Location

716mm - 0.

0.115

1944

...
...
...

12) Child
Under 10

13) Chil
1-6

14)

15) Rent

16) Rent |

17) Furn.

18) Heat

19) Hot

2010-2011

22101

10

حکومت

[Illegible handwritten notes]

Viol. No. 25

Remedy

Cond.

Violation

Location

Room
Type

Area	Type
Area 1	Type 1
Area 2	Type 2
Area 3	Type 3
Area 4	Type 4
Area 5	Type 5
Area 6	Type 6
Area 7	Type 7
Area 8	Type 8
Area 9	Type 9
Area 10	Type 10
Area 11	Type 11
Area 12	Type 12
Area 13	Type 13
Area 14	Type 14
Area 15	Type 15
Area 16	Type 16
Area 17	Type 17
Area 18	Type 18
Area 19	Type 19
Area 20	Type 20
Area 21	Type 21
Area 22	Type 22
Area 23	Type 23
Area 24	Type 24
Area 25	Type 25
Area 26	Type 26
Area 27	Type 27
Area 28	Type 28
Area 29	Type 29
Area 30	Type 30
Area 31	Type 31
Area 32	Type 32
Area 33	Type 33
Area 34	Type 34
Area 35	Type 35
Area 36	Type 36
Area 37	Type 37
Area 38	Type 38
Area 39	Type 39
Area 40	Type 40
Area 41	Type 41
Area 42	Type 42
Area 43	Type 43
Area 44	Type 44
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Area 84	Type 84
Area 85	Type 85
Area 86	Type 86
Area 87	Type 87
Area 88	Type 88
Area 89	Type 89
Area 90	Type 90
Area 91	Type 91
Area 92	Type 92
Area 93	Type 93
Area 94	Type 94
Area 95	Type 95
Area 96	Type 96
Area 97	Type 97
Area 98	Type 98
Area 99	Type 99
Area 100	Type 100

Resp.

Code

fect

Violat

on



CBB BSL m.F.
CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

NOTICE OF HOUSING CONDITIONS

DU: 3
CHART-BLOCK-LOT - 45-E-4
LOCATION: 112 Winter Street

DISTRICT: 5
ISSUED: January 21, 1988
EXPIRES: March 21, 1988

Mr. Gregory Netland
1 Bradford Street. Apt. #1
Boston, MASS 02118

Dear: Mr. Netland:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 112 Winter Street by Code Enforcement Officer Merlin Leary. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspector Report".

In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before March 21, 1988. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

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

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

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

Very truly yours,

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

By: [Signature]
F. Samuel Hoffas
Chief of Inspection Services

[Signature]
Merlin Leary (5)
Code Enforcement Officer

Attachments

189 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE (207) 775-5451

HOUSING INSPECTION REPORT

OWNER: Mr. Gregory Netland

LOCATION: 112 Winter Street 45-E-4

CODE ENFORCEMENT OFFICER: Merlin Leary (5)

HOUSING CONDITIONS DATED: January 21, 1988 EXPIRES: ,arcj 21. 1983

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

- * 1. INTERIOR THIRD FLOOR, APT. #3 - Front and rear hall - stairway - missing safety railings.
- * 2. INTERIOR THIRD FLOOR, APT. #3 - Rear storeroom - ceiling - hanging light fixture.

SEC. (S)

108-4

113-5

*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 L. McDONOUGH
FIRE CHIEF

January 21, 1988

Mr. Gregory Netland
1 Bradford Street, Apt. #1
Boston, MASS 02118

Re: Smoke Detectors

Dear Mr. Netland:

During a recent inspection of the property owned by you at 112 Winter Street, it was noted that smoke detectors were missing in the following areas:

First Floor Apartment

2. MRSA §464 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

Merlin Leary
Merlin Leary Code Enforcement
Officer (5)

cc: Lt. James Collins, Fire Prevention Bureau

jmr

[illegible]

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND
CERTIFICATE OF COMPLIANCE

DATE: June 18, 1991

DU: 6

Housing Inspections Division
Telephone: 874-3300 - Extension 8704

Mr. Richard Harris
35 Penrich Road
Portland, Maine 04102

RE: Premises located at 118 Winter Street 45-E-2

Dear Mr. Harris:

A re-inspection of the premises noted above was made on 6/13/91
by Code Enforcement Officer Marland Wing

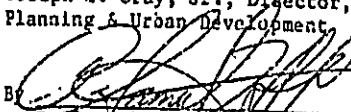
This is to certify that you have complied with our request to correct the
violation(s) of the Municipal Code relating to housing conditions as
described in our "Notice of Housing Conditions" dated October 8, 1986.

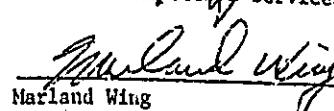
Thank you for your cooperation and your efforts to help us maintain decent,
safe and sanitary housing for all Portland residents.

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 June 1996.

Sincerely yours,

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


P. Samuel Hoffses
Chief of Inspection Services


Marland Wing
Code Enforcement Officer

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

JULY 16, 1997

HARRIS RICHARD S JR
& LESTER J EVANS
35 PENRITH RD
PORTLAND ME 04102

Re: 118 WINTER ST
CBL: 045 - E-002-001-01
DU: 6

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. We did, however, note the following items that could cause future problems:

1. INT - OVERALL - 113.50
HARD-WIRED BATTERY-BACKUP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT
- PERMIT BY MASTER ELECTRICIAN

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,


Arthur Rowo
Code Enforcement Officer


Tammy Munson
Code Enfc.Offc./ Field Supv.