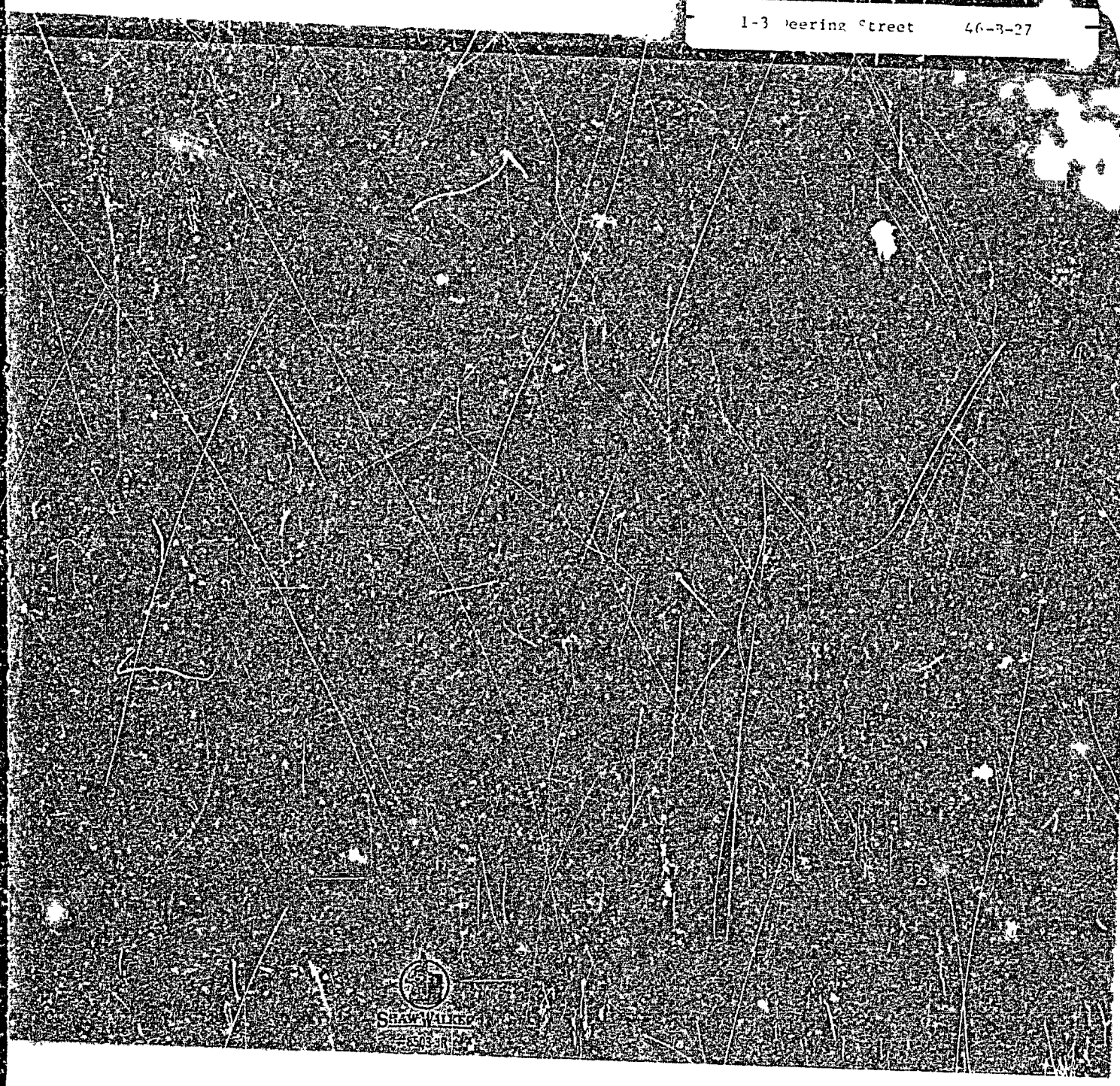
1-3 Peering Street 46-3-27



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

July 11, 1979

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

Mr. Gary McClay
P.O. Box 2427
South Portland, Maine 04106

Re: Premises located at 1-3 Deering Street, Portland, Maine NCP-West End
46-B-27

Dear Mr. McClay

A re-inspection of the premises noted above was made on July 10, 1979
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 Oct. 27, 1977.

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 July 1984.

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

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

Inspector Michi Leary
M. Leary

vw

ADMINISTRATIVE ~~HEARING~~ DECISION

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

OK
BY ML
DATE 2/10/79

Date January 29, 1979

Mr. Gary McClay
P. O. Box 2427
South Portland, Maine 04106

Re: Premises located at 1-3 Deering Street, Portland Maine 46-B-27 + 42

Dear Mr. McClay:

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

on January 26, 1979, regarding our "Notice of Housing Conditions" at the above referred premises resulted in the decision noted below.

X Expiration time extended to May 1, 1979 - in order to complete the work now in progress to correct the remaining ten (10) violations as listed on the attached list.

_____ 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
Neighborhood Conservation

By Lyle D. Noyes,
Chief of Housing Inspections

In Attendance:
Mr. McClay
Insp. Leary

Encl.
/ss

1-3 Deering Street - 46-B-27 WE (NOHC 10-27-77)

Remaining Housing Code violations to be corrected within time extension granted on attached "Administrative Hearing Decision" dated 1-29-79:

1. LEFT REAR BULKHEAD FOUNDATION - replace missing mortar. 3-d
2. LEFT REAR CELLAR - wall - replace missing junction box cover. 8-c
3. LEFT CELLAR - floor - remove litter, debris, papers, etc. and properly dispose of it. 4-b

First Floor - right front

4. REAR BEDROOM - window - replace broken glass. 3-c

Second Floor - left front

5. BEDROOM - window - remove broken glass (exterior window). 3-c
6. BATHROOM - lavatory - repair leak in hot water pipes. 6-d
7. BATHROOM - floor - replace broken and buckled tiles. 3-b

Second Floor - left rear

8. KITCHEN - ceiling - determine the reason and remedy the condition causing leakage. 3-b
9. BATHROOM - ceiling - remove loose and peeling paint. 3-b

Third Floor - left

10. KITCHEN - ceiling - remove illegal extension cord attached to light fixtures. 8-d

CITY OF PORTLAND, MAINE
DEPARTMENT OF NEIGHBORHOOD CONSERVATION
HOUSING INSPECTIONS DIVISION

NOTICE OF HEARING

January 23, 1979

To: Gary and Livia McClay
P. O. Box 2427
South Portland, Maine 04106

Re: Premises located at 1-3 Deering Street, Portland, Maine 46-B-27 WE

Dear Mr. & Mrs. McClay:

Because of your failure to comply with previous NOTICES, you are hereby invited to appear in Room 315, City Hall, 389 Congress Street, Portland, Maine at 9:30 A.M. on Monday, February 5, 1979, 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 _____.

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. Telephone 775-5451 Extension 448 - 358.

Joseph E. Gray, Jr., Director
Neighborhood Conservation

By _____
Lyle D. Noyes, Chief of Housing Inspections

Requested by Inspector _____
N. Leary

/BB

Enclosure

Came into office on 1/24/79 and inspected property on same day.

NOTICE OF HOUSING CONDITIONS

DU 9

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

799-2633

Ch.-Bl.-Lot: 46-B-27
Location: 1-3 Deering Street
Project: NCP-West End
Issued: October 27, 1977
Expired: Jun. 27, 1978

Mr. & Mrs. Gary & Livia McClay
P.O.Box 2427
South Portland, Maine 04106

Dear Mr. & Mrs. McClay:

An examination was made of the premises at 1-3 Deering 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 Jan. 27, 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. Leary

By Lyle D. Noyes
Chief of Housing Inspections

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

1. LEFT REAR BULKHEAD FOUNDATION- replace missing morter. 3d
2. ~~FIRST, SECOND & THIRD FLOOR - RIGHT FRONT HALL CEILINGS- determine the reason and remedy the conditions causing leakage.~~ 3b
3. ~~LEFT CELLAR STAIRWAY- install emergency shut-off switch for the furnace.~~ 9c
4. LEFT REAR CELLAR WALL- replace missing junction box cover. 8e
5. LEFT CELLAR FLOOR- remove litter, debris, papers etc. and properly dispose of it. 4b

FIRST FLOOR RIGHT FRONT

6. REAR BEDROOM WINDOW - replace broken glass. 3c

FIRST FLOOR RIGHT REAR

~~7. MIDDLE HALL CEILING & BEDROOM CEILING - determine the reason and remedy the conditions causing leakage.~~ 3b

THIRD FLOOR RIGHT

~~8. BATHROOM TUB- correct the condition at the fixture that causes a cross connection at the bathtub.~~ 6d

FIRST FLOOR LEFT REAR

~~9. KITCHEN WALLS - remove illegal extension cords attached to walls.~~ 8d
~~10. REAR BEDROOM CEILING - remove loose and peeling paint.~~ 3b
~~11. REAR BEDROOM CEILING - repair or replace broken plaster.~~ 3b
~~12. REAR BEDROOM CEILING - repair inoperative light fixture.~~ 8e

continued

vw

SECOND LEFT FRONT

13. BEDROOM WINDOW - remove broken glass (exterior window). 3c
14. Bathroom lavatory - repair leak in hotwater pipe. 6d
15. BATHROOM FLOOR- replace broken and buckled tiles. 3b

SECOND FLOOR LEFT REAR

16. KITCHEN CEILING- determine the reason and remedy the conditions causing leakage. 3b
~~17. KITCHEN WINDOW - replace missing sash cord allowing window sash to remain elevated when opened.~~ 3c
18. BATHROOM CEILING - remove loose and peeling paint. 3b

THIRD FLOOR LEFT

19. KITCHEN CEILING - remove illegal extension cord attached to light fixtures. 8d

** 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 1-3 Deering St
PROJECT NCP West End
OWNER Gary McClain

INSPECTOR M Leary

NOTICE OF HOUSING CONDITIONS Issued	Expired	HEARING NOTICE Issued	Expired	FINAL NOTICE Issued	Expired
10-27-77	1-27-78				

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

DATE		
7-9-79	M	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" ~~X~~ "POSTING RELEASE"
		SATISFACTORY Rehabilitation in Progress
1-26-79	M	Time Extended To: May 1, 1979
5-18-79	M	Time Extended To: June 18, 1979
		Time Extended To:
1-27-79	M	UNSATISFACTORY Progress Feb 5 at 9:30 Send "HEARING NOTICE" ~~X~~ " FINAL NOTICE"
		"NOTICE TO VACATE" POST Entire POST Dwelling Units
		UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken
1-22-79	M	INSPECTOR'S REMARKS: ~~Lan Appl~~. Contacted owner. Owner doing work. Sending a hearing notice.
1-26-79	M	Met owner at property. What is progress 9 violations corrected is remainder
5-18-79	M	4 more violations corrected. 6 remain met owner at property.
7-9-79	M	All violations corrected

INSTRUCTIONS TO INSPECTOR:

Inspection Services
P. Samuel Hoffses
Chief

Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

September 29, 1995

MANTER PROPERTIES
FLOYD RD
GROTON MA 01450

Re: 3 Deering St
CBL: 046- - B-026-001-01
DU: 5

Dear Sir:

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,

Marland Wing
Code Enforcement Officer

Tammy Munson
Code Enfc. Offr./ Field Supv.

HOUSING INSPECTION REPORT

Location: 3 Deering St
Housing Conditions Date: September 29, 1995
Expiration Date: November 28, 1995

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 - 1ST FLR - REAR - 108.40
   PORCH HAS A ROTTED TREAD
2. EXT - REAR - 108.40
   PORCH IS MISSING A HANDRAIL
3. EXT - 1ST FLR - REAR - 108.10
   FOUNDATION IS MISSING MORTAR
4. INT - OVERALL - 113.50
   HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT

Inspection Services
P. Samuel Hoffses
Chief

Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

September 29, 1995

MANTER PROPERTIES
PO BOX 677 FLOYD RD
GROTON MA 01450

Re: 1 Deering St
CBL: 046- - B-027-001-01
DU: 5

Dear Sir:

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.

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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.

Paul Wing
nt Officer

Tammy Munson
Tammy Munson
Code Enfc. Offr./ Field Supv.

HOUSING INSPECTION REPORT

Location: 1 Deering St
Housing Conditions Date: September 29, 1995
Expiration Date: November 28, 1995

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

		108.10
1.	EXT - RIGHT - TRIM HAS PEELING PAINT	108.40
2.	EXT - RIGHT - PORCH HAS MISSING BALUSTERS	108.40
3.	EXT - RIGHT PORCH - DECK HAS A ROTTED BOARD	108.30
4.	EXT - 2ND FLR - RIGHT - WINDOW NEEDS A STORM	113.50
5.	INT - OVERALL - HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT	