

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Merton & Carolyn Leach  
64 Bonnybank Terrace  
South Portland, Maine 04106

DU 4

Ch. 53 Blk. C Lot 4  
Location: 186 Grant St.

Project: NCP-WE  
Issued: May 20, 1983  
Expires: Aug. 20, 1983

Dear Mr. & Mrs. Leach:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 186 Grant Street, Portland, Maine by Code Enforcement Officer

Arthur Rowe. 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 August 20, 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 Notice.

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. Hoyes  
Lyle D. Hoyes,  
Inspection Services Division

Arthur Rowe  
Code Enforcement Officer - Arthur Rowe (8)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Merton & Carolyn Leach

CODE ENFORCEMENT OFFICER - Arthur Rowe (8)

186 Grant Street, Portland, Maine 53-C-4 NCP-WE Notice of Housing Conditions

DATED: May 20, 1983

EXPIRES: August 20, 1983

ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL CODES - MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED.

1. FIRST FLOOR FRONT - window - broken storm window.	<u>SEC. (S)</u>
2. ATTIC - window - missing glazing.	3-c
3. HOT WATER TANK - missing vacuum breaker.	3-c
	6-c
<u>FIRST FLOOR FRONT</u>	
4. BEDROOM - window - missing sash cords.	3-c
<u>FIRST FLOOR REAR</u>	
5. BATHROOM - door - missing door.	3-b
<u>SECOND FLOOR REAR</u>	
6. KITCHEN - window - missing sash cords.	3-c
7. LIVING ROOM - window - missing sash cords.	3-c
8. BEDROOM - window - broken glass.	3-c
<u>SECOND FLOOR FRONT</u>	
9. BATHROOM - window - missing glazing.	3-c
10. Provide approved second means of egress.	3-c

HOUSING INSPECTION REPORT

OWNER: Merton & Carolyn Leach

CODE ENFORCEMENT OFFICER - Arthur Rowe (8)

186 Grant Street, Portland, Maine 53-C-4 NCP-WE Notice of Housing Conditions  
DATED: May 20, 1983 EXPIRES: August 20, 1983

ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL CODES - MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED.

1. FIRST FLOOR FRONT - window - broken storm window.
2. ATTIC - window - missing glazing.
3. HOT WATER TANK - missing vacuum breaker.

SEC. (S)

3-c

3-c

6-c

FIRST FLOOR FRONT

4. BEDROOM - window - missing sash cords.

3-c

FIRST FLOOR REAR

5. BATHROOM - door - missing door.

3-b

SECOND FLOOR REAR

6. KITCHEN - window - missing sash cords.
7. LIVING ROOM - window - missing sash cords.
8. BEDROOM - window - broken glass.

3-c

3-c

3-c

SECOND FLOOR FRONT

9. BATHROOM - window - missing glazing.
10. Provide approved second means of egress.

3-c

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Marton & Carolyn Leach  
64 Bonnybank Terrace  
South Portland, Maine 04106

DU \_\_\_\_\_

Ch. 53 Blk. C Lot 4  
Location: 186 Grant St.

Project: NCP-RE  
Issued: May 20, 1983  
Expires: Aug. 20, 1983

Dear Mr. & Mrs. Leach:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 186 Grant Street, Portland, Maine by Code Enforcement Officer

Arthur Rowe. 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 August 20, 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 Notice.

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. Hoyes,  
Inspection Services Division

Arthur Rowe  
Code Enforcement Officer - Arthur Rowe (8)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Marton & Carolyn Leach

CODE ENFORCEMENT OFFICER - Arthur Rowe (8)

186 Grant Street, Portland, Maine 53-C-4 NCP-WE Notice of Housing Conditions  
DATED: May 20, 1983 EXPIRES: August 20, 1983

ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL CODES - MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED.

	<u>SEC. (S)</u>
1. FIRST FLOOR FRONT - window - broken storm window.	3-c
2. ATTIC - window - missing glazing.	3-c
3. HOT WATER TANK - missing vacuum breaker.	6-c
<u>FIRST FLOOR FRONT</u>	
4. BEDROOM - window - missing sash cords.	3-c
<u>FIRST FLOOR REAR</u>	
5. BATHROOM - door - missing door.	3-b
<u>SECOND FLOOR REAR</u>	
6. KITCHEN - window - missing sash cords.	3-c
7. LIVING ROOM - window - missing sash cords.	3-c
8. BEDROOM - window - broken glass.	3-c
<u>SECOND FLOOR FRONT</u>	
9. BATHROOM - window - missing glazing.	3-c
10. Provide approved second means of egress.	

X

CERTIFICATE  
OF  
COMPLIANCE

CITY OF PORTLAND

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

✓ May 29, 1978

Vincent H. & Barbara M. Lee Jts.  
44 Hill Street  
South Portland, Maine 04106

Re: Premises located at 186 Grant Street, Portland, Maine NCP-<sup>WE</sup>~~EE~~ 53-C-4

Dear Mr. & Mrs. Lee:

A re-inspection of the premises noted above was made on May 26, 1978  
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 December 5, 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 1983.

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

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

Inspector M. Leary  
M. Leary

188



CERTIFICATE OF INSPECTION

DATE April 24, 1984

DU: 4

City of Portland  
Housing Inspections Division  
Department of Urban Development  
Tel: 775-5451 Ext. 311 - 312

Merton & Carolyn Leach  
64 Bonnybank Terrace  
South Portland, Maine 04106

Re: Premises located at: 186 Grant St. 53-C-4 WE

Dear Mr. & Mrs. Leach:

An inspection of the above referred premises was recently completed by  
Code Enforcement Officer Arthur Rowe

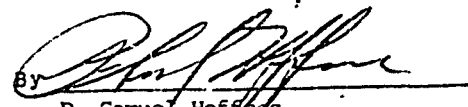
Although the structure does not meet the minimum standards as described in  
the Housing Code, it has been determined that no major code deficiencies  
exist at this time.


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  
regarding this notice.

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

By   
P. Samuel Hoffses,  
Chief of Inspection Services

  
Code Enforcement Officer Arthur Rowe (8)

Enclosure

JMR —



HOUSING INSPECTION REPORT

OWNER: Merton & Carolyn Leach CODE ENFORCEMENT OFFICER Arthur Rowe (8)  
186 Grant Street, Portland, Maine

Certificate of Inspection - Dated: April 24, 1984

FOUNDATION - missing mortar.

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Merton & Carolyn Leach  
64 Bonnybank Terrace  
South Portland, Maine 04106

DU 4

Ch. 53 Blk. C Lot 4  
Location: 186 Grant St.

Project: MCP-WE  
Issued: May 20, 1983  
Expires: Aug. 20, 1983

Dear Mr. & Mrs. Leach:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 186 Grant Street, Portland, Maine by Code Enforcement Officer

Arthur Rowe. 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 August 20, 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 Notice.

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. Hoyes  
Lyle D. Hoyes,  
Inspection Services Division

Arthur Rowe

Code Enforcement Officer - Arthur Rowe (8)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Merton & Carolyn Leach

CODE ENFORCEMENT OFFICER - Arthur Rowe (8)

186 Grant Street, Portland, Maine

53-C-4 NCP-WE Notice of Housing Conditions

DATED: May 20, 1983

EXPIRES: August 20, 1983

ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL CODES - MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED.

- |   |          |
|---|----------|
| 1. <del>FIRST FLOOR FRONT</del> window - broken storm window. | SEC. (S) |
| 2. <del>ATTIC</del> - window - missing glazing.               | 3-c      |
| 3. <del>HOT WATER TANK</del> - missing vacuum breaker.        | 3-c      |
| <u>FIRST FLOOR FRONT</u>                                      |          |
| 4. <del>BEDROOM</del> window - missing sash cords.            | 6-c      |
| <u>FIRST FLOOR REAR</u>                                       |          |
| 5. <del>BATHROOM</del> - door - missing door.                 | 3-c      |
| <u>SECOND FLOOR REAR</u>                                      |          |
| 6. <del>KITCHEN</del> - window - missing sash cords.          | 3-b      |
| 7. <del>LIVING ROOM</del> - window - missing sash cords.      |          |
| 8. <del>BEDROOM</del> - window - broken glass.                | 3-c      |
| <u>SECOND FLOOR FRONT</u>                                     |          |
| 9. <del>BATHROOM</del> - window - missing glazing.            | 3-c      |
| 10. Provide approved second means of egress.                  | 3-c      |

11. for kitchen saving in

737-6938  
743-6938  
799-7288

John Hallett  
186 Grant St.

REINSPECTION RECOMMENDATIONS

INSPECTOR Rowe

LOCATION 186 Grant St.  
 PROJECT N.P.W.E.  
 OWNER Leach

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>May 20, 1983</u>	<u>Aug 20, 1983</u>				

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

DATE	RECOMMENDATION
	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 _____
<u>8/23/83 AR</u>	INSPECTOR'S REMARKS: <u>Fire escape @ built. All other</u>
<u>11/21/83 AR</u>	<u>violations still present.</u>
<u>4/20/84</u>	<u>At least done</u>
	<u>Only foundation left. "Missing mortar in</u>
	<u>foundation.</u>
INSTRUCTIONS TO INSPECTOR: _____	



CITY OF PORTLAND, MAINE  
 389 CONGRESS STREET  
 PORTLAND, MAINE 04101  
 (207) 874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF  
 INSPECTION SERVICES DIVISION

Date: January 3, 1990

Grant Street Realty  
 RR #1, Box 295  
 Wells, ME 04090

(PARKSIDE)

RE: 186 Grant St., Apt. #1

Dear Sir:

We recently did a follow-up inspection of a previous inspection done by Paul Brume at the above address on January 3, 1990. Listed below are the items that have not been corrected:

1. APT. #1 - First Floor - 2 windows missing screens.

The above mentioned conditions are in violation of Article 5 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before January 13, 1990.

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 of Planning and Urban Development

*[Signature]*  
 P. Samuel Hoffses  
 Chief of Inspection Services

*[Signature]*  
 Rehab Specialist - Paul Brume  
 Neighborhood Conservation Program

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

NOTICE OF HOUSING CONDITIONS

DU: 4  
CHART-BLOCK-LOT - 53-C-4  
LOCATION: 186 Grant Street

(WEST END)

DISTRICT: 8  
ISSUED: October 16, 1990  
EXPIRES: December 16, 1990

Grant Street Realty Trust  
Route 1, Box 295  
Wells, ME 04090

Dear Sir:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 186 Grant Street by Code Enforcement Officer A. Rowe for H. Irving. 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 Dec. 16, 1990. 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 its 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 Hoffses  
P. Samuel Hoffses  
Chief of Inspection Services

Arthur Rowe  
Arthur Rowe for Hubert Irving (8)  
Code Enforcement Officer

Attachments

jmr

389 CONGRESS STREET

PORTLAND, MAINE 04101

TELEPHONE



HOUSING INSPECTION REPORT

OWNER: Grant Street Realty Trust

LOCATION: 186 Grant Street 53-C-4

CODE ENFORCEMENT OFFICER: Arthur Rowe for Hubert Irving (8)

HOUSING CONDITIONS DATED: Oct. 16, 1990      EXPIRES: Dec. 16, 1990

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.

SEC. (S)

1. EXTERIOR - peeling paint.



Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

October 24, 1994

RAY KENNETH INC  
502 STEVENS AVE  
PORTLAND ME 04103

Re: 186 Grant St  
CBL: 053- - C-004-001-01  
DU: 4

Dear Mr. Ray:

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 . . . ections Report".

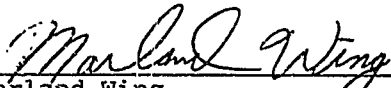
In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within 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.

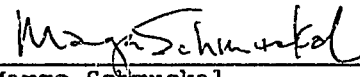
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles of the City Code.

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

  
Marge Schmuckal  
Asst. Chief of Inspection Services



HOUSING INSPECTION REPORT

Location: 186 Grant St  
Housing Conditions Date: October 24, 1994  
Expiration Date: December 23, 1994

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 - LEFT FRONT - BOARD TRIM IS MISSING 108.10
2. EXT - LEFT SIDE - SHINGLES ARE WORN 108.10
3. EXT - FRONT - FOUNDATION IS MISSING MORTAR 108.10
4. EXT - REAR - WALL HAS BROKEN OR MISSING CLAPBOARDS 108.20
5. EXT - RIGHT - GUTTER IS SAGGING 108.10
6. INT - CELLAR - CELLAR HAS A LEAKING WATER SUPPLY PIPE 111.30
7. EXT - OVERALL - WALLS AND TRIM HAVE PEELING PAINT 108.10
8. INT - 1ST FLOOR - RIGHT - FRONT HALL WALL HAS LOOSE BOARDS 108.20
9. INT - 1ST FLOOR - RIGHT - FRONT HALL WALL HAS A LOOSE LIGHT FIXTURE 113.50
10. INT - 1ST FLOOR - REAR - KITCHEN SINK HAS A POSSIBLE LEAK 111.40

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

**CITY OF PORTLAND**

March 6, 1996

RAY KENNETH INC  
47 PORTLAND ST  
PORTLAND ME 04101

Re: 186 Grant St  
CBL: 053- - C-004-001-01  
DU: 4

Dear Mr. Ray:

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".

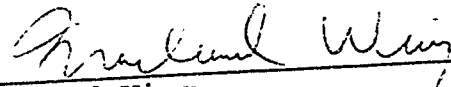
In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within 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.

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Sincerely,

  
Marland Wing  
Code Enforcement Officer

  
Tammy Munson  
Code Enfc. Offr./ Field Supv.

HOUSING INSPECTION REPORT

Location: 186 Grant St  
Housing Conditions Date: March 6, 1996  
Expiration Date: May 5, 1996

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 - LEFT/FRONT -<br>TRIM IS MISSING A BOARD   | 108.10 |
| 2.  | EXT - FRONT -<br>FOUNDATION IS MISSING MORTAR   | 108.10 |
| 3.  | EXT - OVERALL -<br>WALLS AND TRIM HAVE PEELING PAINT                                    | 108.10 |
| 4.  | EXT - LEFT -<br>ROOF IS MISSING SHINGLES  | 108.10 |
| 5.  | EXT - REAR -<br>YARD HAS ACCUMULATION OF LOOSE DEBRIS                                   | 109.40 |
| 6.  | EXT - REAR -<br>WINDOW IS MISSING SASH AND GLASS  | 108.30 |
| 7.  | EXT - REAR -<br>WALL IS MISSING CLAPBOARD   | 108.10 |
| 8.  | INT - CELLAR -<br>SMOKE PIPE AROUND THE CHIMNEY IS MISSING MORTAR                       | 114.30 |
| 9.  | INT - CELLAR -<br>REMOVE THE COMBUSTIBLES AROUND THE SMOKE PIPE                         | 114.30 |
| 10. | INT - OVERALL -<br>HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT | 113.50 |