

163 Congress Street



CERTIFICATE
OF
COMPLIANCE

DATE: Sept. 20, 1983

DU: 8

CITY OF PORTLAND

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

Mr. Harold Higgins
P. O. Box 3151
Portland, Maine 04104

Re: Premises located at 863 Congress St. 53-C-15 WE

Dear Mr. Higgins:

A re-inspection of the premises noted above was made on Sept. 19, 1983
by Code Enforcement Officer Arthur Rowe.

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 June 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 Sept. 1988.

Sincerely yours,

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

By Lydie D. Woyes
Lydie D. Woyes
Inspection Services Division

Arthur Rowe
Code Enforcement Officer - Arthur Rowe (8)

jmr

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Mr. Harold Higgins
P. O. Box 3151
Portland, Maine 04104

773-0517
~~Tues.~~
DU 8

Ch. 53 Blk. C Lot 15
Location: 863 Congress St.

Project: NCP-WE
Issued: June 1, 1983
Expires: Sept. 1, 1983

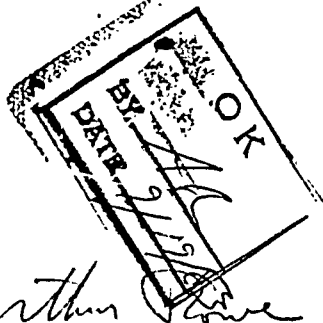
Dear Mr. Higgins:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 863 Congress 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 Sept. 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 Notice.

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



Code Enforcement Officer - Arthur Rowe (8)

Attachments:

jmr

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

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



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

June 1, 1983

Mr. Harold Higgins
P. O. Box 3151
Portland, Maine 04104

Re: 863 Congress St. 53-C-15 NCP-WE

Dear Mr. Higgins:

During a recent inspection by Code Enforcement Officer Arthur Rowe
of the property owned by you at 863 Congress St., Portland, it was noted
that smoke detectors were missing in the following areas:

"UNDER THE MAINE STATE STATUTES, 'SEC. 1.25 MRSA 2464', WITHIN TEN (10)
DAYS OF THE DATE OF THIS NOTICE, A SMOKE ALARM MUST BE INSTALLED IN
EACH AREA OF THIS STRUCTURE, AS LISTED BELOW:

Second Floor Apartment #1

THE FIRE PREVENTION BUREAU HAS BEEN NOTIFIED OF THE ABOVE CONDITION(S).
PLEASE CALL THE FIRE PREVENTION BUREAU AT 775-5451, EXT. 354, IF YOU
HAVE ANY QUESTIONS REGARDING THE INSTALLATION OF THE REQUIRED SMOKE
ALARMS."

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

By Lyle A. Hayes
Inspection Services Division

Code Enforcement Officer Arthur Rowe (8)

jmr

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

HOUSING INSPECTION REPORT

OWNER: Mr. Harold Higgins

CODE ENFORCEMENT OFFICER - Arthur Rowe (8)

863 Congress Street, Portland, Maine
DATED: June 1, 1983

53-C-15 NCP-WE Notice of Housing Conditions
EXPIRES: Sept. 1, 1983

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

	SEC. (S)
1. OVERALL - roof ing.	3-a
2. THIRD FLOOR HALL wall & ceiling - missing, loose and cracked plaster.	3-b
<u>SECOND FLOOR - APARTMENT #2</u>	
3. BATHROOM - window - broken glass.	3-c
<u>SECOND FLOOR - APARTMENT #1</u>	
4. LIVING ROOM - window - missing sash cords.	3-c
5. BEDROOM - window - missing sash cords.	3-c
<u>THIRD FLOOR - APARTMENT #8</u>	
6. KITCHEN - window - missing sash cords.	3-b
7. BATHROOM - ceiling - loose paint.	6-d
8. BATHROOM - tub faucet - illegal cross connection.	
<u>THIRD FLOOR - APARTMENT #7</u>	
9. BATHROOM - tub faucet - illegal cross connection.	6-d
<u>THIRD FLOOR - APARTMENT #6</u>	
10. LIVING ROOM - window - missing sash cords.	3-c
11. BATHROOM - tub and faucet - illegal cross connection.	6-d
12. BATHROOM - toilet commode - illegal cross connection.	6-d
<u>THIRD FLOOR - APARTMENT #5</u>	
13. LIVING ROOM - window - missing sash cords.	3-c
14. BEDROOM - window - missing sash cords.	3-c
15. BATHROOM - ceiling and wall - loose, cracked plaster.	3-b
16. BATHROOM - tub faucet - illegal cross connection.	6-d
17. DINING ROOM - window - missing sash cords.	3-c

REINSPECTION RECOMMENDATIONS

LOCATION _____
PROJECT _____
OWNER _____

INSPECTOR _____

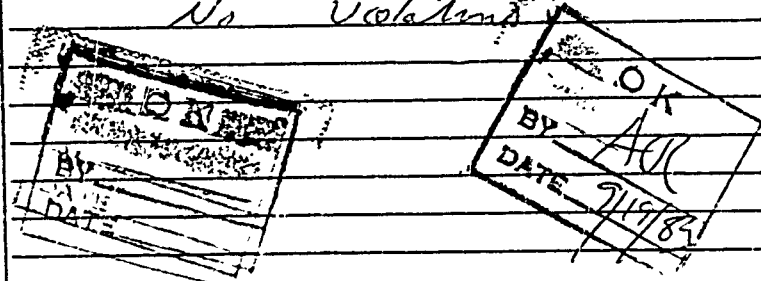
NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired

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 _____

9/1 INSPECTOR'S REMARKS: Not available. Owner on vacation.
call 9/19/83
No violations

9/19/83



INSTRUCTIONS TO INSPECTOR: _____



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

October 2, 1986

Barbara Coe
120 Grant Street
Portland, ME 04101

Re: 863 Congress Street, Apt. #3

Dear Ms. Coe:

We recently received a complaint and an inspection was made by Code Enforcement Officer Kathy Taylor of the property owned by you at 863 Congress Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. BATHROOM - floor - rotted. 108-2
2. BATHROOM - toilet - leaking. 111-1
3. KITCHEN SINK - drain - inoperable. 111-3
4. COCKROACHES. 109-5

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before October 16, 1986.

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 & Urban Development

By P. Samuel Hoffses
Chief of Inspection Services

Code Enforcement Officer - K. A. Taylor

jmr

PS Form 3811, July 1983 447-848

SENDER: Complete items 1, 2, 3 and 4.
 Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for service(s) requested.

1. ☐ Show to whom, date and address of delivery.
 2. ☐ Restricted Delivery.

3. Article Addressed to:
 Barbara Coe
 120 Grant Street
 Portland, ME 04101

4. Type of Service: Article Number
☐ Registered ☐ Insured
☒ Certified ☐ COD 223 856
☐ Express Mail

Always obtain signature of addressee or agent and
DATE DELIVERED.

5. Signature — Addressee
 X

6. Signature — Agent
 X Kathy Jackson

7. Date of Delivery

8. Addressee's Address (Only if requested and fee paid)

DOMESTIC RETURN RECEIPT

RECEIVED
 OCT 16 1986
 PORTLAND
 USPS

Re: 963 Congress Street - K. A. Taylor - Housing



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

October 2, 1986

Barbara Coe
120 Grant Street
Portland, ME 04101

Re: 863 Congress Street, Apt. #3

Dear Ms. Coe:

We recently received a complaint and an inspection was made by Code Enforcement Officer Kathy Taylor of the property owned by you at 863 Congress Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. BATHROOM - floor - rotted. 108-2
2. BATHROOM - toilet - leaking. 111-1
3. KITCHEN SINK - drain - inoperable. 111-3
4. COCKROACHES. 109-5 - sprayed

Plumber in
tenant puts food
down drain - clogged
again
- Move the Plumber -

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before October 16, 1986.

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 & Urban Development

By P. Samuel Hoffse
Chief of Inspection Services

K. A. Taylor
Code Enforcement Officer - K. A. Taylor

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

September 18, 1990

Harris Evans Associates
35 Penrith Road
Portland, ME 04102

(WEST END)

DU: 8

RE: 863 Congress Street
53-C-15

Dear Sir:

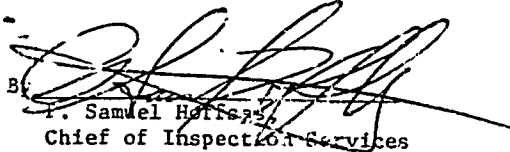
The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above referred property.

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 yr
Joseph E. G. Evans, Jr., Director
Planning & Urban Development


P. Samuel Hoffmann
Chief of Inspection Services


Code Enforcement Officer

Arthur Rowe for Hubert Irving (8)

jmr

CITY OF PORTLAND
INSPECTION SERVICES DIVISION - HOUSING INSPECTION SCHEDULE

Date: 9/17/90 Complaint year Fire Inspector's Name George J. Tracy Dist. 8

Property Address: 863 Congress St. C-B-L: 53-C-15 Legal Units: 8 Exist. Units: 8 Stories: 3

Owner or Agent Harris - Evans Associates
Address 35 Pennith Rd P/m 09102

Stand. (circled) N.O.H.C. _____ L.O.D. _____

Violation _____

Violation No.	Ext.	Int.	Fl.	Apt.	LOCATION	VIOLATION DESCRIPTION	CODE
					No violations		
					S. 100		

Re: 863 Congress St. - H. Irving - Housing

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.

Put your address in the RETURN TO Space on the reverse side. Failure to do this will prevent the card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check boxes for additional service(s) requested.

☐ Show to whom delivered, date, and addressee's address. ☐ Restricted Delivery (Extra charge). ☐ Insured (Extra charge).

1. Article Addressed to:

Ms. Charlene Lord
ERA/McCann Realty
116 Main Mall Road
So. Portland, ME 04106

2. Article Number
224-990

3. Type of Service
☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail

4. Always obtain signature of addressee or agent and date.

5. Signature of Addressee
Charlene Lord

6. Signature of Sender
DM

7. Date of Delivery
7-12-85

8. Addressee requested

PS Form 3815, Mar. 1987 • U.S.G.P.O. 1987-175-263 DOMESTIC RETURN RECEIPT



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

September 19, 1988

Nelson Coe
120 Grant St.
Portland, ME 04101

Re: 863 Congress Street

Dear Mr. Coe:

We recently received a complaint and an inspection was made by Code Enforcement Officer Marland Wing of the property owned by you at 863 Congress Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

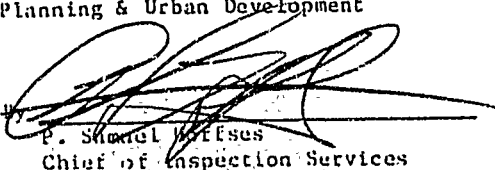
1. Inoperative smoke detector. 25-2464
2. Loose light switch - bathroom wall. 113

2nd Fl. RI Room

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before September 29, 1988.

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

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


P. Samuel Wilkes
Chief of Inspection Services


Marland Wing, Code Enforcement Officer (1)

jmr

P 032 224 962

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to	Mr. Nelson Coe
Street and No.	32 Lakeside Park Road
Po. State and ZIP Code	Windham, ME
Postage	
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to whom and Date Delivered	
Return receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$
Postmark or Date	

Re: 863 Congress St. - H. Irving - Housing

USGPO 1982-450-114

PS Form 3800, Feb. 1982



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

NOTICE OF HOUSING CONDITIONS

DU: 8
CHART-BLOCK-LOT - 53-C-15
LOCATION: 863 Congress Street

DISTRICT: 3/8
ISSUED: September 21, 1988
EXPIRES: November 21, 1988

Mr. Nelson Coe
32 Lakeside Park Road
Windham, ME

Dear: Mr. Coe:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 863 Congress Street by Code Enforcement Officer Hubert 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 November 21, 88. 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.

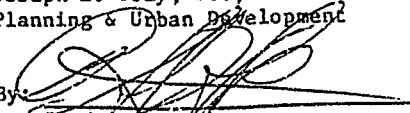
Please Note: You should consult the Inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

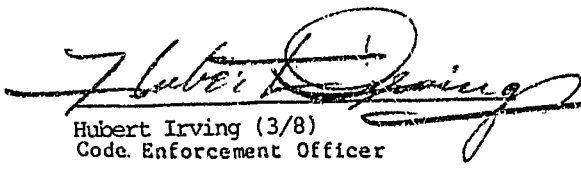
Please contact this office if you have any questions regarding this order.

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
Chief of Inspection Services


Hubert Irving (3/8)
Code Enforcement Officer

Attachments

jmr

389 CONGRESS STREET • PORTLAND, MAINE 04101

HOUSING INSPECTION REPORT

Page 1

OWNER: Mr. Nelson Coe

LOCATION: 863 Congress Street

CODE ENFORCEMENT OFFICER: Hubert Irving (3/8)

HOUSING CONDITIONS DATED: September 21, 1988 EXPIRES: November 21, 1988

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 OVERALL - windows - missing combo screen, some torn, inoperative.	108-3
2. EXTERIOR ROOF - critical leaks overall.	108-2
3. EXTERIOR FRONT ENTRANCE - hall floor, missing tile and floor cover.(1st. Fl.)	108-4
4. EXTERIOR FIRST FLOOR REAR - rear entrance steps and door - in violation of code.	108-4
5. EXTERIOR FIRST FLOOR DOOR - front & rear - recommend replacement.	108-3
6. EXTERIOR ROOF - exterior chimneys - repair missing bricks - unsafe.	108-5
7. EXTERIOR REAR YARD - maintain yard free of litter and debris.	
8. EXTERIOR REAR YARD - rubbish - provide container for rubbish.	109-4
9. EXTERIOR OVERALL - debris, egress - clear egress from storage of items.	116-2
10. INTERIOR BASEMENT LIVINGROOM - debris - remove, fire hazard.	109-4
11. INTERIOR BASEMENT - basement el - pantry - receptacle upgrading.	113
12. INTERIOR BASEMENT - basement living room - provide lighting - overall.	113
13. INTERIOR OVERALL - interior chimney - repair throughout.	114-1
14. INTERIOR OVERALL - electrical wiring check throughout building and replace all outlets and receptacles.	113-1
*15. INTERIOR FIRST FLOOR, APT. 1 - right front - electrical outlets and wiring need repair overall.	113
16. INTERIOR FIRST FLOOR, APT. 1 - right front - inoperative combination windows.	108-3
17. INTERIOR FIRST FLOOR, APT. 1 - right front - windows - worn sashes, delapidated, sash cords missing - floor, in wall, ceiling.	108-3
18. INTERIOR FIRST FLOOR, APT. 1 - right front - unsanitary conditions overall.	109-1
19. INTERIOR FIRST FLOOR STORE - left front ceiling - leaks - needs overall repair.	108-2
*20. INTERIOR FIRST FLOOR - store - left front basement - remove asbestos overall. Unless licensed contractor and DEP agrees it is in good condition for encapsulating.	
21. INTERIOR BASEMENT THROUGHOUT - asbestos.	
22. INTERIOR FIRST FLOOR, APT. 2 - OVERALL INTERIOR WINDOWS RIGHT REAR - deteriorated condition, window cords missing.	108-8
23. INTERIOR SECOND FLOOR, APT. 3 - OVERALL INTERIOR WINDOWS LEFT SIDE - deteriorated condition, window cords missing.	108-3
24. INTERIOR SECOND FLOOR, APT. 4 - OVERALL INTERIOR WINDOWS RIGHT FRONT - deteriorated condition, window cords missing.	108-3
25. INTERIOR SECOND FLOOR, APT. 5 - OVERALL INTERIOR WINDOWS LEFT FRONT - deteriorated condition, window cords missing.	108-3
26. INTERIOR SECOND FLOOR, APT. 6 - OVERALL INTERIOR WINDOWS LEFT RIGHT - deteriorated condition, window cords missing.	108-3
27. INTERIOR THIRD FLOOR, APT. 7 - OVERALL INTERIOR WINDOWS LEFT SIDE - deteriorated condition, window cords missing.	108-3
28. INTERIOR THIRD FLOOR, APT. 7 - LEFT SIDE CELLAR - interior walls - deteriorated condition.	108-2
29. INTERIOR THIRD FLOOR, APT. 8 - LEFT REAR - OVERALL INTERIOR WINDOWS - cords missing.	108-3

Continued:

Continued:

HOUSING INSPECTION REPORT

Page 2

OWNER: Mr. Nelson Coe

LOCATION: 863 Congress Street

CODE ENFORCEMENT OFFICER: Hubert Irving (2/8)

HOUSING CONDITIONS DATED: September 21, 1988 EXPIRES: November 21, 1988

ITEMS LISTED ARE IN VIOLATION OF ARTICLE V OF THE MUNICIPAL CODES, "HOUSING CODE",
D ON OR BEFORE THE EXPIRATION DATE.

- | | | |
|-----|--|-------|
| 30 | INTERIOR OVERALL - halls - ceiling and interior walls - dark stains, cracked plaster. | 108-2 |
| 31. | INTERIOR HALL SECOND FLOOR - broken light fixture. | 113 |
| 32. | INTERIOR OVERALL APTS. - bedroom fixtures, bathroom sinks - deteriorated. | |
| 33. | INTERIOR OVERALL APTS. - replace all electrical outlet fixtures (2 prong only). **Unless new circuits are installed and the required 3 wire used. Recommend up-grade electrical service to all apartments. Add additional outlets to kitchen counters, etc. as per National Electrical Code. Work to be done by a licensed Master Electrician. | 113 |

NOTE: 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.

Ext-

CITY OF PORTLAND
INSPECTION SERVICES DIVISION - HOUSING INSPECTION SCHEDULE

NONE

NCP - West End

Insp. Date: 9/1/88 Complaint 5 year Fire Inspector's Name Hugh Dist. 8-3

Property Address: 863 Congress St C-B-L 53-C-15 Legal Units: 8 Exist. Units: 8 Stories:

Owner or Agent Nelson Coe Stand. 1st: N.O.H.C. 5 L.O.D.
Address 32 Lakeside PK Rd Winham - ME

Violation No.	Ext.	Int.	Fl.	Apt.	LOCATION	VIOLATION DESCRIPTION	CODE
1.	X		Fl		O/A	W/S MI combo screen -	108-3
2.	X		RO		Roof	Some torn, some unoperative -	
3.	X		Fl		SP - Front Entrance	Critical Leaks - O/A	108-2
4.	X		1st	RE	REAR Entrance, Steps	Hall flr, m/ite flr COVER -	108-4
5.	X		1st		DO - Front & Rear	dr - In violation of code	108-4
6.	X		RO		Ex/CH's	Recommend Replacement	108-3
7.	X		YA		R - YA	Repair, MI-Bricks, Unsafe	108-5
8.	X		2nd		RU - R - Yd	Maintain yd free of litter & debris	
9.	X		O/A		DE - Egress	Provide container for RU	109-4
10.		X	BSMT		BSMT - LF - DE	" Free of storage of items	116-2
11.		X	"		" - EL - PA	Remove fire hazard	109-4
12.		X	BSMT		BSMT BS/L1	Rec up grading	113-
13.		X	O/A		IN/CH	Provide Lighting O/A	113
14.		X	O/A		EW - ck throughout	Repair throughout	114-1
					O/A	Replace all outlets receptacles	113-1

CITY OF PORTLAND
INSPECTION SERVICES DIVISION - HOUSING INSPECTION SCHEDULE

Insp. Date: 9-1-88 Complaint 5 year ✓ Fire ✓ Inspector's Name H. Irving - Dist. 8-3

Property Address: 863 Congress St - C-B-L: 53-C-15 Legal Units: 8 Exist. Units: 8 Stories: 3

Owner or Agent Nelson, Coe Stand. 1st: N.O.H.C. ✓ L.O.D. ✓
Address 32 Lakeside PK Rd Windham Me.

Violation No.	Ext.	Int.	Fl.	Apt.	LOCATION	VIOLATION DESCRIPTION	CODE
* 13 1		X	1st	1	R-F	Flt. outlets wiring Repair o/a	113-
2 2		X	1st	1	R-F	IN/WI - Comb. Deteriorative	108-3
3 3		X	1st	1	R-F	" / " W/O, S. Deteriorated	108-3
4 4		X	1st	1	R-F	Sash cords miling FL/IN/WI/CE	109-4
5 5		X	1st	Store	L.F.	Unsanitary Conditions o/a	108-2
* 6 6		X	1	Store	L.F. Bsmt.	CE, Leaks o/a. Repair -	
					Remove Asbestos - o/a -		
					BSMT * UNLESS LEAD CONTRACT AND DEP AGREES IT IS IN		
					A good condition for excavating.		
7 7		X	BSMT		(Throughput -) Asbestos		
8 8		X	1st	2	IN/WI: o/a - RR	Deteriorated condition, - Cords/mi	108-B
9 9		X	2nd	3	IN/WI: o/a - LS	" " "	108-B
10 10		X	3rd	4	IN/WI: o/a - RF	" " "	108-B
11 11		X	4th	5	" / " o/a LF	" " "	108-3
12 12		X	2nd	6	IN/WI o/a LR	" " "	108-3

CITY OF PORTLAND
INSPECTION SERVICES DIVISION - HOUSING INSPECTION SCHEDULE

Insp. Date: 9/1/88 Complaint V 5 year V Fire V Inspector's Name H. TRUING. Dist. 8-3

Property Address: 863 Congress St C-B-L: 53-C-15 Legal Units: 8 Exist. Units: 8 Stories: 3

Owner or Agent Nelson Coe Stand. 1st: N.O.H.C. 44
Address 32 Lakeside Rd. Windham - Me.

[illegible]

Portland

PLANNING AND URBAN DEVELOPMENT
Check-Off Sheet
STRUCTURE INSPECTION SCHEDULE
ARTICLE 5 - HOUSING CODE

Inspection Services Division

1) Insp. Name 49-

2) Insp. Date 9/1/88 3) Insp. Type 1 4) Proj. Code 1 5) Assr's Chart 1 6) Bl. 1 7) Lot 1 8) Census Tract 1 9) Blk. 1 10) Insp. 1 11) Form No. 1
12) Hous. No. 1 13) Sec. H. No. 1 14) Suff. 1 15) Direct 1 16) Street Name 1 17) St. Design. 1
18) Owner or Agent: 1 19) Status 1 20) Bldg's Rat. 1

21) Address: 863 22) City and State: Portland Me. Zip Code 04102

23) D. Units 8 24) Occ. D. U. 's 6 25) Rm Units 2 26) Occ. R. U. 's 2 27) No. Occupants 18 28) Com'l U NO 29) Bldg. Type 3 30) Stories NO 31) Const. Mat NO 32) O.B's NO
33) C.H. 1 34) Pho. 1 35) Zoned For 1 36) Actual Land Use 1 37) D.D. 1 38) Lks. Ad. Bth. Fac 1 39) Disp. 1 40) Closing Date 1

EXTERIOR - Structure		Cd. Viol.	INTERIOR - Structure		Cd. Viol.
Foundation	EX/FO	108-2	Lighting		113
Walls	EX/WA	108-2	Elec. Wiring	EW	113
Roof	RO	108-2	Floors	FL	108-2
Porch	PO	108-4	Walls	IN/WA	108-2
Stairs	EX/SP	108-4	Ceilings	CE	108-2
Steps	SP	108-4	Windows	IN/WI	108-3
Doors	DO	108-3	Airshafts	AS	108-3
Windows	EX/WI	108-3	Roof Rafters	ROR	108-1
Eaves	EA	108	Sanitation	SAN	109-5
Trim	TR	108-1	Stairways	IN/SRW	108-4
Chimney	EX/CH	108-5	Stair Treads	SRT	108-4
Gutters	GU	108-1	Wastelines	WSL	111-4
Roof Drains	RD	108-1	Supply Lines	SUL	111-3
Bulkhead	BU	108-4	Stacks	ST	114-1
Outbuildings	GR - SH		Flues	FU	114-1
Yard	YA		Vents	VE	114-1
Garbage	GA	109-4	Chimney	IN/CH	114-1
Rubbish	RU	109-4	Heating Equip. Furnace	FU	114-2
Containers	CO	109-4	Sanitation	LI	109-4
Drainage	DR	108-1	Dampness	DMP	108-1
Infestation	IN-CR-FL	109-5	Lighting	BS/LI	113
Rats	RA	109-5	Elec. Panel	EL/PA	108-2
Other Pests		109-5	Stairs	BS/SR	108-2
Fire Escape	FE	116-2	Foundation	IN/FO	108-2
Dual Egress	DE	116-2	Floor Joists		108-2
Driveways	DW		Carrying Timbers		108-2
Walks	WA		Sills		110-6
Fences	FN		Bsmt. Dwelling Unit - BDU		

Remarks on reverse side

O/A - 14

Complot

83-6-1-85

10-2-86 - Rowe 83 -
OK - 2-8-87 Kathy Taylor -
was Harold Higgins DUS -
Now Nelson Coe 04104 NEP-W-Ed

APB Nothing done Sept 9/88
Nothing on fire doors - 9/88
Sky light - shows back stairs & roof
Smoke det. apt 8 - still not repaired or replaced
Door ill fits
Apt 6 has fire door
Roof - nothing done

* NOS - P-P - Elec on box etc
Dr Lock Broken +++



CITY OF PORTLAND, MAINE
389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

Date: September 21, 1986

Mr. Nelson Coe
32 Lakeside Park Road
Windham, ME

Re: Smoke Detectors

Dear Mr. Coe:

During a recent inspection of the property owned by you at 833 Congress St., Portland, Maine, it was noted that smoke detectors were missing/inoperable in some locations.

25 MRSA 2464 requires that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit. 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.

Loss control is a responsibility of your management. Our observations are intended to assist you. Recommendations are a result of conditions observed at the time of our visits. They do not necessarily include every possible loss potential code violation, or exception to good practice.

Sincerely yours,

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

By:
P. Samuel Hoffses
Chief of Inspection Services

Arthur Addato (7)
Code Enforcement Officer

cc: Lt. James P. Collins, Fire Prevention Bureau