

CERTIFICATE OF INSPECTION

DATE November 7, 1983

DU: 4

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

S & S Properties Inc.
c/o Mr. Stu Small
P. O. Box 1023
Portland, Maine 04101

Re: Premises located at: 814 Congress St. -54-A-3 NDP

Dear Sir:

An inspection of the above referred premises was recently completed by
Code Enforcement Officer Merlin Leary

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 Lyle D. Moyes
Lyle D. Moyes,
Inspection Services Division

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

Enclosure

jmr

HOUSING INSPECTION REPORT

OWNER: S & S Properties Inc. - c/o Mr. Stu Saml
814 Congress Street, Portland, Maine 54-A-3 NDP C.E.O.: Merlin Leary (5)
Certificate of Inspection dated November 7, 1983 continued: NOHC - 4-22-83

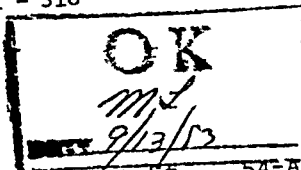
Front Porch - steps - loose and sagging.

ADMINISTRATIVE DECISION

City of Portland
Department of Urban Development
Housing Inspections Division
Telephone: 775-5451 - Ext. 311 - 318

Date July 25, 1983

S & S Properties Inc.
c/o Mr. Stu Small
P. O. Box 1023
Portland, Maine 04101



Re: Premises located at 814 Congress St. 54-A-3 NDP

Dear Sir:

You are hereby notified that a reinspection and your request for additional time on July 21, 1983, regarding our "Notice of Housing Conditions", at the above referred premises, resulted in the decision noted below.

X Expiration time extended to Sept. 23, 1983 in order to complete the work in progress to correct the remaining 5 Housing Code violations as listed on attached Notice of Housing Conditions.

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 of
Planning & Urban Development

By Lyle D. Noyes
Inspection Services Division

In Attendance:

Mr. Small
Merlin Leary, C.E.O.

Encl.

jmr

HOUSING INSPECTION REPORT

OWNER: S & S Properties Inc.

CODE ENFORCEMENT OFFICER - Merlin Leary (5)

614 Congress Street, Portland, Maine 54-A-3 NDP Notice of Housing Conditions
DATED: April 22, 1983 EXPIRES: July 22, 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. CELLAR - furnace - missing draft regulator (damper).	9-e
* 2. FRONT CELLAR - ceiling - inoperative light fixture.	8-e
<u>FIRST FLOOR FRONT</u>	
* 3. OVERALL - infestation (cockroaches).	4-e
<u>FIRST & SECOND FLOOR REAR</u>	
* 4. BATHROOM - tub - cross connection.	6-d
* 5. BATHROOM - tub - inoperative hot water faucet.	6-d
<u>SECOND FLOOR FRONT</u>	
* 6. KITCHEN - window - broken glass.	3-c
* 7. OVERALL DWELLING UNIT - infestation cockroaches.	4-e
<u>THIRD FLOOR</u>	
* 8. KITCHEN - window - missing sash.	3-c
* 9. KITCHEN - sink - leaking trap.	6-d
* 10. OVERALL DWELLING UNIT - infestation (cockroaches).	4-e

*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.

Additional Violation found July 21, 1983:

4 FRONT PORCH - steps - loose and sagging.

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

S & S Properties Inc.
c/o Mr. Stu Small
P. O. Box 1023
Portland, Maine 04101

DU 4

Ch. 54 Blk. A Lot 3
Location: 814 Congress St.

Project: NCP-MDP
Issued: April 22, 1983
Expires: July 22, 1983

Dear Sir:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 814 Congress Street, Portland, Maine by Code Enforcement Officer Merlin Leary. Violations of Chapter 307 of the Municipal Codes (Minimum Standards for Housing) were found as described in detail on the attached "Housing Inspection Report".

In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before July 22, 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. Moyes,
Inspection Services Division

Code Enforcement Officer - Merlin Leary (5)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: S & S Properties Inc.

CODE ENFORCEMENT OFFICER - Merlin Leary (5)

814 Congress Street, Portland, Maine 54-A-3 NDP Notice of Housing Conditions

DATED: April 22, 1983 EXPIRES: July 22, 1983

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

	S.C. (S)
* 1. CELLAR - furnace - missing draft regulator (damper)	9 e
* 2. FRONT CELLAR - ceiling - inoperative light fixture	8 e
<u>FIRST FLOOR FRONT</u>	
* 3. OVERALL infestation (cockroaches)	4 e
<u>FIRST & SECOND FLOOR REAR</u>	
4. BATHROOM - tub - cross connection.	6-d
* 5. BATHROOM - tub - inoperative hot water faucet.	6-d
<u>SECOND FLOOR FRONT</u>	
* 6. KITCHEN - window - broken glass.	3-c
* 7. OVERALL DWELLING UNIT infestation cockroaches	4 e
<u>THIRD FLOOR</u>	
* 8. KITCHEN - window - missing sash.	3-c
* 9. KITCHEN sink - leaking trap.	6-d
* 10. OVERALL DWELLING UNIT infestation (cockroaches)	4 e

*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.

REINSPECTION RECOMMENDATIONS

INSPECTOR

LOCATION 514 Congi, 555
PROJECT NDF
OWNER ...

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
11-22-61	1-2-62				

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

DATE _____

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	
	INSPECTOR'S REMARKS: <i>See a Certificate of completion</i>	
	INSTRUCTIONS TO INSPECTOR:	



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

NOTICE OF HOUSING CONDITIONS

DU: 4
CHART-BLOCK-1 T - 54-A-3
LOCATION: 814 Congress S

DISTRICT: 5
ISSUED: February 4, 1988
EXPIRES: April 4, 1988

Harrison Sawyer
P.O. Box 7225
Portland, Maine 04112

Dear: Mr. Sawyer:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 814 Congress 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 Inspection Report".

In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before April 4, 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.

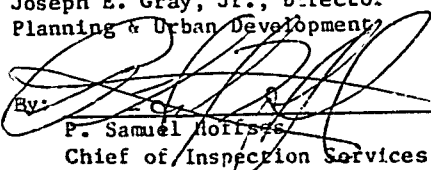
Please Note: You should consult the Inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

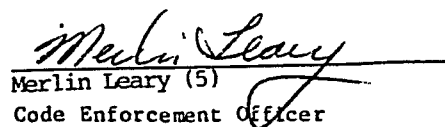
Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in 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 Hoffes
Chief of Inspection Services


Merlin Leary (5)
Code Enforcement Officer

Attachments

jmr

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

HOUSING INSPECTION REPORT

OWNER: Harrison Sawyer

LOCATION: 814 Congree St. 54-A-3

CODE ENFORCEMENT OFFICER: Merlin Leary (5)

HOUSING CONDITIONS DATED: February 4, 1988 EXPIRES: April 4, 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. INTERIOR FIRST FLOOR, APT. #2 - LIVING ROOM & BEDROOM - ceiling - leaking conditions.	108-2
* 2. INTERIOR FIRST FLOOR, APT. #2 - BATHROOM - lavatory - leaking trap.	111-1
3. INTERIOR FIRST FLOOR, APT. #2 - LIVING ROOM - stairs - loose and hanging.	108-4
4. INTERIOR CELLAR - trash and debris.	109-4
* 5. INTERIOR CELLAR - pump leaking.	114-2
6. INTERIOR CELLAR - asbestos.	116-6
* 7. INTERIOR THIRD FLOOR, APT. #4 - HALLWAY - inoperative smoke detector. 25 MRSA 2464	
8. INTERIOR THIRD FLOOR BATHROOM - tub - cross connection.	111-1

*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.

NOTE: At the time of the inspection, I was unable to gain access to the First Floor Front Apartment and Second Floor Apartment. I suggest that if there are any conditions which need correcting in these apartments, that you make the repairs while doing the work on the rest of the structure.

CITY OF PORTLAND
INSPECTION SERVICES DIVISION - HOUSING INSPECTION SCHEDULE

Insp. Date: 1-22-84 Complaint X 5 year Fire Inspector's Name M Lopez Dist. 5

Property Address: 814 Congress St C-B-L: 54-A-3 Legal Units: 4 Exist. Units: 4 Stories: 3

Owner or Agent Harrison Sawyer Stand. 1st: N.O.H.C. X L.O.D.
Address PO Box 72251 Portland 04112

[illegible]

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

January 11, 1995

CITY OF PORTLAND

HIGLEY JACK &
ROUTE 1 BOX 5353
SEBAGO LAKE ME 04075

Re: 814 Congress St
CBL: 054- - A-004-001-01
DU: 4

Dear Mr. Higley:

We recently received a complaint, and an inspection was made at the above referenced address. As a result of the inspection, you are hereby notified to correct the following substandard housing conditions:

- | | |
|--|--------|
| 1. EXT - 1ST FLR; APT #2 - ENTRY
REPLACE ROTTED HANDRAILS & DECKING, WHERE REQUIRED | 108.40 |
| 2. EXT - 1ST FLR; APT #2 - ENTRY
PROVIDE BALUSTERS @ 4" O.C. | 9.40 |
| 3. INT - 1ST FLR; APT #2 - KITCHEN
REPAIR LEAK AT FAUCET | 111.30 |
| 4. INT - 1ST FLR; APT #2 - KITCHEN
WATER TEMPERATURE SHOULD BE SET AT 120 ° | 111.30 |
| 5. INT - 1ST FLR; APT #2 - BATHROOM
REPAIR THE FLOORING | 108.20 |
| 6. INT - 1ST FLR; APT #2 - BATHROOM
REPAIR THE CEILING; PROVIDE CEILING TILES | 108.20 |
| 7. INT - 1ST FLR; APT #2 - BATHROOM
PROVIDE EXHAUST FAN | 112.00 |
| 8. EXT - 1ST FLR; APT #2 - ENTRY
PROVIDE ILLUMINATION | 113.30 |
| 9. EXT - 1ST FLR; APT #2 - ENTRY
DOOR HAS BROKEN GLAZING | 108.30 |
| 10. EXT - 1ST FLR; APT #2 - ENTRY
PROVIDE WEATHER STRIPPING | 108.30 |
| 11. INT - THROUGHOUT -
REPAIR BROKEN SASH CORDS | 108.30 |
| 12. INT - 2ND FLR; APT #2 - BEDROOM #1
INVESTIGATE ELECTRICAL PROBLEMS - CONTACT PROFESSIONAL ELECTRICIAN | 113.50 |
| 13. INT - 2ND FLR; APT #2 - BEDROOM #1
REPAIR LEAKS AT CEILING; PROVIDE CEILING TILES | 108.20 |
| 14. INT - 2ND FLR; APT #2 - BATHROOM #2
REPAIR THE SUBFLOOR | 108.20 |
| 15. INT - 2ND FLR; APT #2 - BATHROOM #2
ATTACH THE TOILET TO THE FLOOR | 111.40 |
| 16. INT - 2ND FLR; APT #2 - BATHROOM #2
REPAIR THE PROBLEM OF THE TOILET OVEFFLOWING | 111.40 |

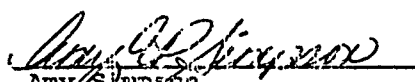
re: 814 Congress St.

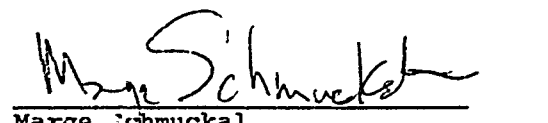
17.	INT - 2ND FLR; APT #2 - BATHROOM #2 EVIDENCE OF LEAKS AT THE CEILING	108.20
18.	INT - 2ND FLR, APT #2 - BATHROOM #2 REPAIR THE LEAK AT THE SINK FAUCET	111.30
19.	INT - 1ST FLR - BASEMENT STORAGE OF TRASH IN STAIRWAY	109.40
20.	EXT - SIDE ENTRANCE - PROVIDE HANDRAIL & BALUSTERS @ 4' O.C.	108.40
21.	INT - SIDE ENTRANCE - TIGHTEN THE HANDRAIL	108.40
22.	INT - THROUGHOUT - PAINT IS PEELING	108.20
23.	INT - FRONT ENTRY - PROVIDE ILLUMINATION	113.30
24.	INT - FRONT ENTRY - PAINT THE SLEETROCK	108.20
25.	EXT - LEFT SIDE - TRIM & EAVES ARE IN SERIOUS DISREPAIR - (PIGEON PROBLEM IS UNSANITARY)	108.10
26.	EXT - FIRE ESCAPE - LADDER IS ILLEGAL	115.30
27.	EXT - FIRE ESCAPE - WIRES AT WINDOW WHICH EXITS TO FIRE ESCAPE	116.30
28.	INT - THROUGHOUT - COCKROACHES - OBTAIN PROFESSIONAL EXTERMINATOR	102.50

PRIORITY VIOLATIONS: NUMBERS 3, 4, 14, 15, 16, 23, 26, 27, 28

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected within 30 days. Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely,


Amy Skirrow
Code Enforcement Officer


Marge Schmuckal
Asst. Chief of Inspection Services

Addendum: Unit #2 is in serious need of maintenance. If the priority items are not taken care of within five (5) days, this unit will be posted.

