

103 Reserve St.

124-D-10



X  
October 17, 1978 ✓

Raymond D. Curtis  
103 Revere Street  
Portland, Maine 04103

Dear Mr. Curtis RE: 103 Revere Street, Portland, Maine NCP-Oakdale 124-D-10

The Housing Inspections Division of the Department of Neighborhood Conservation has recently completed an exterior inspection of your property in conjunction with the above referred program.

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

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

Inspector G. Bartlett  
G. Bartlett

City of Portland

OK 1-17-78

NEIGHBORHOOD CONSERVATION  
STRUCTURE INSPECTION SCHEDULE

Housing Inspection Division

1) Insp. Name BARTETT

2) Insp. Date	3) Insp. Type	4) Proj. Code	5) Assr's: Chart	6) Bl.	7) Lot	8) Census: Tract	9) Blk	10) Insp	11) Form NO.
10/11/78		XP-00K		124	D	10		16	
12) Hous No.	13) Sec. H. No.	14) Suff.	15) Direct.	16) Street Name				17) St. Design.	
103				REVERE				ST	
18) Owner or Agent:							19) Status	20) Bldg's Rat.	
RAYMOND D. CURTIS								00 1	
21) Address:							Zip Code: 07103		
103 REVERE ST									
22) City and State:									
PTLD ME									
23) D. Units	24) Occ. D. U. s	25) Rm. Units	26) Occ. R. U. s	27) No. Occupants	28) Com'l U.	29) Bldg. Type	30) Stories	31) Const. Mat	32) O. Bs
33) C. H.	34) Photo	35) Zoned For	36) Actual Land Use	37) D. D	38) Lks. Ad. Bth. Fac.		39) Disp.	40) Closing Date	
					Yes No				

Viol. No.	Remedy	Cond.	Violation Description	Fl. No.		Room Type	Area Type	Resp. Party	Code Sect. Viol.	Viol. Rem. Date
				No.	Loc.					

OK

104 Revere Street 124-6-10



✓  
October 17, 1978

George H. & Mary C. Nightingale  
104 Revere Street  
Portland, Maine 04103

Dear Mr. & Mrs. Nightingale      Re: 104 Revere Street, Portland, Maine NCP-Oakdale  
124-C-10

The Housing Inspections Division of the Department of Neighborhood Conservation has recently completed an exterior inspection of your property in conjunction with the above referred program.

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

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

Inspector G. Bartlett  
G. Bartlett

VW



Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph B. Gray Jr.  
Director

**CITY OF PORTLAND**

MAY 23, 1996

PAIGE KIMBERLY  
103 READ ST Apt #3  
PORTLAND ME 04103

Re: 103 READ ST  
CBL 141--J-014-001-01  
DU: 2

Dear Ms. Paige:

A recent inspection of the apartment that you are now occupying, found that it does not meet the requirements of Article V (Housing Code) of the City of Portland Municipal Code and is hereby declared unfit for human occupancy; i.e., apartment #3 is an illegal third unit - the structure is legally only a two-unit dwelling.

The owner, John P. Sargent, has been notified of the above-mentioned condition and has been directed to take immediate steps to vacate the apartment.

Sincerely,

Handwritten signature of Arthur Rowe in cursive.

Arthur Rowe  
Code Enforcement Officer

Handwritten signature of Tammy Munson in cursive.

Tammy Munson  
Code Enfc. Offr./ Field Supv.

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph F. Gray, Jr.  
Director

SEPTEMBER 26, 1996

**CITY OF PORTLAND**

SARGENT, CYNTHIA J  
103 READ ST  
PORTLAND, ME 04103

Re: 103 READ ST  
CBL: 141-- J-014-001-01  
DU: 2

Dear Ms. Sargent:

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 these 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 reinspection 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 its goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Sincerely,

*Merle Leary*  
Merle Leary  
Code Enforcement Officer

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



## HOUSING INSPECTION REPORT

Location: 103 READ ST

Housing Conditions Date: September 26, 1996

Expiration Date: November 25, 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 - FRONT 108.40  
PORCH HAS A SAGGING CONDITION
2. EXT - FRONT & REAR - 108.40  
STEPS HAVE BROKEN STRINGERS
3. EXT - FRONT - 108.40  
STEPS HAVE A SAGGING CONDITION
4. EXT - RIGHT - 108.40  
FOUNDATION HAS LOOSE BLOCKS & IS MISSING MORTAR
5. INT - CELLAR - 113.50  
THERE IS OVERALL LITTER & DEBRIS
6. INT - CELLAR - 113.50  
JUNCTION BOX COVERS ARE MISSING
7. INT - CELLAR - 113.50  
SERVICE PANELS ARE MISSING COVERS
8. INT - CELLAR - 108.10  
REMEDY CONDITIONS THAT ARE CAUSING WATER ACCUMULATION
9. INT - 1ST FLR - FRONT HALL 108.20  
CEILING HAS BROKEN PLASTER
10. INT - 1ST FLR - FRONT HALL 108.40  
STAIRWAY IS MISSING BALUSTERS
11. INT - 1ST FL - APT #1R - KITCHEN 108.20  
CEILING HAS BROKEN PLASTER
12. INT - 1ST FL - APT #1R - BEDROOM 108.20  
CEILING IS MISSING PLASTER
13. INT - 1ST FL - APT #1R - KITCHEN 108.20  
CEILING IS MISSING TILES
14. INT - 1ST FL - APT #1R 111.10  
BATHROOM HAS AN INOPERATIVE SHOWER
15. INT - 1ST FL - APT #1R - OVERALL 114.30  
BASEBOARD COVERS ARE MISSING
16. INT - 1ST FL - APT #1R - FRONT BATHROOM 108.20  
CEILING IS MISSING PLASTER & TILE
17. INT - 1ST FL - APT #1R - LIVING ROOM 113.50  
THE WIRING IS ILLEGAL

HOUSING INSPECTION REPORT CONT

113 READ ST

18 EXT - 2ND FLR - REAR PORCH RAILING IS MISSING	106.40
19 INT - 2ND FLR - BEDROOM WALL HAS BROKEN PLASTER	108.20
20 INT - 2ND FLR - BATHROOM THE CEILING IS LEAKING	108.20
21 INT - 2ND FLR - REAR BEDROOM WINDOW HAS BROKEN GLASS	108.30

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

SEPTEMBER 30, 1996

CITY OF PORTLAND

SARGENT CYNTHIA J  
103 READ ST  
PORTLAND ME 04103

Re: 103 READ ST  
CBL: 141--J-014-001-01  
DI: 2

Dear Ms. Sargent,

During a recent inspection of the property owned by you at the above-referenced address, it was noted that smoke detectors were missing/inoperable in some locations.

25 MRSA 2464 required that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When activated 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.

Reinspection of your property will be made in twenty-four (24) hours. 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.

Please read and implement the attached formal code interpretation or determination - Number 93-1 - March 10, 1993 - from the State Fire Marshall's office.

Sincerely,

*Merle Leary*

Merle Leary  
Code Enforcement Officer

*Tammy Munson*

Tammy Munson  
Code Enfc. Offr./ Field Supv.

Inspection Services  
P. Samuel Hefes  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

DECEMBER 06, 1996

DAVID GUAY & GERARD DEGRANPRE  
103 READ ST - 1ST FLR, REAR  
PORTLAND ME 04103

Re: 103 READ ST  
CBL: 141--J-014-001 01  
DU: 3

Dear Mr. Guay & Mr. DeGranpre:

A recent inspection of the apartment that you are now occupying, found that it does not meet the requirements of Article V (Housing Code) of the City of Portland Municipal Code and is hereby declared unfit for human occupancy.

The owner, Cynthia J Sargent, has been notified of the above-mentioned condition and has been directed to take immediate steps to vacate the apartment.

Sincerely,

*Merle Leary*

Merle Leary  
Code Enforcement Officer

*Tammy Munson*

Tammy Munson  
Code Ent. Offr./ Field Supv.

Inspection Services  
P. Samuel Hoffses  
Chief

DECEMBER 06, 1996

SARGENT CYNTHIA J  
103 READ ST.  
PORTLAND ME 04103



CITY OF PORTLAND

Re: 103 READ ST  
CBL: 141--J-014-001-01  
DU: 3

P 792 457 466  
RECEIPT FOR CERTIFIED MAIL  
NO INSURANCE COVERAGE PROVIDED  
NOT FOR INTERNATIONAL MAIL  
(See Reverse)

Sent to	Cynthia Sargent
Street and No.	103 Read St
P.O. (State and ZIP Code)	ME 04103
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	

Dear Ms. Sargent:

As owner or agent of the property located at the above-referred address, you are hereby notified that as the result of a recent inspection, the occupied apartment on the first floor, rear, is hereby declared unfit for human occupancy.

The above-mentioned apartment is to be kept vacant so long as the following conditions continue to exist thereon:

Article V, Section 6-120:

- (1) Properties which are either damaged, decayed, dilapidated, insanitary, unsafe, or vermin-infested in such a manner as to create a serious hazard to 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 apartment without the written consent of the Health Officer or his/her agent.

Sincerely,

*Merle Leary*  
Merle Leary  
Code Enforcement Officer

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