

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 Hoffes
Chief



Planning and Urban Development
Joseph F. Gray Jr.
Director

SEPTEMBER 26, 1996

CITY OF PORTLAND

SAFEGENT, CYNTHIA J
103 READ ST
PORTLAND, ME 04103

Re: 103 READ ST
CBL: 141-- J-014-001-C1
DU: 12

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

HOUSING INSPECTION REPORT CONT
13 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
DU: 2

Dear Mrs. 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 2404 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 Hufses
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,

Handwritten signature of Merle Leary in cursive.

Merle Leary
Code Enforcement Officer

Handwritten signature of Tammy Munson in cursive.

Tammy Munson
Code Enct. 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.

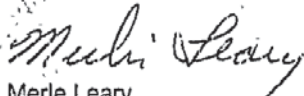
The above-mentioned apartment is to be kept vacant so long as the following conditions continue to exist thereon:

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/hor agent.

Sincerely,


Merle Leary
Code Enforcement Officer


Tammy Munson
Code Enfc. Offr./ Field Supv.