

71 Read Street

141-J-13

XXXXXXXXXXXXXXXXXXXX
November 14, 1974 ✓

Mr. Frank O. Chapin
71 Read Street
Portland, Maine 04103

Dear Mr. Chapin: Re: 71 Read Street - 141-J-13

Your property has been surveyed by the Portland Housing Inspection Division, Health Department, and has met Minimum Code Standards. Congratulations are extended to you for the general condition of your property. Good maintenance is the best way to preserve the useful life of your property and neighborhood.

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 reinspection at any time during the said five year period, the next regular inspection of this property is scheduled for November 1979.

If we can be of further help, please feel free to call on us.

Sincerely yours,

David C. Bittenbender
Acting Health Director

By *Lyle D. Thomas*
Chief of Housing Inspections

Inspector *B. MacIsaac*

LDN:gg

City of Portland

Health Department
STRUCTURE INSPECTION SCHEDULE

Housing Inspection Division

(1) Insp. Name MACISAAC

(2) Insp. Date	(3) Insp. Type	(4) Project Code	(5) Assn's: Chart	(6) Bl.	(7) Lot	(8) Census: Tract	(9) Blk.	(10) Insp.	(11) Form No.		
11-2-74	GEN		141	J	13	18	203	13	19		
(12) House No.	(13) Sec. H No.	(14) Suff.	(15) Direct.	(16) Street Name				(17) St. Design.			
71				READ				ST.			
(15) Owner or Agent:								(19) Status	(20) Bldg's Rating.		
FRANK O. + MARJORIE E. CHAPIN								00	1		
(21) Address:								Zip Code			
71 READ ST								04103			
(22) City and State:											
PORTLAND MAINE											
(23) D. Units	(24) Occ. D. U.	(25) Rm. Units	(26) Occ. R. U.	(27) No. Occupants	(28) Com'l. U.	(29) Bldg. Type	(30) Stories	(31) Const. Mat.	(32) O. B. 's	(33) C. H. 's	(34) Photo
3	2			4		DE	2	WO			YES NO
(35) Home Bldg. 76 Actual Land Use											
RE RE											
(37) D. D.	(38) Orig. Ist. Res.	(39) Fin. Res.	(40) Disp.	(41) Closing Date							

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

OK

City Portland

owner

Health Department

Housing Inspection Division

DWELLING UNIT SCHEDULE

(1) INSP. DATE

(2) INSP.

(3) FORM NO.

(4) TENANT'S NAME

(5) Flr.# (6) Location (7) Rm. Tp. (8) #Rms. (9) #Peo (10) #All'd (11) Slp. Rms.

FRANK CHAPIN											1	DU		8	2	12	4
(12) Child Under 10	(13) Child 1-6	(14) +Lead Survey- Results	(15) Rent	(16) Rent Code	(17) Furn	(18) Heat	(19) Hot Water	(20) Dual Egrs.	(21) Ck'ng	(22) Lav	(23) Bath	(24) Flush					
						OFF	YES	YES	LE	PL	PB	PF					
Viol. No.	Remedy	Cond.	Violation	Location	Room Type	Area Type	Responsible Party	Code Sect. Violated	Violation Rem. - Date								

OK

City Portland

Health Department

Housing Inspection Division

DWELLING UNIT SCHEDULE

(1) INSP. DATE

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(3) FORM NO.

(4) TENANT'S NAME

(5) Flr.#

(6) Location

(7) Rng. Tp.

(8) #Rms.

(9) #Peo

(10) #All'd

(11) Slp. Rms.

VACANT 2 RE DU 4 - 6 2

(12) Child Under 10 (13) Child 1-6 (14) +Lead Survey- Results (15) Rent (16) Rent Code (17) Furn (18) Heat (19) Hot Water (20) Dual Egrs. (21) Ck'ng (22) Lav (23) Bath (24) Flush

Viol. No. Remedy Cond. Violation Location Room Type Area Type Responsible Party Code Sect. Violated Violation Rem. - Date

OFF YES YES LE PL PB PF

OK

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph B. Gray Jr.
Director

JANUARY 17, 1997

CITY OF PORTLAND

HIGGINS CHARLENE M.
TWO LANDING WOODS
YARMOUTH ME 04096

Re: 71 READ ST
CBL: 155 - E-015-001-01
DU: 3

Dear Ms. Higgins:

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,

Merie Leary
Code Enforcement Officer

Tammy Munson
Code Enfc. Offr./ Field Supv.

HOUSING INSPECTION REPORT

Location: 71 READ ST

Housing Conditions Date: January 17, 1997

Expiration Date: March 18, 1997

Items listed below are in violation of Article V of the Municipal Codes, "Housing Codes", and must be corrected before the expiration date:

- | | |
|---|--------|
| 1. INT - 1ST FLR - APT #1 - KITCHEN
FLOOR HAS BROKEN TILES | 108.20 |
| 2. INT - CELLAR -
STAIRS ARE MISSING A RAILING | 106.20 |
| 3. INT - CELLAR -
GENERAL CLEAN-UP IS NEEDED | 109.40 |
| 4. EXT - ROOF - FRONT -
GUTTER IS BROKEN | 103.10 |
| 5. INT - 2ND FLR - APT #2 - BATHROOM
CEILING IS LEAKING | 108.20 |
| 6. INT - 2ND FLR - APT #2 -
REAR HALL IS USED FOR STORAGE | 116.30 |

PRIORITY VIOLATION: #5

Inspection Services
P. Samuel Hoffass
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

JANUARY 17, 1997

CITY OF PORTLAND

HIGGINS CHARLENE M
TWO LANDING WOODS
YARMOUTH ME 04096

Re: 71 READ ST
CBL. 155--E-015-001-01
DU: 3

Dear Mrs. Higgins:

During a recent inspection of the property owned by you at the above-referred 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
Code Enforcement Officer

Tammy Munson
Code Enfc. Offr./ Field Supv.