

38-40 Bolton Street 186-C-32



CERTIFICATE
OF
COMPLIANCE

December 19, 1980

CITY OF PORTLAND

Department of Urban Development
Housing Inspections Division
Telephone: 775-5451 - Extension 311 - 312

Thomas E. & Debra L. Handlon
28 Arcadia Street
Portland, Maine 04101

Re: Premises located at: 38-40 Bolton St., Portland, Me. 186-C-32 LBY

Dear Mr. Handlon:

A re-inspection of the premises noted above was made on December 17, 1980
by Housing Inspector Gayton Bartlett.

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 August 17, 1979.

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
December 1985.

Sincerely yours,

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

By Lyle D. Noyes
Lyle D. Noyes
Housing Code Administrator

Inspector Gayton C. Bartlett
Gayton Bartlett

jmr

CBB
B5L

NOTICE OF HOUSING CONDITIONS

DU 3

City of Portland
Department of Neighborhood Conservation
Housing Inspections Division
Tel 775-5451 - Ext. 358 - 448

Ch.-Bl.-Lot: 186-C-32
Location: 38-40 Bolton Street
Project: NCP-LBY
Issued: 8/17/79
Expired: 11/17/79

Thomas E. & Debra L. Handlon
28 Arcadia Street
Portland, Maine 04101

OK
BY CB
DATE 12/17/80

Dear Mr. & Mrs. Handlon:

An examination was made of the premises at 38-40 Bolton Street, Portland, Maine, by Housing Inspector Bartlett. Violations of Municipal Codes relating to housing conditions were found as described in detail below.

In accordance with provisions of the above mentioned Codes, you are requested to correct these defects on or before 11/17/79. You may contact this office to arrange a satisfactory repair schedule if you are unable to make such repairs within the specified time. We will assume the repairs to be in progress if we do not hear from you within ten days from this date and, on reinspection 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 help this Department in its goal to maintain all Portland residents in decent, safe and sanitary housing.

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

Inspector M. Bartlett
G. Bartlett

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

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" -		Section(s)
1. OVERALL TRIM - remove peeling paint.		3a
2. FRONT PORCH STEPS - secure loose handrail.		3d
3. THIRD FLOOR RIGHT PORCH FLOOR - replace rotted decking.		3d
4. LEFT FRONT BELLAR CEILING - replace missing junction box cover.		8e
FIRST FLOOR		
5. LEFT RIGHT & LEFT MIDDLE BEDROOM CEILING - enclose exposed wiring.		8e
6. FRONT & RIGHT MIDDLE BEDROOM WINDOWS - repair or replace broken glass.		3c
7. BATHROOM SINK - repair or replace worn porcelain.		6d
THIRD FLOOR		
*8. BATHROOM TOILET - remedy condition causing toilet to run.		6d

12/17/80

continued next page

38-40 BOLTON STREET, PORTLAND, MAINE NCP-LBY 186-C-32

THIRD FLOOR CONT'D

*9. ~~LEFT MIDDLE BEDROOM & PANTRY CEILINGS - repair or replace inoperative light fixtures.~~

8e

*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.

We suggest you contact the City of Portland Building Inspection Department, 389 Congress Street, Tel. 775-5451, to determine if any of the items listed above require a building or alteration permit.

did

REINSPECTION RECOMMENDATIONS

INSPECTOR BARTLEY

OK
GB
DATE 12/17/80

LOCATION 38-40 BOSTON ST

PROJECT UCP-LBY

OWNER T. HANDEMAN

NOTICE OF HOUSING CONDITIONS
Issued Expired

8/17/79 11/17/79

HEARING NOTICE

Issued Expired

FINAL NOTICE

Issued Expired

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

DATE
12/17/80

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

12/17/80

INSPECTOR'S REMARKS: LOAN APP IN - ALL EXTERIOR TO BE DONE BY LOAN - OTX

5/21/80

BIDG IN LOAN REWAB - OTX

7/16/80

In rehab - OTX

12/17/80

OK - no additional - send CoC.

INSTRUCTIONS TO INSPECTOR:

Inspection Services
P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 17, 1991

Andrew Berube
1363 Congress St
Portland, ME

Re: 38-40 Bolton St
CBL #: 186-C-032
DU: 3

Dear Mr Fink,

You are hereby notified, as owner or agent, that an inspection was made of the premises at 38-40 Bolton St by Code Enforcement Officer Mark Mitchell. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspections Report".

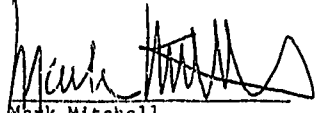
In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before December 17th, 1991. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within 10 days from this date, we will assume the repairs to be in progress and, or re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

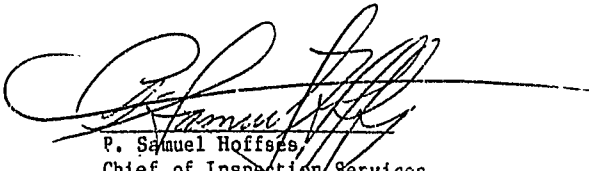
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

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

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

Sincerely,


Mark Mitchell
Code Enforcement Officer


P. Samuel Hoffses,
Chief of Inspection Services



Inspection Services
Samuel P. Hoffses
Chief

Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 17, 1991

Andrew Berube
1363 Congress St
Portland, ME 04102

Re: 38-40 Bolton St 3rd fl/apt #3
CBL #: 186-C-032
DU: 3

Dear Mr. Berube

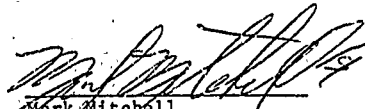
During a recent inspection of the property owned by you at 38-40 Bolton St, it was noted that smoke detectors were missing/inoperable in some locations.

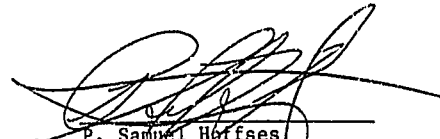
25 MRSA 2464 required that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit. Failure to comply with this statute may result in a fine of up to \$500 for each violation.

Re-inspection of your property will be made in 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.

Sincerely,


Mark Mitchell
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

HOUSING INSPECTION REPORT

Location: 38-40 Bolton St
Owner: Andrew Berube
CEO: Mark Mitchell
Inspection Date: October 17, 1991
Expiration Date: December 17, 1991

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 Steps - Broken Tread
2. Int - 2nd fl/aprt #2 - Recently inspected by PHA
3. Int - Basement - Unprotected wire splice from knob and tube to romex - no tape, wire, nuts or bolts
4. Int - Basement - 3 Openings in chimney
5. Ext - Rear Deck - Broken Balusters

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

May 24, 1995

HANDLON THOMAS E
40 BOLTON ST
PORTLAND ME 04102

Re: 38-40 Bolton St
CBL: 186- - C-032-001-01
DU: 3

Dear Mr. Handlon:

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

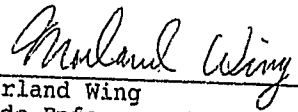
Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code. We did, however, note the following items that could cause future problems.

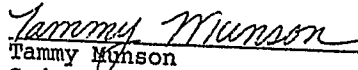
- | | |
|--|--------|
| 1. EXT - FRONT -
WALL IS MISSING SHINGLES | 108.20 |
| 2. EXT - OVERALL -
TRIM HAS PEELING PAINT | 108.10 |
| 3. INT - OVERALL -
HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT | 113.50 |

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,


Marland Wing
Code Enforcement Officer


Tammy Munson
Code Enfc. Offr./ Field Supv.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

May 24, 1995

HANDLON THOMAS E
40 BOLTON ST
PORTLAND ME 04102

Re: 38-40 Bolton St
CBL: 186- - C-032-001-01
DU: 3

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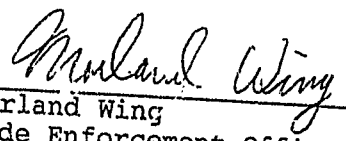
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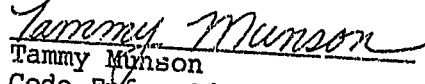
- | | | |
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Please feel free to call on us if we can be of assistance to you.

Sincerely,


Marland Wing
Code Enforcement Officer


Tammy Munson
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