

11-13 Arcadia Street 432-A-6

CERTIFICATE OF INSPECTION

DATE April 23, 1980

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

Mr. Constantino Feroci
40 Hampshire Street
Portland, Maine

Re: Premises Located at 11-13 Arcadia Street NCT-ED 432-A-6

Dear Mr. Feroci:

An inspection of the above referred premises was recently completed by Housing Inspector Marland Wing.

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
Neighborhood Conservation

Inspector Marland Wing
M. Wing.

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

11-13 Arcadia Street, Portland, Maine NCP-ED 432-A-6

Missing cornice rear exterior trim.

NOTICE OF HOUSING CONDITIONS

DU 3

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

Ch.-Bl.-Lot: 432-A-6
Location: 11-13 Arcadia Street
Project: NCP-East Dearing
Issued: 9-27-77
Expired: 12-27-77

Mr. Constantino Feroci
40 Hampshire Street
Portland, Maine

*775-09310
T. H. [unclear]*

Dear Mr. Feroci:

An examination was made of the premises at 11-13 Arcadia Street, Portland, Maine, by Housing Inspector Wing. 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 December 27, 1977. 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. Wing

By Lyle D. Noyes
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" - Section(s)

- | | |
|--|----------------|
| 1. EXTERIOR ROOF - overall - replace missing shingles. | 3-a |
| 2. LEFT MIDDLE, RIGHT MIDDLE AND LEFT REAR CELLAR - windows - replace broken glass. | 3-c |
| 3. REAR EXTERIOR TRIM - repair loose cornice. | 3-a |
| 4. EXTERIOR TRIM - overall - remove peeling paint. | 3-a |
| 5. FIRST FLOOR REAR HALL - window - replace broken glass. | 3-c |
| 6. SECOND FLOOR REAR HALL - walls and ceiling - replace missing plaster. | 3-b |
| 7. SECOND FLOOR REAR HALL - wall - secure loose light fixture. | 8-a |
| 8. CELLAR STAIRWAY - replace missing plaster. | 3-b |
| 9. FRONT CELLAR CEILING - remove illegal wiring. | 8-a |
| 10. FRONT CELLAR - ceiling - secure loose receptacle box. | 8-a |
| 11. CELLAR CHIMNEY - remove excessive soot and properly dispose of it. | 3-e |
| 12. FIRST FLOOR FRONT HALL - wall - replace missing outlet cover. | 8-e |
| 13. SECOND FLOOR FRONT HALL - walls and ceiling - replace missing plaster. | 3-b |
| 14. SECOND FLOOR FRONT HALL - walls and ceiling - enclose exposed wiring. | 8-e |
| 15. SECOND FLOOR FRONT HALL - walls and ceiling - remove illegal wiring. | 8-a |
| 16. SECOND FLOOR FRONT HALL - ceiling - secure loose light fixture. | 8-a |
|
 | |
| 17. KITCHEN - window - replace broken glass. | 3-c |

1/28
First Floor

continued -

11-13 Arcadia Street - continued

Second Floor

~~2/28/18. KITCHEN - window - repair loose parting head. 3-c.~~
~~2/28/18. LIVING ROOM - window - replace missing counter balance cords allowing window
sash to remain elevated when opened. 3-c.~~

Third Floor

At the time of the survey, we were unable to gain access to this apartment.
We suggest that if there are any conditions which need correcting in this apartment
that you make the repairs while doing the work on the rest of the structure.

*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.

REINSPECTION RECOMMENDATIONS

LOCATION 11-13 Arcadia Street

PROJECT NCP-Easi Deering

INSPECTOR M. Winy

OWNER Mr. Constantino Feroci

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
9/27/77	12/27/77				

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

DATE: 4/17/78 MW 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:
2/28/78 MW Contacted owner 3 violations corrected
Sats. Progress for loan (accepted)
1-30-79 MW 1-30-79 Bob Pratt called spec. / AB
MW Roof left side
4/17/78 MW all viol. corrected, except #3

INSTRUCTIONS TO INSPECTOR: _____

G. RANT

City of Portland

DEPARTMENT OF NEIGHBORHOOD CONSERVATION

Housing Inspection Division

STRUCTURE INSPECTION SCHEDULE

1) Insp. Name M. Wing

Fp 2 units

2) Insp. Date <u>9/19/77</u>	3) Insp. Type <u>PR</u>	4) Proj. Code <u>NCP-E. Drg.</u>	5) Assr's: Chart <u>432</u>	6) Bl. <u>A</u>	7) Lot <u>6</u>	8) Census: Tract <u>23.00</u>	9) Blk <u>3/7</u>	10) Insp. <u>18</u>	11) Form No. <u>260</u>	
12) House No. <u>1113</u>	13) Sec. H. No.	14) Suff.	15) Direct.	16) Street Name <u>Arcadia</u>				17) St. Design. <u>Street</u>		
18) Owner or Agent: <u>Constantino Feroci</u>							19) Status	20) Bldg's Rat. <u>ABO 3</u>		
21) Address: <u>40 Hampshire Street</u>							22) City and State: <u>Portland, Me.</u> Zip Code: <u></u>			

23) D. Units <u>3</u>	24) Occ. D. U. s <u>3</u>	25) Rm. Units	26) Occ. R. U. s	27) No. Occupants <u>5+</u>	28) Com'l U.	29) Bldg. Type <u>DE</u>	30) Stories <u>3</u>	31) Const. Mat. <u>Wood</u>	32) O. Bs
33) C. H. <u>No</u>	34) Photo	35) Zoned For <u>R-5</u>	36) Actual Land Use <u>RE</u>	37) D. D.	38) Lks. Ad. Bth. Fac. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	39) Disp.	40) Closing Date		

Viol. No.	Remedy	Cond.	Violation Description	Fl. No.	Loc.	Room Type	Area Type	Resp. Party	Code Sect. Viol.	Viol. Rem. Date
1	RE	MI	Shingles		OA	EXT	RO	2	3a	
2	RE	BR	Glass		LEM RIM LER	CE	WI's	2	3c	
3	RR	LO	Cornice		RE	EXT	Trim	2	3a	
4	RM	PE	Paint		OA	EXT	Trim	2	3a	
5	RE	BR	Glass	1	RE	HA	WI	2	3c	
6	RE	MI	Plaster	2	RE	HA	WA's CL's	2	3b	
7	Secure	LO	Light Fixture	2	RE	HA	WA	2	8c	
8	RE	MI	Plaster			CE	SRW	2	3b	
* 9	RM	IL	Wiring		FR	CE	CL	2	8e	
10	secu:	LO	Receptacle Box		FR	CE	CL	2	8e	
11	RM		Soot			CE	CH	2	3e	
12	RE	MI	Outlet Cover	1	FR	HA	WA	2	8e	
13	RE	MI	Plaster	2	FR	HA	WA's CL	2	3b	

City of Portland

Department of Neighborhood Conservation

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

9 / 14 / 77

2) INSP.

18

3) FORM NO.

260

4) TENANT'S NAME

Castorella

5) Flr. #

1

6) Location

DU

7) Rmg. Tp.

5

8) #Rms.

3

9) #Peo.

8

10) #All'd.

12) Child Under 10

13) Child 1-6

14)

15) Rent

16) Rent Code

17) Furn.

18) Heat

19) Hot Water

20) Dual Egress

21) Ck'ng

22) Lav.

23) Bath

24) Flush

Viol. No.

Remedy

Cond.

Violation

Location

Room Type

Area Type

Resp. Party

Code

Sect. Violated

Violation

Rem. - Date

*17

RE

BR

Glass

KI

WI

2

30

City of Portland

Department of Neighborhood Conservation

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

9 / 19 / 77

2) INSP.

18

3) FORM NO.

260

4) TENANT'S NAME

Robin Peterson

5) Flr. #

2

6) Location

7) Bmg. Tp.

DU

8) #Rms.

9) #Peo.

10) #All'd.

11) Slp. Rms

2 8 2

12) Child Under 10

13) Child 1-6

14)

15) Rent

16) Rent Code

17) Furn.

18) Heat

19) Hot Water

20) Dual Egress

21) Ck'ng

22) Lav

23) Bath

24) Flush

No

OFF

YES

YES

LE

P

P

P

Viol. No.

Remedy

Cond.

Violation

Location

Room Type

Area Type

Resp. Party

Code Sect. Violated

Violation Rem.-Date

18

RR

LO

Parting Bead

KI

WI

2

30

19

RE

MI

Counter Balance Cords

LI

WI

2

30

City of Portland

Department of Neighborhood Conservation

Housing Inspection Division

RENTAL UNIT SCHEDULE

1) INSP. Date

9 / 9 / 77

NOT AVAILABLE

2) INSP.

18

3) FORM NO.

260

4) TENANT'S NAME

5) Flr. #

6) Location

7) Rmg. Tp.

8) #Rms.

9) #Peo.

10) #All'd.

11) Slp. Rms

12) Child Under 10

13) Child 1-6

14)

15) Rent

16) Rent Code

17) Furn.

18) Heat

19) Hot Water

20) Dual Egress

21) Ck'ng

22) Lav.

23) Bath

24) Flush

Viol. No.

Remedy

Cond.

Violation

Location

Room Type

Area Type

Resp. Party

Code Sect. Violated

Violation Rem. Date

CBB 354 MIF



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

NOTICE OF HOUSING CONDITIONS

DU: 3
CHART-BLOCK-LOT - 432-A-6
LOCATION: 11-13 Arcadia Street

DISTRICT: 1
ISSUED: April 6, 1988
EXPIRES: June 6, 1988

Theresa M. Quatrano
11 Arcadia Street
Portland, ME 04103

Dear Ms.:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 11-13 Arcadia Street by Code Enforcement Officer Marland Wing. 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 June 5, 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. Samney Roberts
Chief of Inspection Services

Marland Wing (1)
Code Enforcement Officer

Attachments

HOUSING INSPECTION REPORT

OWNER: Theresa M. Quatrano

LOCATION: 11-13 Arcadia Street

CODE ENFORCEMENT OFFICER: Marland Wing (1)

HOUSING CONDITIONS DATED: April 6, 1988

EXPIRES: June 6, 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.

	<u>SEC. (S)</u>
1. EXTERIOR - OVERALL - broken siding.	108.2
2. EXTERIOR - FRONT & REAR - missing railings.	108-4
3. EXTERIOR SECOND FLOOR - FRONT - broken windows.	108-3
4. EXTERIOR SECOND FLOOR - LEFT - broken storm window.	108-3
5. EXTERIOR FIRST FLOOR REAR - missing glass.	108-3
6. EXTERIOR LEFT - missing debris.	109-4
* 7. EXTERIOR REAR - junk car.	317
8. INTERIOR SECOND FLOOR REAR - hall - inoperative light switch.	113
9. INTERIOR SECOND FLOOR REAR - hall - missing hand rail.	108-4
10. INTERIOR FRONT CELLAR - boiler-water leaking.	114-2
11. INTERIOR REAR CELLAR - illegal wiring - burner.	114-2
12. INTERIOR OVERALL CELLAR - asbestos.	6-116
13. INTERIOR FRONT CELLAR - missing electrical box cover.	113
14. INTERIOR CELLAR - chimney - soot.	114-1
15. INTERIOR CELLAR - missing hand rail - stairway wall.	108-4
16. INTERIOR OVERALL - loose windows.	108-3
17. INTERIOR, APT. #1 - KITCHEN - wall - inoperative switch.	113

*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.



CITY OF PORTLAND, MAINE

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

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

Date: April 7, 1988

Theresa M. Quatrano
11 Arcadia Street
Portland, ME 04103

Re: Smoke Detectors

Dear Ms. Quatrano:

During a recent inspection of the property owned by you at 11-13 Arcadia Street, Portland, Maine, it was noted that smoke detectors were missing/inoperable in some locations.

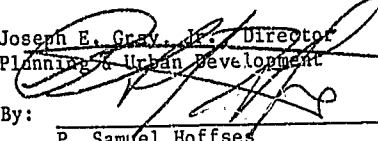
25 MRSA 2464 requires that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit. Failure to comply with this statute may result in a fine of up to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

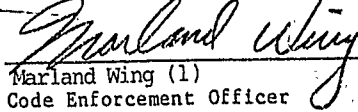
Re-inspection of your property will be made in ten (10) days. Lack of compliance will result in referral of the matter for legal action.

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 yours,

~~Joseph E. Gray, Jr., Director
Planning & Urban Development~~

By: 
P. Samuel Hoffses
Chief of Inspection Services


Marland Wing (1)
Code Enforcement Officer

jmr

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 01, 1994

QUATRANO THERESA M FEROCI
11 ARCADIA ST
PORTLAND ME 04103

Re: 11 Arcadia St
CBL: 432- - A-006-001-01
DU: 3

Dear Ms Quatrano:

I am sending you this letter to request an inspection at the property which you own or manage at the above referenced address.

This is for the City of Portland's program to inspect all multi-family buildings in the City every three years.

Please contact me in this office at 874-8300 X8697 between 7:00-8:00AM or 3:00-3:30PM to make arrangements to inspect the building.

Sincerely,

A handwritten signature in cursive script, appearing to read "Arthur Rowe".

Arthur Rowe
Code Enforcement Officer

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

August 04, 1995

QUATRANO THERESA M TROCI
11 ARCADIA ST
PORTLAND ME 04103

Re: 11 Arcadia St
CBL: 432- - A-006-001-01
DU: 3

Dear Ms. Quatrano:

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".

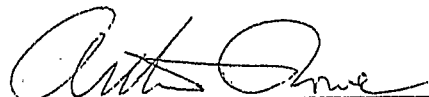
In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on 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 Articles 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 residents.

Sincerely,


Arthur Rowe
Code Enforcement Officer


Tammy Munson
Code Enfc. Offr./ Field Supv.

HOUSING INSPECTION REPORT

Location: 11 Arcadia St
Housing Conditions Date: August 04, 1995
Expiration Date: October 03, 1995

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 DOOR HAS A BROKEN WINDOW | 108.20 |
| 2. | EXT - -
GUTTERS ARE DAMAGED | 108.10 |
| 3. | EXT - -
DOWNSPOUTS ARE MISSING | 108.10 |
| 4. | EXT - -
CELLAR WINDOW IS BROKEN | 108.30 |
| 5. | EXT - -
SIDING IS DAMAGED | 108.10 |
| 6. | EXT - -
TRIM IS ROTTED | 108.10 |
| 7. | INT - OVERALL -
HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT | 113.50 |