

Substandard Housing Conditions in Manchester, NH

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Full Case Study Documentation

All information in the case studies was collected from the Manchester Planning and Community Development Department, Office of Building Regulations (PCDD-B); the Manchester Tax Collector's office; the Manchester Online Assessment Database at Vision Appraisal online; and the NH Secretary of State Business look up site.

Case Study One: 2MJ5 HOLDINGS LLC, MPBUH HOLDINGS LLC, Fair Deal Enterprise Inc. and Mohammad Mobeen

Mr. Mobeen controls at least 120 rental units in Manchester under his own name and through various corporations and trusts including: 2MJ5 HOLDINGS LLC, MPBUH HOLDINGS LLC and Fair Deal Enterprise Inc.

144 -158 Lake Ave. 21 Units, Owned by MPBUH Holdings, LLC.

1990 Owned by Lake Avenue Realty Trust

1993 Owned by Renwood of NH, Inc.

8-3-1993 Inspection results in 33 violations, including:
Smoke detectors, leaky toilets, bathroom floors needing replacement, windows needing repair, bathroom fans – throughout the entire building.

6-8-1995 New owners, W. Auburn Rd. Realty Corp.

2-1997 New owners, Lake Ave. Apts. LTD

9-12-2000 Inspection finds 15 violations, including:

Smoke detectors needed, fire alarm system needed. Windows need repair. Apt. 22 and 14 cockroach infestation.

CoC issued 12-22-2000, expires 12-21-2003.

2-14-2001 Violation: garbage and old furniture outside.

3-24-2004 Bain Pest Control treats building twice a month.

4-1-2004 Inspection finds 20 violations, including:

16 out of 21 apartments have cockroach infestation.
#11 needs smoke detector, bathroom fan,
#17 needs smoke detector, bathroom ceiling repaired,
#34 replace kitchen stove,
Most bathtubs in the building need replacing.

CoC issued 9-3-2004, expires 8-26-2007 10-15-2008 New owner, MPBUH Holdings, LLC.

2-26-2009 Inspection finds 26 violations, including:

Evidence of infestation, smoke detectors needed,
#2 repair/replace ceiling in bath,
#31 needs smoke detector,
#36 needs smoke detector,
Building needs screens and storm windows throughout.

CoC issued 10-19-2009, expires 10-15-2012

5-16-13 Inspection finds 53 violations including:

Evidence of cockroach infestation. Loose toilets, leaky sinks, missing screens and storm windows. Missed 3 scheduled appointments with inspector.

Summons in file for Mohammad Mobeen (MPBUH Holdings) to go to court on 2-13-2014 for not having a valid CoC.

161/163/165 Concord St. ,163 is 9 units, 165 is 12 units, Owned by MPBUH Holdings, LLC.

In 1988 the building was owned by Paul and Virginia Daigneault.

5-17-1988 Inspection reveals problems with light fixtures, outlets, windows, smoke detectors, and flaking paint.

7-1-1988 The property was sold to Scott and Judy Harringer.

No CoC on file in 1989 or 1990.

5-3-1993 Inspection finds 3 violations, including the front bedroom ceiling at 161 #2 having excessive flaking paint.

8-12-1993 Property purchased at auction by Paul and Virginia Daigneault.

- ❖ *10-5-1994 Complaint from 165 #2
No heat, faulty outlets, hole in bathroom floor, torn up kitchen floor.
Complaint resolved.*
- ❖ *9-26-1995 Complaint from 165 #2 (same family as above) No electricity for 24 hours.
Tenant being evicted, complaint resolved.*
- ❖ *7-10-1996 Complaint - this complaint is about 165 #2 (same family as above.)
Human waste on floors, fruit flies, moldy bacteria. Referred to Health Dept.*
- ❖ *7-19-1996 Complaint from 161 #3. Bedbugs.
(GSOP Note: Inspectors order landlord to hire exterminator. Complaint unresolved for 2 months.)*

11-19-1996 Inspection results in 25 violations, including:

Need smoke detectors, remove wiring near boiler, windows must work and be properly secured.

163 #1 scrape and repaint living room ceiling, repair/replace water damaged floor in bathroom.

165 #1 repair/replace bathroom ceiling.

165 #2 repair/replace water damaged floor in bathroom, repair/replace the stove/heater in kitchen. Clutter removed from hallways.

1-9-1997 Re-inspection: Still need smoke detectors, 165 #2 bathroom floor, and 161 #1 bathroom floor.

2-12-1997 Landlord failed to keep scheduled appt. with inspector.

3-20-1997 Landlord failed to keep scheduled appt. with inspector.

4-2-1997 Violations still in need of repair: 161 #1 bathroom floor, broken kitchen window.

- ❖ *7-6-1998 Complaint 161 #1: Mold in floor, water damage in bath – including the electrical outlet.
(GSOP Note: Inspector's report also mentioned water leaks from above, holes in walls, refrigerator not working properly.)*

8-5-1998 Inspection: No repairs made.

8-24-1998 All violations corrected.

❖ *8-24-1999 Complaint about porches and bulkhead at 161.*

Violations: rear porches: repair missing balusters, secure hand rails, replace tread at entrance to porch, and restore integrity of bulkhead.

9-14-1999 Inspector: repairs in progress.

❖ *10-6-1999 Complaint 167 #33 No heat.*

2-1-2001 Inspection results in 35 violations including:

Exterior walls and trim (including porches) shall be free of flaking paint. Clutter/waste must be removed from front hall. Lights not operating on second floor hallway.

161 #1 replace bathroom ceiling tiles, smoke detectors, water damaged ceilings.

161 3rd floor: replace broken window.

163 remove clutter from halls.

163 # 2 repair/replace bathroom walls and ceiling, kitchen ceiling, smoke detector.

165 broken windows, debris in hallways, remove all locks that are keyed from the inside.

Resolved by September 2001.

❖ *10-8-2001 Complaint 165 #1 No heat.*

12-6-2001 CoC issued. Expires 10-11- 2004.

❖ *3-12-2003 Complaint from 163 #1 Bathroom floor rotted, bedroom floor weak, front door locks don't operate properly.*

11-18-2004 Inspection results in 45 violations, including:

Flaking paint on porch and railing of porch, porch not secure.

161 #2 need light in hallways, locks keyed from inside front egress door.

161 #2 Flaking paint on middle room ceiling, bathroom window painted shut.

161 #3 need smoke detector, flaking paint on bathroom window.

165 #3 heat shall be adequate; windows need proper hardware, smoke detector.

163 #1 Repair/replace bathroom ceiling.

12-29-2004 Landlord failed to keep scheduled appointment with inspector.

4-19-2005 repairs in progress.

5-24-2005 repairs in progress – flaking outside paint still present.

7-12-2004 City sends letter to landlord about lack of CoC and lack of heating permit.

CoC issued on 9-30-2005, expires 9-2-2008.

8-26-2009 Building sold to MPBUH Holdings.

11-23-2009 Inspection results in 14 violations, including:

163 #1 smoke detectors, bathroom ceiling.

163 #2 flue pipes in kitchen stove must be properly connected and secured.

161 #1 Scrape/paint bathroom window, 161 #2 repair/replace bathroom floor.

Violations corrected by 1-12-2010.

❖ *1-30-2010 Complaint from 163 #3 No hot water for 7 days, door handle not secure, cabinets falling apart, landlord is ignoring calls.*

(GSOP Note: Inspectors also found smoke detector missing, and the need to clear the 3rd floor hallway of trash and debris.)

❖ *7-7-2010 Complaint from 161 #1 chicken on porch.*

3-16-12 Inspection – need smoke detector in 163 #3. CoC issued 1-20-2010, expires 1-13-2013.

Case Study Two: Perdue Properties, Inc.

Perdue Properties is owned by Scott Perdue. Perdue Properties controls at least 50 rental units under the name Perdue Properties and Scott Perdue.

197-207 Wilson St. is a 7 unit multi-family dwelling owned by Perdue Properties, Inc.

The file begins in 1988. The owner at that time was A. W. Sullivan. An inspection in March of 1992 resulted in a report of 69 violations, including: second floor bathroom needs ceiling repair due to leak.

Inspection on 11-6-1996 finds that the bathroom at 205 Wilson, 2nd floor needs repair to the ceiling. Cockroaches present in building.

1997 – building sold to Superior Properties.

An inspection on 2-19-97 results in 57 violations.

On 1-21-98, building transferred to Scott N. Perdue.

Inspection 12-18-1998 – violations include; rodents and/or insects, #205 bathroom ceiling in need of repair. Evidence of leak from above.

5-9-2000 A note in the file from Scott Perdue, advising code enforcement that the tenant destroyed the bathroom in 205 #2. The problem was discovered when the ceiling below started to cave in. Perdue wanted note in file in the event of a tenant complaint.

6-28-2000

Landlord ordered to have Cote Electric come in and make repairs to violations found by Building Inspector and Fire Department. Includes: hanging wires, open junction boxes, and illegal wire splicing. Basement must be cleaned of clutter and debris. Smoke detectors needed in apartments, lights needed in hallways. Missed 3 scheduled appointments with a building inspector.

CoC issued 2-13-2001, expires on 2-1-2004.

5-21-01 Building transferred to Perdue Properties, Inc.

7-15-2004 Inspection results in 30 violations. 205 #1 bathroom ceiling needs repair. Missed scheduled appointments with building inspector 4 times.

- ❖ *November 2005, tenant complaint made about lack of lighting on porches and in hallways.*

CoC issued 3-15-2005 expires 3-3- 2008.

5-26-2009 Inspection results in 25 violations. Re-inspected 3 times, missed 2 scheduled appointments.

- ❖ *10-1-2008 complaint from 205 Wilson, 3rd floor. Every room of the apartment is leaking, plaster falling.*

10-2-2008 problem solved, file closed.

CoC issued 8-26-2009 – expired 8-9-2012

10-30-13 Inspection results in 23 violations, including smoke detectors/Co2 monitors needed in cellar and all apartments. Need receipt on file from licensed exterminator. Need handrails on rear porches.

Re-inspected 12-5-2013.

- ❖ *1-9-2014 Complaint from 205 Wilson, 1st floor – leak coming from upstairs bathroom that floods her bathroom. Landlord has people come and switch the ceiling tiles, but doesn't fix the problem.*

(GSOP Note: No response to this complaint on file.)

Building re-inspected 1-31-2014.

Building re-inspected 2-5-14. Violation notice reports 23 violations.

205 #1 lists the finding of one dead cockroach.

The violation notice stipulates that all apartments need hardwired smoke/Co2 detectors.

The CoC was issued on 2-20-2014 – expires 1-31-2017.

269 -273 Cedar St., 9 Unit Multifamily, owned by Perdue Properties, Inc.

In 1988 the building was owned by Terry Bernhardt.

1989 Inspection/Violation: 1st floor middle – stove is a fire hazard and immediate action is required. Water damage visible on bathroom ceiling. Need smoke detectors.

August Inspection found 46 violations including:

Needs smoke detectors. Need to clean up garbage and trash outside.

269 1st floor bathroom ceiling, closets, windows, and doors all need repair. All ceilings in the building need repair.

271 – exposed wiring.

All exterior porches need repair. Roof leaking.

September 1990, new owner: Northstar Trust.

12-31-1990 Inspection – 3rd floor rear apartment unfit for human habitation. 273 1st floor right – bathroom ceiling, exposed wiring in bathroom, living room ceiling.

8-19-1991 Ownership transferred to SSR Realty Trust.

2-13-1992 Inspection finds 38 violations, including:

Windows not weather tight, porches need hand rails that meet code, 269 #1 needs hearing equipment properly installed, maintained, and connected, leak in bathroom ceiling, bathroom plumbing fixtures must be properly installed and connected.

#3 heating unit must be properly installed, maintained, and connected; plumbing fixtures must be properly installed and connected.

271#3 plumbing fixtures need to be safe, sanitary, and working, kitchen plumbing needs to be safe, sanitary and working. Unit needs heat.

7-22-1993 Inspection finds 30 violations, including:

Roof leaking, building needs smoke detectors.

269 3rd floor kitchen stove is broken, bathroom wall needs repair, and kitchen needs outlet.

273 – old refrigerator in hallway.

#2 terminate all wiring in kitchen ceiling.

Rodents/insects require licensed exterminator.

Rodents/insects still an issue in September.

3-3-1994 Inspection: leaky roof. Toilet on 3rd floor not properly installed.

12-29-1994 Inspection – windows need to fit properly and be fitted with correct hardware. #9 needs smoke detectors.

1-29-1996 Inspection finds 65 violations, including:

Windows need hardware, need screens, needs proper hardware, smoke detectors needed.

271 #6 Kitchen stove must be reconnected.

273 porch steps need to be repaired.

271 #5 violations must be corrected before it can be rented.

269 #1 bathroom ceiling repair/replace, needs storm windows.

1-6-1997 Ownership transferred from SSR to Superior Properties Inc.

1-21-1997 Inspection finds: 273 #9 has electrical issues that require a licensed electrician. #4 gas stove is unsafe for use.

9-24-1997 Apt. 7 1st floor rear, gas heater not properly maintained.

1-20-1998 New owner, Scott N. Perdue

5-21-1998 Inspection finds 8 violations, including:

1st floor gas heater red tagged, smoke detectors, replace balusters in front hall, need lighting in front hall, patch walls in front hall on all levels.

July 1998 – letter from attorney looking into code violations for the previous three years, interested in the side stairway.

8-5-1998 Inspection/violations:

Apt. 7 lights in kitchen and living room need repair. Heater needs a filter; bedroom window needs to be replaced. Garbage needs to be removed from hallways.

7-14-1999 Inspection finds 27 violations, including:

Cellar: replace window frames, clean cellar of trash and debris, and replace rotted columns.

269 #1 repair bathroom window, electrical outlet needed in pantry, clear blocked exit.

#2 clear yellow tag on kitchen stove.

#3 needs smoke detector, repair broken window in bedroom; all windows need to be properly equipped.

269 # 3 gas heater in parlor needs shut off on supply line.

271 #4 smoke detector.

#5 smoke detector, exit to hall needs to be clear.

273 #7 repair/replace bathroom wall, smoke detectors.

#8 smoke detectors, clear hallways of debris.

CoC issued on 12-3-1999, expires 12-3-2002.

4-9-2003 Inspection finds 90 violations, including:

Illegal wiring, water heaters, junction boxes. Whole building needs windows, storm windows, and screens.

269 #1 bathroom ceiling, hazardous extension cords.

Repair walls in hallways of each level, repair handrails on each level. Need smoke detectors and ceiling repair in most apartments.

Perdue replaced siding and windows in August 2003.

3-6-2007 Building bought by Perdue Properties, Inc.

CoC issued 1-26-2006, expires on 12-28-2008.

8-28-2009 Inspection finds 35 violations, including:

#1 seal opening to chimney.

#2 extension cord in hallway, seal flue on parlor heater, replace water stained ceiling tiles.

#3 ceiling tiles in bathroom, loose toilet.

#5 loose toilet.

#7 sanitation, exterminate, replace ceiling tiles in bath.

#8 bedbugs and roaches.

#9 bedbugs and roaches.

Clear all porches of debris, sagging rear porches need supports. Outside #5 side porch is sagging.

3-24-2010 – all violations corrected.

❖ 4-27-2010 Complaint from 273 #8: cockroaches.

❖ 5-1—2011 Complaint from 271 #5: cockroaches.

Inspectors called Perdue, he says apartment has been treated weekly, tenant has relocated.

CoC issued 4-8-2010, expires 3-14-2013

❖ 7-11-13 Complaint from 271: bedbugs and cockroaches.

Case Study Three: Donald T. Jsirandanis

Mr. Jsirandanis controls at least 50 rental units in the city of Manchester as Jsirandanis, DT Living Trust; Jsirandanis Donald T. LVG T; Jsirandanis, Donald T; or Jsirandanis, Donald.

325 Amherst St. 4 Unit multi-family dwelling. Owned by Jsirandanis, Donald T

Building bought in 1995 by The Resource Co. Lucy Campbell and Donald Jsirandanis partners.

1995 inspection found 8 violations – smoke detectors needed, windows and frames must be in good repair and require proper hardware, and the foundation needs repair.

CoC issued 10-22-1997, expires 10-2-2000. .

In 1997 Lucy Campbell sold her share in the building to Donald Jsirandanis.

Inspection on August 27, 2001 finds 25 violations, including:

Apt. 1F hazardous wiring in bathroom, needs smoke detectors, leak from 1st floor bath, need lighting on stairs and porches, electrical connections in cellar must be in approved box, repair/replace damaged rear porches and stairs.

CoC issued 11-15-2001, expires 10-25, 2004.

- ❖ *1-24-2003 Complaint from 2nd floor apt. The reason for the complaint was not specified.*

Inspector finds windows in 2nd floor bedroom and kitchen not operating properly, exposed wires on wall in bedroom, water damaged tiles in kitchen.

3-14-03 Violation: Rear alley must be free of garbage and discarded furniture.

- ❖ *10-27-2003 Complaint from 1st floor rear apt.
(GSOP Note: The reason for the complaint is not specified.)*

Inspector finds kitchen ceiling shows evidence of leak from above, no smoke detectors, oven door doesn't close properly.

Inspection on 1-5-2005 results in 18 violations, including:

Yard must be free of debris. Rear stairs and porches need major repair or replacement. Rear porch lighting does not meet code. Smoke detector in hallway does not meet code.

#2F needs smoke detector. Living room light fixture does not meet code.

#1F repair/replace bathroom ceiling.

#1R Smoke detectors do not meet code.

CoC issued 4-22-2005, expires 4-5-2008.

Inspection on 5-22-2009 results in 26 violations, including:

#1F – damaged ceiling tiles in bathroom.

#2F – Repair/replace water damaged ceilings. Repair/replace smoke detector. Replace porch railings and handrails.

CoC issued 8-12-2009, expires 7-15-2012.

Inspection on 4-23-13 finds 19 violations, including:

#1F repair/replace water damaged ceiling tiles in bath, repair/replace water damaged ceiling in living room, smoke detector dangling.

#1R – Completely renovate and remodel.

#2F - Remove peeling paint from walls and ceilings. Treatment for bedbugs required by licensed exterminator.

Replace front steps, replace rotted areas of all porches. Clear porches of debris and garbage. Clear garbage and debris from yard.

Re-inspection 6-5-13. Remodel not done. Rotted porches not repaired. Extermination not done.

Re-inspect 7-10-13 - Remodel not done. Rotted porches not repaired. Extermination not done.

August - Receipt on file from Advanced Pest Control. As of an inspection done 8-14-13 the remodel on Apt. 1R has not been done.

CoC issued on November 6, 2013, expires October 9, 2016.

461 Maple St/261-334 Amherst St. 18 Units Owned by Jsirandanis, Donald T

August 1988 building owned by Pierre Peloquin.

8-28-1989 Inspection finds 20 violations, including:

Most doors in the building seemed to be keyed from the inside, most of the building has ventilation problems, most windows lacking hardware, frayed wires in cellar.

CoC expires 8-29-2002

12-15-1992 Building sold to Donald T. Jsirandanis

4-27-1994 Inspection finds 28 violations, including:

Smoke detectors, storm windows,
261 #2 damaged ceiling in bathroom, proper ventilation of all bathrooms (whole building)
bathroom and bedroom ceilings need to be free of chipped, peeling paint.

7-11-1997 Inspection finds 21 violations, including:

Fire alarm system needs proof of annual maintenance.
334 #2 needs smoke detector.
#4 needs smoke detector.
#6 needs smoke detector.
461 #1 repair/replace bathroom ceiling,
461# 4, #5, #6, #7 need smoke detectors.
467 #9 #11 need smoke detectors.

10-30-1997 CoC issued, expires 10-30-2000.

8-15-2001 Inspection finds 49 violations, including:

Cellar: open junction boxes.
334 Amherst #2 replace water damaged ceiling in bedroom.
#3 needs screens and storm windows, broken window in pantry.
#4 exposed wires in bedroom, loose outlet in bedroom, replace bathroom ceiling, replace
bathroom floor, loose outlet in pantry.
461 Maple #1 scrape and repaint ceiling.
#2 make all windows operate properly.
#3 repair kitchen light, repair/replace water damaged ceiling in living room,
467 Maple #8 broken outlet in living room, broken windows in living room, missing storm
windows in living room, vent fan in bath.
#10 missing screens and storm windows, broken window in kitchen, #11 needs vent fan in
bathroom.
#12 repair/replace ceilings in bedroom and bathroom, need vent fan in bathroom.
Building needs smoke detectors in hallways. Verify annual fire alarm inspection, repair
handrails and balusters.

CoC issued 11-15-2001, expires 10-22-2004.

3-16-2005 Inspection finds 25 violations, including:

467 balustrades need repair, front and rear handrails.
334 #3 living room light fixture needs to be properly wired.
#4 needs bathroom ventilation fan. Rear exit egress is blocked.
#5 needs smoke detector.
461 #2 needs smoke detector, repair bedroom ceiling light.
#3 needs smoke detector.

#4 repair/replace bathroom ceiling.
461 #5 replace egress door casing and jamb.
467 #9 needs smoke detector, repair/replace bathroom ceiling,
#12 needs bathroom ventilation fan.

CoC issued 6-1-2005, expires 5-5-2008.

7-6-2009 Inspection finds 49 violations, including:

Cellar: leaky pipes by water heater, open electrical boxes, hanging outlets.
461 #1 repair/replace bedroom, bathroom ceiling, needs ventilation fan in bathroom,
repair/replace kitchen floor.
#3 needs smoke detector, repair/replace bathroom ceiling.
#5 repair/replace bathroom ceiling.
467 #8 needs bathroom vent fan.
#9 needs bathroom fan, repair/replace ceiling in rear bedroom.
#12 repair 2 living room windows, repair/replace ceilings in living room and bathroom, rear
door must latch properly, replace deadbolt keyed from inside.
334 # 2 repair/replace bathroom floor.
#4 repair/replace bathroom ceiling, outlet in bathroom.
#5 replace door to front hall, repair/replace bathroom ceiling, repair/replace door to rear hall.
#6 needs smoke detector, repair/replace ceiling in bathroom.

8-28-2009 CoC issued, expires 8-17-2012.

❖ *8-16-2012 Complaint: 461 #2 bedbugs, bathroom ceiling.*

8-1-2013 Inspection results in 35 violations, including:

Cellar needs carbon monoxide detector – needed in all apartments. 334 Amherst #6 repair 2
living room windows, loose toilet.
#5 replace various windows in apartment.
#4 replace bedroom window.
#3 repair/replace ceiling in bathroom and kitchen.
#1 repair/replace ceiling in living room and bathroom.
461 Maple #1 repair/replace ceiling in bedroom and bathroom, repair window in living room.
#3 vent in bathroom, ceiling in bathroom.
#4 replace windows in living room and dining room.
#7 bathroom ceiling.
#9 window in bedroom.
#10 window in living room.
#11 vent fan in bathroom, peeling ceiling in bedroom. Peeling exterior trim.

11-29-2013 CoC issued, expires 11-14-2016.

Case Study Four: Formosa Co. LLC.

Formosa controls over 100 rental units.

215 Lake Ave. 10 Unit Multi-Family, owned by Formosa Co. LLC

File begins April 2, 1988. Building owned by New England Non-Profit Housing Development Corp.

In 1989, building sold to NH Housing Finance Authority.

4-5-1990 – Building cannot be rented without complete rehab.

5-28-1990 – Interim rental permit revoked due to deterioration. Building must be secured to prevent entry.

8-21-1991 – Building vacant. New buyer informed of requirements. New buyer is Formosa.

7-15-1998 – Formosa applies for CoC.

Inspection on 7-17-98 finds 21 violations including:

Handrails needed on exterior stairs front and back, rear stairs need lighting. Cellar: open junction boxes, loose wiring, need smoke detectors.

285 South – windows painted shut, sills deteriorated, unit needs cleaning, rear egress door needs to close properly and have operable lock.

Re-inspection 12-3-1998 Violations include:

389 1st level hall door missing knob, cellar door missing, 2nd and 3rd levels need handrails in hallways.

Five more inspections. CoC issued February 12, 1999 and expires February 12, 2002.

6-28-2002 Inspectors find 72 violations, including

Cellar: replace smoke detector, fix hanging light switch in stairway, clean cellar of trash and debris.

389 # 3 – water damaged ceiling in bathroom, replace smoke detector.

389 #4 – replace water damaged ceiling, gas shut off required on kitchen stove, light fixtures must be secured in front bedroom and living room, need smoke detector.

389 #5 Exposed wires in kitchen.

389 #6 Repair ceiling in bathroom.

Secure smoke detector in front hall, need smoke detector in rear hall. Need lighting in all common halls.

#7 – replace bathroom ceiling.

#8 repair/replace heater in living room. Need smoke detectors.
#9 – water damaged ceiling in pantry. Check possible leak from above. Water damaged ceiling and walls in bathroom. Gas shut off needed on kitchen stove.
#10 – water damaged ceiling in bathroom.
#11 – needs smoke detector.
#12 – water damaged ceiling in bathroom. Missing smoke detectors.
Common halls: remove trash and debris, replace smoke detectors, replace broken windowpanes in rear halls, stairs and halls must be properly illuminated, repair/replace front and rear entry doors.

CoC issued 11-11-2002, expires 11-20-2005.

CoC revoked on February 25, 2005, after a fire.
Special interim permit allows units 7, 9, 11, and 12 to be occupied.

- ❖ *10-7-2005 Complaint #8 – mold in bathroom.*
- ❖ *12-19-02 Complaint no refrigerator, mold, no heat.*

6-7-2006 Inspection finds 54 violations.

Missing smoke detector in cellar. Clean chimneys.
#12 – repair/replace bathroom ceiling. Hazardous extension cord in kitchen. Needs screens.
#10- repair/replace bathroom ceiling.
#9 – repair/replace bathroom ceiling.
#8 – repair/replace bathroom ceiling and damaged walls.
#7 – repair/replace bathroom ceiling. Electrical hazards in rear bedroom.
Indoor stairs all need handrails. Smoke detectors in halls. Remove trash/debris from halls.
#6- repair/replace bathroom ceiling, pantry ceiling. Missing smoke detectors.
#5 – repair/replace bathroom ceiling.
#4 – repair/replace bathroom, living room, and kitchen ceilings. Smoke detector.
#3 – insect infestation. Replace kitchen floor.
389 – Trash in hallways, smoke detectors, light fixtures, trash and debris in yard.

- ❖ *12-6-2006 Complaint from #12 – mold throughout apartment, bathroom ceiling leaking.*
- ❖ *6-28-2007 Complaint from #12 – bedbugs and cockroaches.*

CoC issued on 2-21-07, expires 2-12-2010.

- ❖ *10-13-2009 Complaint from #12 resulted in inspection.
(GSOP Note: The complaint also mentioned cockroaches, but they did not appear in the list of violations.)*

Violation notice: Need vent fan in bathroom, repair/replace bathroom ceiling, repair peeling walls in bathroom, remove plastic from smoke detector, seal and secure flue pipe on stove at wall.

10-30-2009 – items repaired, tenant evicted.

10-14-2010 Inspection find 76 violations including:

Cellar- secure hanging wires, wire ends must be secured in a proper box, open breaker panels, open junction box, repair/repoint foundation.

#3 – illegal extension cord in kitchen.

#4 repair/replace bathroom, bedroom, living room ceiling, broken window, missing smoke detector,

#5 – broken window, replace lights in pantry and bathroom.

#6 – flue on stove must be properly installed.

#7 – repair/replace bathroom ceiling, cover open flue access, missing smoke detector.

#8 – missing smoke detector.

#9 – repair/replace bathroom ceiling, repair/replace stove.

#10 – missing smoke detector.

#11 – missing smoke detector. Repair/replace bathroom ceiling.

#12 – repair/replace toilet.

385 common halls – replace floor, remove trash, and replace light

389 common halls- smoke detectors, remove trash, exits and stairs need lighting, replace light at rear of building, handrail needed rear stairs, smoke detectors in all common areas, clean yard of trash and debris, evidence of rodents and insects.

CoC issued May 10, 2011, expires May 5, 2014.

215 Wilson St., 6 Unit Multi-Family, Owned by Formosa Co. LLC

In 1988 the building was owned by Gerald Dumas.

Inspection on 4-24-1992 results in 17 violations, including:

Broken/missing storm windows, broken/missing rear siding.

1st floor N- Peeling paint on ceilings, rear bedrooms need proper hardware and must function properly.

2nd floor S - Bedroom and bathroom windows need proper hardware and must function properly.

Apt. 3 - peeling paint, broken windows in bedroom and living room, windows not functioning.

Apt. 5 – peeling paint in kitchen.

Apt. 6- Windows not functioning, all exit doors must be made operable.

12-3-1996 Violations include:

Cellar – cover 3 open electrical boxes.

Apt. 2S – repair/replace bathroom ceiling, broken window in living room.

Apt 2N – broken window in living room, windows in kitchen and living room must operate properly.

Apt. 3S – broken windows in living room and bathroom.

6-15-2000 Violations include:

Apt. 2N – front bedroom ceiling has peeling flaking paint, kitchen ceiling has peeling/flaking paint.

Apt. 3S – all plumbing fixtures must be properly connected and made operable.

CoC issued August 29, 2000, expires August 18, 2003.

March 2001, ownership transferred to Wilson Realty Trust. (Same address as Formosa Co.)

2-11-2004 Violation notice: Building occupied with no current CoC on file, landlord failed to meet inspectors. 11 violations found, including:

Hallways need operable lighting system. Smoke detector required in 1st floor hallway. Front entrance needs lighting. Front hall must be clear of debris and storage. Replace missing balusters in front hall. Replace rusted columns that support beams.

3rd Floor S shed – excessive use of extension cords, remove portable heater.

2nd Floor S – properly locate smoke detectors.

Landlord missed 2 scheduled inspection appointments with a building inspector.

CoC issued to Formosa on June 17, 2004, expires June 11, 2007.

❖ *Complaint on June 11, 2007 from 1st floor N - Front hall door doesn't fit.*

Building Inspector finds:

Need to finish walls around front hall door. Smoke detector missing. Repair bath ceiling, floor, and walls. Need screens on all windows. Repair/replace bolt on rear door. Repair/replace kitchen floor.

6-1-06 Violation – front hallway needs handrails. Rear yard needs lighting system.

❖ *6-9-2006 Complaint, 2nd floor N: toilet not working for 3 days, fuses blowing.*

6-11-2006 complaint ruled invalid.

❖ *7-26-2006 Complaint filed by Officer Michael Bergeron of Manchester PD. He responded to a medical call on 3rd floor, and found the apartment infested with roaches and other insects. He reported insects on the walls, ceilings, and floors. He*

opened a drawer in the kitchen and so many roaches fell out that he could hear them hit the floor. Found roaches in the hallways.

Memo – must have more than one complaint to take action on infestation.

Officer Bergeron's complaint was referred to the Health Dept. On 8-2-2006, the complaint was closed.

- ❖ *10-26-2006 Complaint of roach infestation from Apt. 2 N Inspectors found trash/debris in hallways and yard must be removed, treatment by licensed exterminator ordered.*
- ❖ *5 more complaints about cockroaches.*

11-9-2006 No action taken by landlord thus far.

11-16-2006 trash issues corrected. One treatment for roaches completed, needs another.

11-22-06 Still needs exterminator.

- ❖ *12-22-06 Complaint from Wilson St. Elementary School. A student told a social worker about the cockroaches.*

12-22-06 Memo to Tom from AI in the Building Dept. urging immediate action on the cockroach problem, stating, "This is getting to be a hot potato. Raise hell with the owner."

1-12-2007 Receipt for 2 apartments treated for cockroaches and bedbugs.

- ❖ *6-8-2007 Complaint 2nd floor – Bathroom ceiling leaking, floor rotted, black mold present (picture in file), kitchen ceiling leaking.*

6-11-2007 Violation notice

2nd Floor N – water damaged tiles in bathroom, evidence of active leak from upstairs bath.

- ❖ *6-14-2007 Complaint 3rd floor N: Smoke detector hanging from a wire, toilet and sink leak into downstairs, cockroaches.*

Inspector found smoke detector dangling and inoperable.

8-13-07 Inspection found 24 violations, including:

Rear porch must be free of peeling paint and coated, repair porch railings.

2nd floor, replace deteriorated decking.

1st floor south front porch.

2nd and 3rd floor porches shall be free of pigeon droppings. Clear trash from front hall.

Apt. 1 S – repair kitchen ceiling, evidence of leak from above.

Apt. 2 S – smoke detector missing. Repair lock on front egress door.

Apt. 2 N – repair bedroom ceiling

Apt. 3 S – smoke detector not operating.
Smoke detectors require immediate attention.

- ❖ *October 10, 2007 – letter in file from attorney representing someone injured on premises. Concerned that inspectors had send notice of violations to owners, and owners ignored those violations.*

The inspection process lasted for most of the year. A CoC was issued on 1-10-2008 and expires 12-28-2010.

- ❖ *1-5-2009 Complaint of cockroach infestation.*

11-22-2009 extermination receipt on file.

12-11-09 Inspection found violations: Apt. 2 S kitchen and bathroom ceilings, garbage outside building.

3-9-10 same violations.

- ❖ *8-19-10 Complaint from Apt. 1N – sewage leak dripping into kitchen cabinets, smoke detector not working, blocked 2nd egress.*
- ❖ *9-2-10 Complaint from Apt. B – ceiling fans smell like they're catching fire, windows won't stay open, extension cord power source for bedroom, bugs in cabinets.*
- ❖ *10-19-10 Complaint from Apt. 2N – cockroaches.*
- ❖ *3-11-11 Complaint Apt. 1F – black mold in apartment, front door screwed shut, cockroaches.*

Inspection on 5-11-2011 found 12 violations, including:

Apt. 1S – repair ceiling in bathroom and bedroom.

Apt. 2S – repair front door frame, replace rear door.

Apt. 2N repair damaged ceiling tiles.

Apt. 3S repair damaged ceilings. Bird feces must be removed from 3rd floor front balcony.

Clean hallways, yard, and driveway.

CoC issued August 11, 2011, expires July 14, 2014.

- ❖ *7-31-2012 Complaints, Apt. 1N - cockroaches.*
- ❖ *4-9-13 Complaint Apt. 1N – bedbugs.*
- ❖ *4-9-13 Complaint Apt. 3F – bedbugs and roaches.*
- ❖ *4-19-13 Complaint Apt. 2 N – bedbugs*

4-16-13 Violation notice – licensed exterminator must be hired immediately.

4-25-13 Receipt from Ant Farm Pest Management

- ❖ *4-30-13 Apt. 3 – complaint of leak in bathroom ceiling.*

Lead Poisoning

Lead poisoning is a medical condition caused by increased levels of the heavy metal known as lead in the body. Lead can damage the kidneys, bones, intestines, and the heart. Lead can also negatively impact both the nervous and the reproductive systems.

Lead is especially toxic for children, and can cause permanent behavior and learning disorders. Severe cases of child lead poisoning can result in seizures, coma, and death.

Paint made with lead has been illegal since 1978, but lead paint is still the most common cause of child lead poisonings. Many old multi-family apartment buildings still have lead-based paint inside and outside of the buildings.

For children, a blood lead level of 5 micrograms per deciliter ($\mu\text{g}/\text{dL}$) is the threshold at which the Center for Disease Control (CDC) recommends health action be taken. For adults the number is 10 micrograms per deciliter.

The NH State Epidemiologist's office reports that there were 539 cases of child lead poisoning at 5 $\mu\text{g}/\text{dL}$ or higher in 2012 (the last year that numbers were available) in New Hampshire. There were 74 cases of child lead poisoning at 10 $\mu\text{g}/\text{dL}$ or higher in 2012 and 24 of those cases were in Manchester. The number of child lead poisoning cases for the year 2013 will be available soon. In Manchester, during 2013, there were three hospital admissions for chelation therapy due to childhood lead poisonings.

“Chelation therapy is a chemical process in which a synthetic solution EDTA (ethylenediaminetetraacetic acid) is injected into the bloodstream to remove heavy metals and/or minerals from the body. Chelation means "to grab" or "to bind." When EDTA is injected into the veins, it "grabs" heavy metals and minerals such as lead, mercury, copper, iron, arsenic, aluminum, and calcium and removes them from the body. Except as a treatment for lead poisoning, chelation therapy is controversial and unproved.”

“Children who undergo chelation treatment require long-term follow-up preferably from pediatric health-care providers, nutritionists, environmental specialists, and community out-reach workers. Community outreach workers provide a critical bridge between hospital-based or clinic-based (outpatient) medical care, health advocacy education, and environmental remediation outside the hospital. Children should never be discharged from the hospital until they can go to a lead-free environment.

Pests

All of the apartment buildings mentioned in this report have, or have had, at least one, and in many cases, all three of the types of pests described herein.

Bed bugs

The common bed bug, *Cimex lectularius*, is a wingless, reddish-brown insect that requires blood meals from humans, other mammals, or birds to survive. Bed bugs are not considered to be disease vectors, but they can reduce quality of life by causing anxiety, discomfort, and sleeplessness. Bed bug populations and infestations are increasing in the United States and internationally. Bed bug infestations often are treated with insecticides, but insecticide resistance is a problem, and excessive use of insecticides or use of insecticides contrary to label directions can raise the potential for human toxicity.

Bed bugs are easily carried, inadvertently brought in from infested dwellings by visitors carrying them on shoes, clothing, or bags. They will also move in furniture, and can move from building to building through ductwork. Visiting an infested hotel, apartment, house, movie theater or any place can result in bed bugs hitchhiking on the clothing of the visitors. Bed bugs will feed on pets, but they do not live or travel on them.

Cockroaches

Cockroaches have been around for over 300 million years. They've learned how to adapt to life with humans, making cockroaches one of the most successful pests in the insect world. They like warm environments, but are hardy enough to survive the occasional freeze. Cockroaches can live for up to 3 months without food. Some can go as long as 45 minutes without air. They live in the dark, preferably in damp environs. They like kitchens, bathrooms, sewers and garbage disposals. They can eat almost anything, including: starch, paper, flakes of dry skin, dead animals, plants, dirty clothing, bedbugs and anything that's decaying. They live in unsanitary places, and take the bacteria with them to spread in kitchens, dishes, utensils, cooking surfaces, etc. They contaminate more food than they can eat. Cockroaches can carry and transmit viruses, mostly varieties of gastroenteritis.

Rats and mice

Rats and mice are pests found in densely populated areas. They will eat anything. Rats have been known to bite people – mostly sleeping babies, elderly, or homeless people– in an effort to eat food residue on their faces. Rats are larger than mice. Both can carry diseases that can be fatal to humans including Salmonellosis, Hantavirus and the plague.

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