

81-83 Quebec Street

15-G-17

Lena B. Ogens

MUNICIPAL



SWAN-WALKER

#8503-3R



CERTIFICATE OF INSPECTION

✓ DATE February 9, 1979

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

Ms. Lena B. Ogens  
81 Quebec Street  
Portland, Maine 04101

Re: Premises Located at 81 Quebec Street, Portland, Maine NCP-MN 15-G-17

Dear Ms. Ogens:

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

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 K. Carroll  
K. Carroll

By \_\_\_\_\_  
Lyle D. Noyes,  
Chief of Housing Inspections

Feb. 9, 1979

81 Quebec Street, Portland, Maine NCP-MN 15-G-17

Items noted as possible future maintenance problems:

BARN ROOF- loose roofing material

REAR HALL WALLS- loose and cracked plaster.

CERTIFICATE OF INSPECTION

DATE

2/2/79

City of Portland  
Housing Inspections Division  
Department of Neighborhood Conservation  
Tel: 775-5451 Ext. 358 - 448  
MS LENA B. O'NEILL  
81 Quebec ST  
City

OK to send  
you

Re: Premises Located at 81 Quebec ST. (15-G-17)

Dear Ms O'Neill:

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

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 R. W. Cawell

By \_\_\_\_\_  
Lyle D. Noyes,  
Chief of Housing Inspections

Items

~~1. Loose Roofing Material on Bare Roof~~

1. Loose & Cracked Plaster - Rear Hall Walls

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND  
 DEPARTMENT OF HEALTH & SOCIAL SERVICES  
 HOUSING DIVISION  
 Telephone 775-5451 - Extension 448

Ms. Lena B. Ugans  
 81 Quebec Street  
 Portland, Maine 04101

Ch.-Bl.-Lot: 15-G-17  
 Location: 81 Quebec Street  
 Project: MUMJOY NORTH  
 Issued: July 7, 1976  
 Expired: Sept. 7, 1976

VDU 2

Dear Ms. Ugans:

An examination was made of the premises at 81 Quebec Street, Portland, Maine, by Housing Inspector Stevenson. 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 September 7, 1976. 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 re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with Code Standards.

Your cooperation will help this Department in its goal to maintain all Portland residents in decent, safe and sanitary housing.

Sincerely yours,

David C. Bittenbender  
 Director  
 Health & Social Services

Inspector D. Stevenson

By [Signature]  
 Chief of Housing Inspections

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

- |                |                                 |  |   |               |
|----------------|---------------------------------|--|---|---------------|
| <del>1.</del>  | <del>OVERALL FOUNDATION</del>   | <del>Mortar</del>  | <del>Replace missing mortar.</del>                                | <del>3a</del> |
| <del>2.</del>  | <del>RIGHT MIDDLE ROOF</del>    | <del>Repair the leaking roof.</del>                              |   | <del>3a</del> |
| <del>3.</del>  | <del>FRONT PORCH</del>          | <del>Steps</del>   | <del>Replace or repair sagging, rotted steps and porch.</del>     | <del>3d</del> |
| <del>4.</del>  | <del>LEFT MIDDLE WALL</del>     | <del>Downspout</del>   | <del>Replace the missing downspout.</del>                         | <del>3a</del> |
| <del>5.</del>  | <del>BARN</del>                 | <del>Determine the reason and remedy the condition causing</del> | <del>worn to sag.</del>   | <del>3a</del> |
| <del>6.</del>  | <del>2nd FL REAR HALL</del>     | <del>Wall</del>  | <del>Replace the missing plaster.</del>                           | <del>3b</del> |
| <del>7.</del>  | <del>3rd FL FRONT HALL</del>    | <del>Ceiling</del>   | <del>Replace the missing plaster.</del>                           | <del>3b</del> |
| <del>8.</del>  | <del>FRONT ATTIC</del>          | <del>Ceiling</del>   | <del>Determine the reason and remedy the conditions causing</del> | <del>3b</del> |
|                |                                 |  | <del>signs of leakage.</del>                                      | <del>3b</del> |
| <del>9.</del>  | <del>2nd FL FRONT HALL</del>    | <del>Window</del>  | <del>Secure the loose glass.</del>                                | <del>3b</del> |
| <del>10.</del> | <del>FRONT CELLAR</del>         | <del>Chimney</del>   | <del>Remove the excessive soot.</del>                             | <del>3a</del> |
| <br>           |                                 |  |   |               |
| <u>OVERALL</u> |                                 |  |   |               |
| <del>11.</del> | <del>KITCHEN</del>              | <del>Walls &amp; Ceiling</del>                                   | <del>Remove the peeling paint.</del>                              | <del>3b</del> |
| <del>12.</del> | <del>2nd FL KITCHEN</del>       | <del>Doors</del>   | <del>Replace the missing knobs.</del>                             | <del>3b</del> |
| <del>13.</del> | <del>RIGHT REAR LIVING RM</del> | <del>Ceiling</del>   | <del>Determine the reason and remedy the conditions causing</del> | <del>3b</del> |
|                |                                 |  | <del>signs of leakage.</del>                                      | <del>3b</del> |
| <del>14.</del> | <del>OVERALL</del>              | <del>Windows</del>   | <del>Repair or replace loose, worn sashes.</del>                  | <del>3c</del> |
| <del>15.</del> | <del>OVERALL</del>              | <del>Windows</del>   | <del>Replace broken glass.</del>                                  | <del>3c</del> |

CONTINUED....

*[Handwritten notes]*  
 1 RLR 50000000 CL/PLA-WA CL  
 H. N. RD (S) WA  
 Re BR PLASTER KL WA

I hereby certify that a copy of the attached notice(s) regarding the premises located at  
81 QUEBEC STREET Portland, Maine was personally delivered by me  
at 9:30 on 9 JULY 19 76 into the hands of MRS L BOGERS  
who identified HERSELF as \_\_\_\_\_ of the owner \_\_\_\_\_ at  
81 QUEBEC ST PORTLAND Maine.

 Housing Inspector  
City of Portland Health Department - Housing Division

Abec Street, continued.....

<del>16.</del>	<del>BATHROOM</del>	<del>Bathtub</del>	<del>Correct the illegal cross-connection at the fixture.</del>	<del>6d</del>
<del>17.</del>	<del>2nd FL LEFT MIDDLE BEDRM</del>	<del>wall</del>	<del>Remove the illegal wiring.</del>	<del>8a</del>
	<del>FRONT BEDROOM</del>	<del>wall</del>	<del>Remove the illegal wiring.</del>	<del>8a</del>
<del>18.</del>	<del>1st FL DINING ROOM</del>	<del>wall</del>	<del>Provide a duplex outlet.</del>	<del>8a</del>

WHEN MAKING REPAIRS FIRST PRIORITY SHOULD BE GIVEN TO THOSE ITEMS WITH ASTERISKS AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

LON:rl

~~DE SOL 2 FR 1 E CL~~

~~SE LA PLUS 3 MI ATTU CL~~

~~" " " 3 FR " CL~~

~~RE 111 1500 " " " DO~~

~~DE SOL 3 FR 111 CL~~

~~" " 3 RE ATTU CL~~

17753

REINSPECTION RECOMMENDATIONS

INSPECTOR STANSON

LOCATION 510 10th St  
 PROJECT 100  
 OWNER L. W. O'Connell

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
issued	Expired	issued	Expired	issued	Expired
7/7/76	9/7/76				

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

DATE			
		ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" _____ "POSTING RELEASE" _____	
		SATISFACTORY Rehabilitation In Progress	
		Time Extended To _____	
		Time Extended To _____	
		Time Extended To _____	
9/9	DS DS	UNSATISFACTORY Progress Send "HEARING NOTICE" _____	X Sept 26 at 4:00
		"NOTICE TO VACATE" POST Entire _____	"FINAL NOTICE" _____ X
		POST Dwelling Units _____	
		UNSATISFACTORY Progress Request "LEGAL ACTION" Be Taken _____	
9/7	DS	INSPECTOR'S REMARKS: _____	
1/13	DS	NA RE	
2/2/79	@	RE UNSAT PROG. I made Re with D.S. in Nov. 1977. No violation was observed the following day. At that time all violations had been corrected mostly through "patch work" type repairs. The mouse lives the house alone and uses the 2nd floor apt. for storage. Recommend COI to be written.	
		INSTRUCTIONS TO INSPECTOR: _____	

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph ...  
Director

CITY OF PORTLAND

JULY 10, 1997

FULLI MAHFUZ A  
55 GRANT ST  
PORTLAND ME 04102

Re: 81 QUEBEC ST  
CBL: 014- - M-017-001-01  
DU: 1

Dear Mr. Fulli:

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.

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,

Handwritten signature of Marland Wing in cursive.

Marland Wing  
Code Enforcement Officer

Handwritten signature of Tammy Munson in cursive.

Tammy Munson  
Code Enfc. Offr./ Field Supv.