

82

WINTER STREET

45-E-14

CITY OF PORTLAND, MAINE
DEPT. OF PLANNING & URBAN DEVELOPMENT
Room 315, City Hall
PORTLAND, MAINE 04101 H

PORTLAND, ME
PM
27 MAY
1992



82 Winter St.

~~RECEIVED
CITY OF PORTLAND
MAY 27 1992~~

*Referred to
22 Winter St*

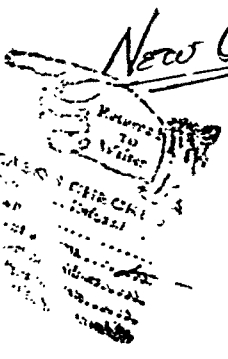
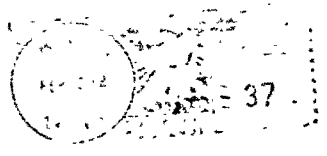
Mr. David McKenney

Room 319

Full

Ass 2015-45-E-14 - Page 82.

CITY OF PORTLAND, MAINE
DEPT. OF PLANNING & URBAN DEVELOPMENT
Room 315, City Hall
PORTLAND, MAINE 04101 H



New Owner:

Edward M Johnson III
Mr. David McKenney
82 Winter St
Portland
ME 04102

82 Winter St.

286
234

C E R T I F I C A T E
O F
C O M P L I A N C E

Date: May 23, 1982

CITY OF PORTLAND

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

Mr. David McKerney
RFD
Hiram, Maine 04041

Re: Premises located at 82 Winter St. NDP 45-E-14

Dear Mr. McKerney:

A re-inspection of the premises noted above was made on May 16, 1982
by Housing Inspector Hubert Irving.

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 February 11, 1982.

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 May 1987.

Sincerely yours,

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

By Lyle D. Noyes
Lyle D. Noyes
Inspection Services Division

Hubert Irving
Code Enforcement Officer - Irving (4)

Jmr

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development
Inspections Services Division
Tel. 775-5451 - Ext. 311 - 318 - 319

Mr. David McKenney
RFD
Hiram, Maine 04041

DU 4

Ch. 45 Blk. P Lot 14
Location: 82 Winter St.

Project: NCP-NDP
Issued: February 11, 1982
Expires: February 21, 1982

BY [Signature]
5/12/82

Dear Mr. McKenney:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 82 Winter Street, Portland, Maine by Code Enforcement Officer

Hubert Irving. Violations of Chapter 307 of the Municipal Codes (Minimum Standards for Housing) 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 February 21, 1982. 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 Code Standards.

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

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

Very truly yours,
Joseph E. Gray, Jr., Director of
Planning & Urban Development

By [Signature]
Lyle D. Noyes,
Inspection Services Division

[Signature]
Code Enforcement Officer - Irving (4)

Attachments:-

jmr

HOUSING INSPECTION REPORT

OWNER: Mr. David McKenney CODE ENFORCEMENT OFFICER - Irving (4)

82 Winter Street, Portland, Maine 45-E-14 NCP-NDP Notice of Housing Conditions
DATED: February 11, 1982 EXPIRES: February 21, 1982

ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL CODES - MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED.

1. No smoke alarms. **See below

"PER THE MAINE STATE STATUTES, "SEC. 1.25 MRSA 2464", WITHIN TEN (10) DAYS OF THE DATE OF THIS NOTICE, A SMOKE ALARM MUST BE INSTALLED IN EACH AREA OF THIS STRUCTURE, AS LISTED BELOW:

All apartments.

PLEASE CALL THE FIRE PREVENTION BUREAU AT 775-5451, EXT. 354, IF YOU HAVE ANY QUESTIONS REGARDING THE INSTALLATION OF THE REQUIRED SMOKE ALARMS."

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development
Inspections Services Division
Tel. 775-5451 - Ext. 311 - 318 - 319

Mr. David McKenney
RFD
Hiram, Maine 04041

DU 4

Ch. 45 Blk. F Lot 14
Location: 82 Winter St.

Project: NCP-NDP
Issued: February 11, 1982
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Very truly yours,
Joseph E. Gray, Jr., Director of
Planning & Urban Development

By Lyle D. Hayes
Lyle D. Hayes,
Inspection Services Division

H. Irving
Code Enforcement Officer - Irving (4)
Attachments:-

jmr

HOUSING INSPECTION REPORT

OWNER: Mr. David McKenney CODE ENFORCEMENT OFFICER - Irving (4)

82 Winter Street, Portland, Maine 45-E-14 NCF-NDP Notice of Housing Conditions
DATED: February 11, 1982 EXPIRES: February 21, 1982

ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL CODES - MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED.

1. No smoke alarms. **See below

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All apartments.

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NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development
Inspections Services Division
Tel. 775-5451 - Ext. 311 - 318 - 319

Mr. David McKenney
RFD
Hiram, Maine 04041

DU 4

Ch. 45 Blk. E Lot 14
Location: 82 Winter St.

Project: NCP-IDP
Issued: February 11, 1982
Expires: February 21, 1982

Dear Mr. McKenney:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 82 Winter Street, Portland, Maine by Code Enforcement Officer Hubert Irving. Violations of Chapter 307 of the Municipal Codes (Minimum Standards for Housing) 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 February 21, 1982. 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 Code Standards.

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Very truly yours,
Joseph E. Gray, Jr., Director of
Planning & Urban Development

By Lyle D. Hoves
Inspection Services Division

Code Enforcement Officer - Irving (4)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Mr. David McKenney CODE ENFORCEMENT OFFICER - Irving (4)

82 Winter Street, Portland, Maine 45-E-14 NCP-NOP Notice of Housing Conditions
DATED: February 11, 1982 EXPIRES: February 21, 1982

ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL CODES - MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED.

1. No smoke alarms. **See below

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All apartments.

PLEASE CALL THE FIRE PREVENTION BUREAU AT 775-5451, EXT. 354, IF YOU HAVE ANY QUESTIONS REGARDING THE INSTALLATION OF THE REQUIRED SMOKE ALARMS."

City of Portland

STRUCTURE INSPECTION SCHEDULE

Housing Inspection Division

1st

Inspr. Name: J. LIVING

2) Insp. Date: 1-26-82
 3) Insp. Type: NCP
 4) Prec. Code: 45-E-14
 5) Assessor's Chart: [blank]
 6) Bl. [blank]
 7) Lot [blank]
 8) Cont. [blank]
 9) Bldg. [blank]
 10) Inset [blank]
 11) Form No. [blank]

12) House No. [blank]
 13) Sec H No. [blank]
 14) Surf. [blank]
 15) District [blank]
 16) Street Name: WINTER ST
 17) Bldg. Design [blank]

18) Owner or Agent: David McKeown RED HEAVEN ME 02041
 19) Status: ABO
 20) Bldg's Rat.: 2

21) Address: [blank]
 22) City and State: Portland, ME Zip Code: 04102

23) D. Units: 4
 24) Occ. D.U.'s: 4
 25) Rm. Units: [blank]
 26) Occ R.U.s: [blank]
 27) No. Occupants: 2
 28) Com'iu. [blank]
 29) Bldg. Type: [blank]
 30) Stories: 2
 31) Const. Mt. [blank]
 32) O.B's [blank]

33) C.H. [blank]
 34) Pho. [blank]
 35) Zoned For: R
 36) Actual Land Use: R
 37) D.D. [blank]
 38) Lks. Ad. Bch. Fnc. [blank]
 39) Disp. [blank]
 40) Closing Date [blank]

EXTERIOR - Structure		Cd. Viol.	INTERIOR - Str.		Cd. Viol.
Foundation	EX/FO	3a	Lighting		8
Halls	EX/WA	3a	Elec. Wiring	EW	8e
Roof	RO	3a	Floors	FL	3b
Porch	PO	3d	Walls	IN/WA	3b
Stairs	EX/SP	3d	Ceilings	CL	3b
Steps	SP	3d	Windows	IN/WI	3c
Doors	DO	3c	Airshafts	AE	3c
Windows	EX/WI	3c	Roof Rafters	ROR	3a
Eaves	EA	3a	Sanitation	SAN	4e
Trim	TR	3a	Stairways	IN/SRW	3d
Chimney	EX/CH	3e	Stair Treads	SRT	3d
Gutters	GU	3a	Waste Lines	WSL	6d
Roof Drains	RD	3a	Supply Lines	SUL	6c
Bulkhead	BU	3d	Stairs	ST	3e
Outbuildings	GR - SH	4e	Plues	FU	3e
Yard	YA		Vents	VE	3c
Garbage	GA	4d	Chimney	IN/CH	3e
Rubbish	RU	4d	Heating Equip. Furnace - FU	Spaceheater - SPH	9c
Containers	CO	4d	Basmt. Sanitation Litter - LI	Debris - DE	4b
Drainage	DR	3a	Dampness - DM		3a
Infestation	IN-CR-FL	4e	Leaking	BS/LI	8c
Rats	RA	4e	Elec. Panel	EL/PA	8e
Other		4e	Stairs	BS/SP	3d
Fire Escape	FE	10	Foundation	IN/FO	3a
Dual Egress	DE	10	Floor Joists	FL/JO	3a
Driveways	DW		Loose Joists	CA/JO	3a
Walks	WA		Stairs	ST	3e
Fences	FN				

Remarks on reverse side: MI - Smoke Detectors (Send Letter), FD Notified

1st of 82 written - not 1.

City of Portland

Health Department
DWELLING UNIT SCHEDULE

Housing Inspection Division

INSP DATE: 7/26/82 INSP: 4 FORM NO.:

TENANTS NAME: GUNNAR FALK FLR.#: 1 LOCAT: R/E RMG.TP.: 72 #RMS.: 3 #PEO.: 1 #ALI.'D: 1 SLR: 1

Child Un.10: 1 Child 1-6: 6 + Lead Survey Results: N/A Rent Code: 110 Furn: N/A Hot Water: Y Dual Egrs.: Y Ck'ng.: LC Heat: LC Lav.: Y Bath: Y Flush: Y

KITCHEN	CODE	BATHROOM	CODE
(X) Plaster - L, C, M, - Ceiling/Walls	3(b)	(X) Plaster - L, C, M - Ceiling/Walls	3(b)
(X) Windows - loose, broken glass, glaze	3(c)	(X) Window - loose, broken glass, glaze	3(c)
(X) Sash/Frames - broken, missing, worn	3(c)	(X) Sash/Frames - broken, missing, worn	3(c)
(X) Floor - loose, worn, dam., buckled	3(b)	(X) Floor - loose, worn, dam., buckled	3(b)
(X) Doors - Knob/lk - missing - Panels/Frames dam.	3(b)	(X) Door - knob/lk - missing - Panels/Frames dam.	3(b)
(X) Counter/Stor. Space Yes <u>NO</u>	-	(X) Toilet - Tnk - brkn, loose, leaks, Seat, l'se crkd.	6(d)
(X) Sink - chipped, cracked, leaks	6(d)	(X) Lavatory - chipped, crkd, leaks, trap leaks	6(d)
(X) Range - improper stack, flue, vent	3(e)	(X) Bathtub/Shower - leaks cross connection	6(d)
(X) Refrigerator Space Yes <u>NO</u>	-	(X) Ventilation Yes <u>NO</u>	7
(X) Plumbing (a) 6(a) Water Supply Hot <u>&</u> Cold <u>&</u>	6(c)	(X) Plumbing (b) 6(a) Water Supply Hot <u>&</u> Cold <u>&</u>	6(c)
(X) Electrical (a)		(X) Electrical (b)	
(X) Sanitation (a)		(X) Sanitation (b)	

LIVING ROOM	CODE	DINING ROOM	CODE
(X) Plaster - L, C, M, - Ceiling/Walls	3(b)	(X) Plaster - L <u>N/A</u> Ceiling/Walls	3(b)
(X) Windows - loose, broken, glaze	3(c)	(X) Windows - loose, broken, glaze	3(c)
(X) Sash/Frames - broken, missing, worn	3(c)	(X) Sash/Frames - broken, missing, worn	3(c)
(X) Floor - loose, worn, damaged	3(b)	(X) Floor - loose, worn, damaged	3(b)
(X) Door - knob/lk - missing - Panels/Frames dam.	3(b)	(X) Doors - Knobs/lk - missing - Panels/Frames dam.	3(b)
(X) Electrical (c)		(X) Electrical (d)	
(X) Sanitation (c)		(X) Sanitation (d)	

Bedrooms and/or other rooms	Code
(X) Plaster - L, C, M - Ceiling/Walls	3(b)
(X) Windows - Loose, broken, glaze	3(c)
(X) Sash/Frames - broken, missing, worn	3(c)
(X) Floors - loose, worn, damaged	3(b)
(X) Door - knobs/lk - missing - Panels/Frames dam.	3(b)
(X) Electrical (e)	
(X) Sanitation (e)	
(X) Clothes Closet Yes <u>NO</u>	

Plumbing: OK Electrical: OK Sanitation - Vermin O R: OK

REMARKS:

#1, CR. 82 2012

492

City of Portland

Health Department
DWELLING UNIT SCHEDULE

Housing Inspection Division

INSP DATE
7/26/82

INSP FORM NO.

FLR.#	LOCATION	RMG.TP.	#RMS.	#PEO.	#ALI'D	SLRRM.
2	RIF			1		1

Child Un. 10	Child 1-6	+ Lead Survey - Results	Rent	Rent Code	Turn	Hot Water	Dual Egrs.	Ck'ng.	Heat	Lav.	Bath	Flush
				110	11	11	11	LG	LG	P	P	P

KITCHEN	CODE	BATHROOM	CODE
(+) Plaster - L, C, M, - Ceiling/Walls	3(b)	(+) Plaster - L, C, M - Ceiling/Walls	3(b)
(+) Windows - loose, broken glass, glaze	3(c)	(+) Window - loose, broken glass, glaze	3(c)
(+) Sash/Frames - broken, missing, worn	3(c)	(+) Sash/Frames - broken, missing, worn	3(c)
(+) Floor - loose, worn, dam., buckled	3(b)	(+) Floor - loose, worn, dam., buckled	3(b)
(+) Doors - Knob/lk - missing - Panels/Frames dam.	3(b)	(+) Door - knob/lk - missing - Panels/Frames dam.	3(b)
(+) Counter/Stor. Space Yes <input checked="" type="checkbox"/> No	-	(+) Toilet - Tnk - brkn, loose, leaks, Seat, l'se crkd.	6(d)
(+) Sink - chipped, cracked, leaks	6(d)	(+) Lavatory - chipped, crkd, leaks, trap leaks	6(d)
(+) Range - improper stack, flue, vent	3(e)	(+) Bathtub/Shower - leaks cross connection	6(d)
(+) Refrigerator Space Yes <input checked="" type="checkbox"/> No	-	(+) Ventilation Yes <input checked="" type="checkbox"/> No	7
(+) Plumbing (a) 6(a) Water Supply Hot <input checked="" type="checkbox"/> Cold <input checked="" type="checkbox"/>	6(c)	(+) Plumbing (b) 6(a) Water Supply Hot <input checked="" type="checkbox"/> Cold <input checked="" type="checkbox"/>	6(c)
(+) Electrical (a)		(-) Electrical (b)	
(+) Sanitation (a)		(-) Sanitation (b)	

LIVING ROOM	CODE	DINING ROOM	CODE
(+) Plaster - L, C, M, - Ceiling/Walls	3(b)	(+) Plaster - L, C, M - Ceiling/Walls	3(b)
(+) Windows - loose, broken, glaze	3(c)	(+) Windows - loose, broken, glaze	3(c)
(+) Sash/Frames - broken, missing, worn	3(c)	(+) Sash/Frames - broken, missing, worn	3(c)
(+) Floor - loose, worn, damaged	3(b)	(+) Floor - loose, worn, damaged	3(b)
(+) Door - knob/lk - missing - Panels/Frames dam.	3(b)	(+) Doors - Knobs/lk - missing - Panels/Frames dam.	3(b)
(+) Electrical (c)		(-) Electrical (d)	
(+) Sanitation (c)		(-) Sanitation (d)	

Bedrooms and/or other rooms	Code
(+) Plaster - L, C, M - Ceiling/Walls	3(b)
(+) Windows - loose, broken, glaze	3(c)
(+) Sash/Frames - broken, missing, worn	3(c)
(+) Floors - loose, worn, damaged	3(b)
(+) Door - knobs/lk - missing - Panels/Frames dam.	3(b)
(-) Electrical (e)	
(-) Sanitation (e)	
(+) Clothes Closet Yes <input type="checkbox"/> No	

Plumbing	Electrical	Sanitation - Vermin
CR	CR	CR

REMARKS:

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

City of Portland

Health Department
DWELLING UNIT SCHEDULE

Housing Inspection Division

INSP DATE

7/26/82

INSP FORM NO.

4

TENANTS NAME

VACANT

FLR.# LOCATION RMG.TP. #RMS. #PEO. #ALL'D SLPRM.

2 LEF 3 - 1

Child Un.10 Child 1-6 + Lead Survey - Results Rent Rent Code Furn Hot Water Hws! Egrs. Ck'ng. Heat Lav. Bath Flush

KITCHEN CODE BATHROOM CODE
 Plaster - L, C, M, - Ceiling/Walls 3(b)
 Windows - loose, broken glass, glaze 3(c)
 Sash/Frames - broken, missing, worn 3(c)
 Floor - loose, worn, dam., buckled 3(b)
 Doors - Knob/lk - missing - Panels/Frames dam. 3(b)
 Counter/Stor. Space Yes No
 Sink - chipped, cracked, leaks 6(d)
 Range - improper stack, flue, vent 3(e)
 Refrigerator Space Yes No
 Plumbing (a) 6(a) Water Supply Hot Cold 6(c)
 Electrical (a)
 Sanitation (a)

LIVING ROOM CODE DINING ROOM CODE
 Plaster - L, C, M, - Ceiling/Walls 3(b)
 Windows - loose, broken, glaze 3(c)
 Sash/Frames - broken, missing, worn 3(c)
 Floor - loose, worn, damaged 3(b)
 Door - knob/lk - missing - Panels/Frames dam. 3(b)
 Electrical (c)
 Sanitation (c)

Bedrooms and/or other rooms
 Plaster - L, C, M - Ceiling/Walls 3(b)
 Windows - Loose, broken, glaze 3(c)
 Sash/Frames - broken, missing, worn 3(c)
 Floors - loose, worn, damaged 3(b)
 Door - knobs/lk - missing - Panels/Frames dam. 3(b)
 Electrical (e)
 Sanitation (e)
 Clothes Closet Yes No

Plumbing *[Handwritten: OK]* Electrical *[Handwritten: OK]* Sanitation - Vermin O R *[Handwritten: OK]*

REMARKS:

1st OK # 82 Winter St apt 4

Housing Inspection Division

City of Portland

Health Department
DWELLING UNIT SCHEDULE

INSP FORM NO.

INSP DATE 7/26/82 FLR.# 1 LOCATION 1 ER RMG.TP. 3 #RMS. 1 #PEO. 1 #ALL'D SLR.M. 1

TENANTS NAME MOORE Child Un.10 1-6 + Lead Survey Results NO Rent NO Rent Code NO Furn N Hot Water H Dual Egrs. H Ck'ng. LG Heat LG Lav. P Bath P Flusn P

KITCHEN
 () Plaster - L, C, M, - Ceiling/Walls 3(b)
 () Windows - loose, broken glass, glaze 3(c)
 () Sash/Frames - broken, missing, worn 3(c)
 () Floor - loose, worn, dam., buckled 3(b)
 () Doors - Knob/lk - missing - Panels/Frames dam. 3(b)
 () Counter/Stor. Space Yes No 6(d)
 () Sink - chipped, cracked, leaks 3(e)
 () Range - improper stack, flue, vent - 6(c)
 () Refrigerator space Yes No 6(c)
 () Plumbing (a) 6(a) Water Supply Hot Cold OK
 () Electrical (a)
 () Sanitation (a)

BATHROOM
 () Plaster - L, C, M - Ceiling/Walls 3(b)
 () Window - loose, broken glass, glaze 3(c)
 () Sash/Frames - broken, missing, worn 3(c)
 () Floor - loose, worn, dam., buckled 3(b)
 () Door - knob/lk - missing - Panels/Frames dam. 3(b)
 () Toilet - Tnk - brkn, loose, leaks, Seat, l'se crkd. 6(d)
 () Lavatory - chipped, crkd, leaks, trap leaks 6(d)
 () Bathtub/shower - leaks cross connection 6(d)
 () Ventilation Yes No 7
 () Plumbing (b) 6(a) Water Supply Hot Cold OK 6(c)
 () Electrical (b)
 () Sanitation (b)

LIVING ROOM
 () Plaster - L, C, M, - Ceiling/Walls 3(b)
 () Windows - loose, broken, glaze 3(c)
 () Sash/Frames - broken, missing, worn 3(c)
 () Floor - loose, worn, damaged 3(b)
 () Door - knob/lk - missing - Panels/Frames dam. 3(b)
 () Electrical (c)
 () Sanitation (c)

DINING ROOM
 () Plaster - L, C, M - Ceiling/Walls 3(b)
 () Windows - loose, broken, glaze 3(c)
 () Sash/Frames - broken, missing, worn 3(c)
 () Floor - loose, worn, damaged 3(b)
 () Doors - Knobs/lk - missing, Panels/Frames dam. 3(b)
 () Electrical (d)
 () Sanitation (d)

Bedrooms and/or other rooms
 () Plaster - L, C, M - Ceiling/Walls 3(b)
 () Windows - Loose, broken, glaze 3(c)
 () Sash/Frames - broken, missing, worn 3(c)
 () Floors - loose, worn, damaged 3(b)
 () Door - knobs/lk - missing - Panels/Frames dam. 3(b)
 () Electrical (e)
 () Sanitation (e)
 () Clothes Closet Yes No
 Sanitation - Vermin 0 R

Plumbing OK Electrical OK Sanitation OK

REMARKS:

CERTIFICATE
OF
COMPLIANCE

CITY OF PORTLAND
Department of Health & Social Services
Housing Inspections Division
Telephone: 775-5451 - Extension 448

✓ August 11, 1976

Mr. David McKenney
R.F.D.
Hiram, Maine 04041

Re: Premises located at 92 Winter Street, Portland, Maine 45-E-14 NDP

Dear Mr. McKenney:

A re-inspection of the premises noted above was made on August 10, 1976
by Housing Inspector Gough.

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 October 2, 1975.

Thank you for your cooperation and your efforts to help us maintain decent, safe and
sanitary housing for all Portland residents.

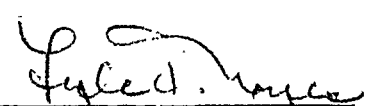
In order to aid in the preservation of Portland's existing
housing inventory, it shall be the policy of this department
to inspect each residential building at least once every five
years. Although a property is subject to re-inspection at any
time during the said five year period, the next regular
inspection of this property is scheduled for 1981.

Sincerely yours,
David C. Bittenbender
Director
Health & Social Services

Inspector


H. Gough

By


Chief of Housing Inspections

LDN:ri

Jan/72

NOTICE OF HOUSING CONDITIONS

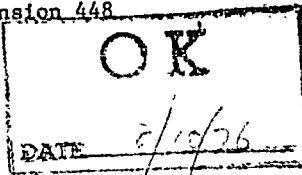
DU 4

LOAN

CITY OF PORTLAND
Health Department - Housing Division
Telephone 775-5451 - Extension 448

Ch.-Bl.-Lot: 45-E-14
Location: 82 Winter Street
Project: NDP
Issued: 10-2-75
Expires: 12-2-75

Mr. David McKenney
R.F.D.
Hiram, Maine 04041



Dear Mr. McKenney:

An examination was made of the premises at 82 Winter Street, Portland, Maine, by Housing Inspector Gough. 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 2, 1975. 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
Health Director (Acting)

Inspector

M. Gough

By

[Signature]
Chief of Housing Inspections

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

- 1. ~~Replace the rotted joists - cellar ceiling.~~ 3-a
- 2. ~~Install storm windows and screens overall.~~ 3-d
- 3. ~~Repair the loose first floor middle and rear exterior doors.~~ 9-a
- 4. ~~Repair the inoperative furnace in the cellar.~~ 3-c
- 5. ~~Repair the leaking skylite - rear roof.~~ 3-a
- 6. ~~Replace the broken glass - rear attic window.~~ 8-a
- 7. ~~Repair the loose light - front attic.~~ 3-c
- 8. ~~Secure glass by replacing points and/or reglazing window - front attic.~~ 3-c
- 9. ~~Repair the loose sash - front attic window.~~ 8-a
- 10. ~~Remove the illegal wiring in the attic.~~
- 11. ~~Repair or replace the loose, rotted and broken members of the front and rear porches.~~ 3-d
- 12. ~~Point up the foundation overall.~~ 3-a
- 13. ~~Repair or replace the loose and broken clapboards - exterior walls.~~ 3-a
- 14. ~~Repair the loose bulkhead door.~~ 3-c
- 15. ~~Replace the rotted gutters overall.~~ 3-a
- 16. ~~Point up chimney.~~ 3-a
- 17. ~~Repair or replace the loose and illegal electrical wiring overall cellar.~~ 8-a
- 18. ~~Determine the reason and remedy the condition that causes the fuses to blow excessively throughout all dwelling units.~~ 8-a

continued ..

82 Winter Street - continued

First Floor - front

19. Repair the broken sash in the kitchen window. 3-c
- *20. Determine the reason and remedy the condition that causes the signs of leakage on the bedroom walls. 3-a
- *21. Secure glass by replacing points and/or reglazing window in the kitchen and bedroom. 3-a
22. Repair the inoperative radiator in the bedroom. 9-c

First Floor - rear

23. Secure glass by replacing points and/or reglazing window in the kitchen and bathroom. 3-c 6/29
24. Determine the reason and remedy the condition that causes the floor to sag in the bathroom and living room. 3-b 6/29

Second Floor - front

25. Repair the loose tile on the ceiling of the kitchen and living room. 3-h
- *26. Remove the illegal wiring to electrical outlet on the bathroom wall. 8-b
- *27. Replace the broken glass in the kitchen and living room windows. 3-c
- *28. Secure glass by replacing points and/or reglazing window in the kitchen and living room. 3-c

Second Floor - rear

29. Replace broken counter-balance cord allowing window sash to remain elevated when opened in the kitchen. 3-c
- *30. Determine the reason and remedy the condition that causes the signs of leakage on the bathroom ceiling. 3-a

*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.

REINSPECTION RECOMMENDATIONS

INSPECTOR G. [Signature]

LOCATION 821 [unclear] St
 PROJECT 18 P
 OWNER [unclear]

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired

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

DATE		
8/1/76	716	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" <input checked="" type="checkbox"/> "POSTING RELEASE" <input checked="" type="checkbox"/>
7/27/76	716	SATISFACTORY Rehabilitation In Progress Time Extended To 5-15-76 27X ON NOC LOAN ACT
7/27/76	716	Time Extended To 07/10/76 loan incomplete Time Extended To _____
		UNSATISFACTORY Progress Send "HEARING NOTICE" _____ "FINAL NOTICE" _____
		"NOTICE TO VACATE" _____ POST Entire _____ POST Dwelling Units _____
		UNSATISFACTORY Progress Request "LEGAL ACTION" Be Taken _____
7/27/76	716	INSPECTOR'S REMARKS: <u>Re: Acct 2312 Loan Holder AB</u> <u>loan completed C of C good job</u>
		INSTRUCTIONS TO INSPECTOR:



C 30
D 12 M 7

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

NOTICE OF HOUSING CONDITIONS

DU: 4
CHART-BLOCK-LOT - 45-E-14
LOCATION: 82 Winter Street

DISTRICT: 5
ISSUED: January 21, 1988
EXPIRES: March 21, 1988

B & B Associates
c/o Robert Lones
8 Marshall Street
North Reading, MASS 01864

Dear: Sir:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 82 Winter Street by Code Enforcement Officer Merlin Leary. 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 March 21, 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.

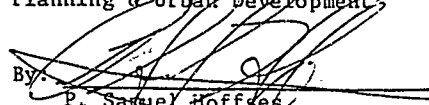
Please Note: You should consult the inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

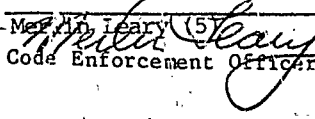
Please contact this office if you have any questions regarding this order.

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. Samuel Hoffges
Chief of Inspection Services


Merlin Leary
Code Enforcement Officer

Attachments:

jmr

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

HOUSING INSPECTION REPORT

OWNER: B & B Assoc., c/o Robert Lones

LOCATION: 82 Winter St. 45-E-14

CODE ENFORCEMENT OFFICER: Merlin Leary (5)

HOUSING CONDITIONS DATED: January 21, 1988 EXPIRES: March 21, 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.

- * 1. INTERIOR SECOND FLOOR, APT. #2 - stairs - missing railings.
- * 2. INTERIOR BASEMENT, APT. #3 - bathroom - lack of ventilation.

SEC. (S)

108-4
112

NOTE:

At the time of the inspection, I was unable to gain access to Apt. #1 and #4. I suggest that if there are any conditions which need correcting in these apartments, 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.

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND
CERTIFICATE OF COMPLIANCE

DATE: June 18, 1991

DU4

Housing Inspections Division
Telephone: 874-8300 - Extension 8704

B & B Associates
c/o Robert Lones
8 Marshall St.
North Reading, Mass 01864

RE: Premises located at 82 Winter Street 45-E-14

Dear Sir:

A re-inspection of the premises noted above was made on June 11, 1991
by Code Enforcement Officer Marland Wing.

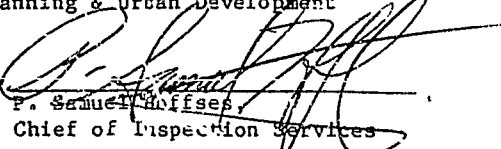
This is to certify that you have complied with our request to correct the violation(s) of the Municipal Code relating to housing conditions as described in our "Notice of Housing Conditions" dated January 21, 1988.

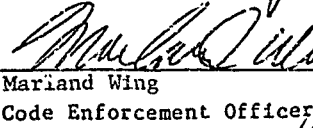
Thank you for your cooperation and your efforts to help us maintain decent, safe and sanitary housing for all Portland residents.

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 June 1996.

Sincerely yours,

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

By 
Samuel P. Hoffses,
Chief of Inspection Services


Marland Wing
Code Enforcement Officer

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

May 12, 1993

Robert & Elizabeth Lones
8 Marshall St
N. Reading, MA 01864

Re: 82 Wincer St
CBL: 045-E-014
DU: 4

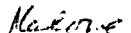
Dear Mr. & Mrs. Lones,

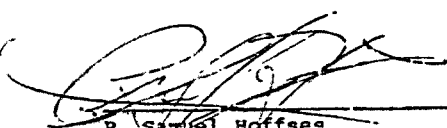
We recently received a complaint and an inspection was made at the above referred address. As a result of the inspection, you are hereby notified to correct the following substandard housing conditions:

<u>Apartment #2</u>	
1. Kitchen - Ceiling - Damaged	108-2
2. Kitchen - Sink - Leaking	111-4
3. Kitchen - Inoperable Outlet	113-5
4. Livingroom - Ceiling - Damaged	108-2
5. Throughout - Cocker Sches	109
6.* Fire Escape - Rotted/Dangerous	116-5

The above mentioned condition is in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected within 30 days. Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely,


Kathy Lowe
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

May 12, 1993

Robert & Elizabeth Lones
8 Marshall St
N. Reading, MA 01864

Ross James Management
213 Congress St
Portland, ME 04101

Re: 82 Winter St
CBL: 045-E-014
DU: 4

Dear Mr. & Mrs. Lones,

As owner or agent of the property located at the above referred address, you are hereby notified that as the result of a recent inspection, the occupied apartment, #2 on the second floor, is hereby declared unfit for human occupancy.

The above mentioned apartment, #2 on the second floor, is to be vacated and kept vacant so long as the following conditions continue to exist thereon.

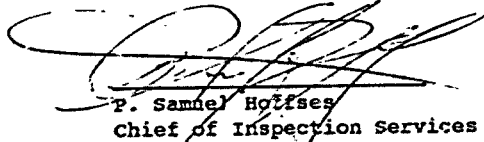
Article v Section 6-120

- (1) Properties which are either damaged, decayed, dilapidated, insanitary, unsafe, or vermin-infested in such a manner as to create a serious hazard to the health, safety, and general welfare of the occupants or the public.

Therefore, you will not occupy, permit anyone to occupy, or rent the above mentioned apartment, #2 on the second floor, without the written consent of the Health Officer or his/her agent.

Sincerely,

Kathleen A. Lowe
Kathleen A. Lowe
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

May 12, 1993

Tenant
Apt #2/Second Fl
82 Winter St
Portland, ME 04102

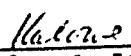
Re: 82 Winter St
CBL: 045-E-014
DU: 4


Dear Tenant,

A recent inspection of the apartment, #2 on the second floor, that you are now occupying, found that it does not meet the requirements of Article V (Housing Code) of the City of Portland Municipal Code and is hereby declared unfit for human occupancy.

The owners, Robert and Elizabeth Lones, have been notified of the above mentioned condition and have been directed to take immediate steps to vacant the apartment, #2 on the second floor.

Sincerely,


Kathleen A. Love
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

August 25, 1993

LONES ROBERT L
PO BOX 70
RAYMOND ME 04071

Re: 82 Winter St
CBL: 045- - E-014-001-01
DU: 4

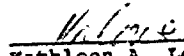
Dear Mr. Lones,

This is to inform you, as owner or agent of the property located at the above referred address, that we have released the apartment (#2/2nd fl) from posting.

Therefore, you may rent this dwelling unit to others or occupy them yourself.

If any additional information is desired, visit or call this office.

Sincerely,


Kathleen A. Lowe
Code Enforcement Officer


S. P. Hoffses
Chief of Inspection Services

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

JULY 17, 1997

CITY OF PORTLAND

LONES ROBERT L
PO BOX 70
RAYMOND ME 04071

Re: 82 WINTER ST
CBL: 045- - E-014-001-01
DU: 4

Dear Mr. Lones:

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 - TRIM -
PAINT IS PEELING | 108.10 |
| 2. EXT - SIDE STEPS -
HANDRAIL IS MISSING | 108.40 |
| 3. INT - OVERALL -
HARD-WIRED BATTERY-BACKUP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT
- PERMIT BY MASTER ELECTRICIAN | 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,

Arthur Rowe
Code Enforcement Officer

Tammy Munson
Code Enfc.Offc./ Field Supv.