

056-I-013

262 Spring

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

Notice of Housing Conditions FIVE YEAR INSPECTION

June 1, 1992

Mr. Walter E. Manter
P.O.Box 677
Floyd Road
Groton, MA 02150

RE: 262 Spring St
CBL #: 56-I-13
DU:

Dear Mr. Manter:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 262 Spring St., by Code Enforcement Officer M.Wing for K.Lowe Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspections Report".

In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before August 1, 1992. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within 10 days from this date, we will assume the repairs to be in progress and, 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 Article of the City Code.

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

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

Sincerely,

Marland Wing
Code Enforcement Officer

P. Samuel Hoffses
Chief of Inspection Services

HOUSING INSPECTION REPORT

Location: 262 Spring St CEO: M.Wing for K.Lowe
Housing Conditions Date: June 1, 1992
Expiration Date: August 1, 1992

Items listed below are in violation of Article V of the Municipal Codes, "Housing Codes", and must be corrected before the expiration date:

8-7 1. Int.	Cellar overall	Friable asbestos	6-116
2. Int.	Cellar foundation wall	Leaking condition	108-1
3. Int.	Cellar electrical panel	Illegal box cover	113
8-7 4.*Int.	Cellar chimney base	Soot	114-1
8-7 5. Int.	Cellar chimney	Missing flue cap	114-1
8-7 6.*Int.	Cellar wasteline	Missing cap or plug	111-4
7. Int.	Cellar stairs	Broken tread	108-4
8. Int.	Cellar stairs	Missing hand rail	108-4
9. Int.	Cellar	Combustible materials (trash etc.)	109-4
10. Int. 1st+2nd fl	Front hall	Missing balusters	108-4
11. Int. 2nd fl	Rear hall Ceiling	Peeling paint	108-2
12. Int. 1st fl	Rear hall Ceiling	Sagging Plaster	108-2
13. Int. 1st fl/Apt 1	(Right) Bathroom/Bedroom	Holes in floor	108-2
14. Int. 1st fl/Apt 1	(Right) Overall	Missing counter Windows balance cords	108-3
8-7 15. Int. 1st fl/Apt 1	(Right) Overall Window's	Loose screens	108-3
16. Int. 1st fl/Apt 1	(Right) Front fireplace	Exposed fiberglass insulation	114-1

8-7-92 Progress Made Met with owner 30 day OTR

CITY OF PORTLAND.
INSPECTION SERVICES DIVISION - HOUSING INSPECTION SCHEDULE

Insp. Date: 6/1/92 Complaint 5 year 5 Fire Inspector's Name M. Wing for K. Lowry Dist. KA

Property Address: 262 Spring St. C-B-L: 56-I-13 Legal Units: Exist. Units: Stories:

Owner or Agent Walter E. Manter Stand. Ist: N.O.H.C. X L.O.D.
Address P.O. Box 627 Floyd Rd.
Groton, MA 02150

Violation No.	Ext.	Int.	Fl.	Apt.	LOCATION	VIOLATION DESCRIPTION	CODE
1.		X			Cellar OA	Friable asbestos	6-116
2.		X			Cellar Foundation Wall	Leaking Condition	108-1
3.		X		1	Cellar Electrical Panel	Illegal Box cover	113
* 4.		X			Cellar chimney base	Soot	114-1
5.		X			Cellar chimney	Missing Flue cap	114-1
* 6.		X			Cellar waste line	Missing cap or plug	111-4
7.		X			Cellar stairs	Broken tread	108-4
8.		X			" "	Missing hand rail	108-4
9.		X			Cellar stairway	Combustible materials (trash etc)	109-4
10.		X	142		FR st Hall SRW	MI Balusters	108-4
11.		X	2		Rear Hall CL	Peeling Paint	108-2
12.		X	1		Rear Hall CL	Sagging Plaster	108-2
13.		X	1	1	(Right) BA/OE	Holes in floor	108-2
14.		X	1	1	" OA WI'S	MI Counter Balance Cords	108-3
15.		X	1	1	" OA WI'S	Loose Screens	108-3
16.		X	1	1	" Front Fireplace	Exposed fiberglass insulation	117-1

Kathy

262 Spring St.
Apt #2

Electrical

The apt has the minimal amt of required receptacles for two rooms. The ARC's at the refrigerator receptacle are load related. Note: The refrigerator when running fully loaded draws its maximum rating. IF you pull out the cord during that cycle it will ARC from disturbing the running-load - either pulling out or plugging in. The prescribed manner to do this is to turn the refrigerator control to off, then removing the cord will be no problem.

As to the general wiring, it is from the late 1930 to the present. There was a permit in 1977 by Rudy the plumber for the heating furnace. There was also a permit for electrical alterations on June 5, 1987 entered in the registry, the enforcement officer at time neglected to enter the address in the street index. NAPOLI TWO electric upgraded the service entrance to replace existing frayed conductors. He also did some interior wiring, All of the above was duly inspected by the enforcement officer at the time. 6-8-87
The number of meters does not correlate

with number of Apts. You may look at
this. The permit information was found on
the micro film for 262 Spring St. IF YOU
REQUIRE FURTHER ASSISTANCE PLEASE ADVISE.

SUEW
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262 Spring

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Kathy Lowe - Code Enforcement Officer
FROM: Sven Borglund - Electrical Inspector
RE: 262 Spring St. Apt #2

DATE: June 5, 1992 Electrical Survey SB

This apartment has the minimal amount of required receptacles for two rooms. The arc's at the refrigerator receptacle are load related. Note: The refrigerator when running fully loaded draws its maximum rating. If you pull out the cord during that cycle it will arc from disturbing the running-load-either pulling out or plugging in. The prescribed manner to do this is to turn the refrigerator control to off, then removing the cord will be no problem.

As to the general wiring, it is from the late 1930's to the present. There was a permit in 1977 by Rudy the plumber for the heating furnace. There was also a permit for electrical alterations on June 5, 1987 entered in the registry, the enforcement officer at that time neglected to enter the address in the street index. Napolitano electric upgraded the service entrance to replace existing frayed conductors. He also did some interior wiring, all of the above was duly inspected by the enforcement officer at the time 6-8-87.

The number of meters may not correlate with number of apartments. You may look at this. The permit information was found on the micro film for 262 Spring Street. If you require further assistance please advise.

Sven Borglund

6-8-92 - As a followup - CMP has customers listed for each meter located at 262 Spring Street.

Permit # D10752 June 5, 1987

T. Napolitano
Inspected 6/8/87 Service called in/Russo
New overhead service entrance
Installed to replace frayed conductors

Also wiring alterations

cc: P. Samuel Hoffses
Lt. Wallace Garroway

(1 copy mailed / 1 copy hand delivered)
To: Jonathan Menter / Menter Property Management
From: Sharon Torbox Tinsman — Apt. #2

7/2/92 — Repairs/Corrections List

- (1) Conditions as per City Bldg. & Fire inspectors (see reports)
- (2) Cold H₂O faucet — Kitchen sink leaking
- (3) Resolute (regout) tub — unsanitary — has mold & mildew unable to be removed by cleaning (per verbal agreement)
- (4) Sides (paneling) in tub lifting away from walls (per verbal agreement)
- (5) Spackle & paint area in bedroom where smoke detector was removed from (per verbal agreement)
- (6) Drill holes in kitchen cupboards and drawers — as per verbal agreement 4/17/92 when rent secured & lease secured

over →

- (7) Heat was not always working in colder months, now comes on periodically when $\geq 70^{\circ}$ (per verbal agreement + union oil to check heating system)
- (8) No hot H₂O periodically in late evening (have called several times)
- (9) Stove (oven) — 2 prior gas leaks requiring service calls; intermittently smelling gas odor (with pilot lights off lit & working). once another tenant found me nearly unconscious & aroused me — told me he smelled gas)

* most items have been discussed at least twice before this list drawn up.

Enclosure: City of Portland — Housing Inspection Report (6/1/92)

City of Portland — Fire Dept. Inspection Report (6/9/92)

Sharon Turcotte / Turcotte
cc: City of Portland / Inspection Services / mailroom wing ✓