

190 Washington Avenue

10-A-31

4
May 3, 1978

Edward P. Layte
33 Standish Street
Enfield, Conn. 06030

Dear Mr. Layte Re: 190 Washington Avenue, Portland, Maine NCP-East End
10-A-31

The Housing Inspections Division of the Department of Neighborhood Conservation has recently completed an exterior inspection of your property in conjunction with the above referred program.

Congratulations are extended to you for the general conditions 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 yours,
Joseph E. Gray, Jr., Director
Neighborhood Conservation

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

Inspector M. Bartlett
G. Bartlett

CITY OF PORTLAND - HEALTH DEPARTMENT
LEAD POISONING and LEAD BASE PAINT DETECTION PROGRAM

Address: 190 WASHINGTON AVENUE (10-A-31) Date: SEPT. 9, 1975
 D.U. Location: WHOLE STRUCTURE Owner: OCCUPANT
 Occupant: MR. & MRS. THOMAS LEYTE Owner's Address: SAME
 Children: 2 Ages: 4 & 2 1/2 Project Area: GENERAL
 Referred By: NURSING Patient's Name: CRISTINE LEYTE
 Building Type: DETACHED Building Condition: EXCELLENT No. D.U.: 1

DIGITAL ANALYZER (LEAD DETECTOR) READINGS Mg/cm²

INTERIOR ROOMS:	Kitchen	Bath	Living	Dining	Bd#1	Bd#2	Bd#3	Bd#4	Other
W. Sills	23.5			12.9	16.6	16.9			
Doors						23.8			
Walls									
M. Board				13.6	16.2	16.2			
Cabinets	18.0								
DOOR FRAMES									
Furniture	12.2			12.4	15.8				
Other									
COMMON AREAS:	FRONT Hall	Stair	F.Porch	R.Porch	Entry	Other	Other	Other	Other
M. BOARD Steps	27.0								
Rails									
Doors	23.4								
Walls									
DOOR FRAME									
Other	15.4								

THE AREAS ABOVE CONTAIN A HIGH CONCENTRATION OF LEAD BASED PAINT (OVER 2.0 mg/cm²). THESE AREAS MUST BE DETOXIFIED ON OR BEFORE OCTOBER 9, 1975.

Comments: CONDITION OF PAINT: TIGHT. OWNER DOING EXCELLENT JOB OF RENOVATING STRUCTURE.
LEAD PAINT IN PROCESS OF BEING STRIPPED. IF YOU HAVE ANY QUESTIONS REGARDING THIS MATTER
PLEASE DO NOT HESITATE TO CALL THIS OFFICE.

Housing Inspector: R.P. Berg
 R. BERG

Health Dept. - Housing Division - 775-5451
 Ext. 448

PS Form 3811, Nov. 1973

● SENDER: Complete items 1 & 2. Add your address in the "RETURN TO" space on reverse.

- 1 The following service is requested (check one)
- Show to whom and date delivered..... 15¢
 - Show to whom, date, & address of delivery... 35¢
 - DELIVER ONLY TO ADDRESSEE and show to whom and date delivered.... 65¢
 - DELIVER ONLY TO ADDRESSEE and show to whom, date, and address of delivery 85¢

2. ARTICLE ADDRESSED TO

3. ARTICLE DESCRIPTION:

REGISTERED NO.	CERTIFIED NO.	INSURED NO.
	487443	

(Always obtain signature of addressee or agent)

I have received the article described above.

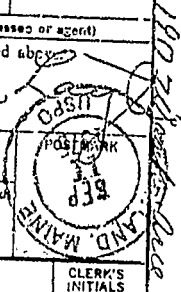
SIGNATURE *Judith*

4. DATE OF DELIVERY

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE

CLERK'S INITIALS



CITY OF PORTLAND

Department of Health & Social Services
Housing Inspections Division
Telephone 775-5451 - Extension 448

DATE March 24, 1976

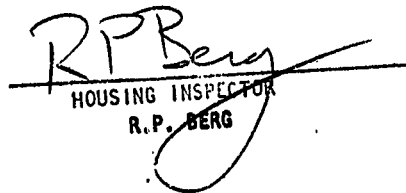
Mrs. Thomas Leyte
190 Washington Avenue
Portland, Maine 04101

DEAR MRS. LEYTE:

IF YOU WISH

1. TO REVIEW THE HOUSING INSPECTIONS LEAD PAINT HAZARD REPORT.
2. AN EXPLANATION OF RECOMMENDATIONS FOR REMOVAL OF THE LEAD HAZARD.
3. US TO EXPLAIN THE CITY'S FINANCIAL INCENTIVE PROGRAM FOR LEAD-PAINT HAZARD REMOVAL.

PLEASE CALL THIS OFFICE AT YOUR CONVENIENCE.


HOUSING INSPECTOR
R.P. BERG

LEAD PAINT REMOVAL FINANCIAL INCENTIVE PROGRAM

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

DATE

3/25/76

THE EXISTENCE OF LEAD-BASED PAINT IN A LARGE PORTION OF DWELLING UNITS IN PORTLAND PRESENTS THE POTENTIAL HEALTH HAZARD OF LEAD POISONING TO PRE-SCHOOL CHILDREN OF THE CITY. IN ORDER TO REDUCE THAT HAZARD IN THE DWELLING UNITS AND COMMON AREAS WHERE A CHILD HAS BEEN IDENTIFIED BY THE NURSING DIVISION OF THE DEPARTMENT OF HEALTH & SOCIAL SERVICES AS HAVING LEAD POISONING, OR INCREASED LEAD ABSORPTION, THE CITY IS OFFERING A LEAD-PAINT REMOVAL FINANCIAL INCENTIVE PROGRAM TO THE OWNERS OF THOSE DWELLING UNITS.

THIS INCENTIVE PROGRAM IS TO ASSIST PROPERTY OWNERS IN THE RELIEF OF COSTS INVOLVED IN THE REDUCTION OF THE HEALTH HAZARD. AFTER THE LEAD PAINT HAZARD IS REDUCED IN THE DWELLING UNIT, THE OWNER WILL BE PAID 50% OF THE COST OF THE REMOVAL TO A MAXIMUM OF \$1,000. PER DWELLING UNIT. PAYMENT WILL BE BASED ON CONTRACTOR ESTIMATES AND DOCUMENTED EXPENSES. IN CASES WHERE THERE ARE UNUSUAL CIRCUMSTANCES AND IT WOULD BE NECESSARY TO GO BEYOND THE USUAL RECOMMENDATIONS IN ORDER TO REDUCE THE HAZARD, AN APPEAL FOR ADDITIONAL FUNDS MAY BE MADE TO THE CITY COUNCIL HOUSING COMMITTEE.

IN ORDER TO PARTICIPATE IN THIS PROGRAM, PLEASE SIGN THE ATTACHED APPLICATION.

RP Berg
HOUSING INSPECTOR

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

DATE

3/25/76

DEAR

A LEAD-PAINT HAZARD HAS BEEN IDENTIFIED IN

190 WASHINGTON AVE
APARTMENT # LOCATION
OCCUPIED BY
MRS THOMAS HEYTE
ADDRESS

IN ORDER TO COMPLY WITH OUR CITY ORDINANCE #307-9A AND STATE LAW CHAPTER #239, THIS HAZARD MUST BE REDUCED WITHIN 30 DAYS. A COPY OF THE INSPECTORS REPORT IS ATTACHED. EACH SQUARE HAVING A NUMBER OF 2 (mg/cm²) OR MORE SHOWS THAT ROOM TO CONTAIN A TOXIC AMOUNT OF LEAD BASED PAINT. THOSE SPECIFIC AREAS IN EACH ROOM AND COMMON AREAS WHICH ARE HAZARDOUS WILL BE POINTED OUT TO YOU BY THE HOUSING INSPECTOR. THESE AREAS MUST BE MADE HAZARD-FREE. WE HAVE ENCLOSED A COPY OF THE CITY'S FINANCIAL/INCENTIVE PROGRAM FOR LEAD PAINT REMOVAL TO ASSIST YOU IN THE DETOXIFICATION OF THIS DWELLING UNIT.

THE FOLLOWING ARE OUR RECOMMENDATIONS FOR PROCEDURES TO USE TO REDUCE THE LEAD PAINT HAZARD. PLEASE NOTE: WE DO NOT RECOMMEND CHEMICAL STRIPPING AGENTS OR BURNING, UNLESS PERFORMED BY A PROFESSIONAL. THOSE PROCEDURES REQUIRE EXTREME PRECAUTIONS IN ORDER TO PREVENT CREATION OF FURTHER HAZARDS BY THE INHALATION OF LEAD FUMES, FIRE, ETC.

GENERAL RECOMMENDATIONS

1. DO ONLY ONE ROOM AT A TIME. KEEP IT CLOSED OFF FROM THE REST OF THE DWELLING UNIT.
2. CHILDREN, IF AT ALL POSSIBLE, SHOULD NOT BE IN THE HOUSE WHILE WORK IS IN PROGRESS.
3. PROVIDE FOR ADEQUATE VENTILATION IN THE WORK AREA.
4. WHEN SCRAPING AND SANDING, USE A RESPIRATOR* TO PREVENT INHALATION OF THE DUST.
5. USE A VACUUM CLEANER AT FREQUENT INTERVALS TO CLEAN UP THE CHIPS AND DUST. KEEP THE ROOM AS FREE OF DUST AS POSSIBLE WHILE WORKING.
6. DISPOSE OF THE DEBRIS BY SEALING IN A PLASTIC OR PAPER BAG TO BE DISPOSED OF AT THE DUMP OR PICKED UP BY RUBBISH DISPOSAL SERVICE.
7. NON LEAD PAINT PRIMER SHOULD BE USED TO COVER ALL AREAS FROM WHICH LEAD PAINT IS REMOVED.

*AVAILABLE AT HARDWARE AND PAINT STORES.

RECOMMENDATIONS FOR REMOVAL OF DESIGNATED LEAD PAINT HAZARD AREAS

I. WALLS & CEILINGS

A. PAINT

1. SCRAPE ALL FLAKING, PEELING, OR LOOSE PAINT FROM THE AREAS OF THE WALLS THAT ARE IDENTIFIED FOR YOU BY THE INSPECTOR.
2. SAND THESE AREAS TO A FEATHERED EDGE.

B. PLASTER

1. FILL HOLES IN PLASTER WITH A PLASTER-FILL OR A SPACKLING COMPOUND.
2. IN CASE OF PLASTER DETERIORATION, WALLS MAY BE COVERED WITH PANELLING TO A DISTANCE OF FIVE FEET ABOVE THE FLOOR.
3. IT MAY BE NECESSARY TO REPLACE A CEILING IN CASE OF SERIOUS PLASTER DETERIORATION.

II. WOODWORK

A. INTERIOR WINDOWSILLS

1. SCRAPE ALL LEAD-BASED PAINT TO BARE SURFACE.

B. DOORS, WINDOW CASINGS, MOULDING, CHAIR RAILS, STAIR TREADS, RAILINGS, MOP BOARDS

1. SCRAPE ALL FLAKING, PEELING OR LOOSE PAINT FROM IDENTIFIED AREAS.
2. SAND TO A FEATHERED EDGE ALL CHIPPED EDGES OF THESE AREAS. ALL PAINT SHOULD BE REMOVED AT LEAST TWO INCHES BACK FROM THE EDGES OF DOORS, ETC.
3. IN EXTREME CASES IT MAY BE LESS COSTLY TO REPLACE SOME WOOD WORK WITH NEW MATERIALS.

III. EXTERIOR OF HOUSE

- A. REMOVE ALL LOOSE AND PEELING PAINT. CARE SHOULD BE TAKEN NOT TO ALLOW LOOSE PAINT TO FILTER ONTO AREAS ACCESSIBLE TO CHILDREN. SCRAPINGS OF LOOSE PAINT SHOULD BE DISPOSED OF IN A PROPER MANNER.

IF YOU HAVE ANY QUESTION, FEEL FREE TO CALL THE HOUSING INSPECTOR WHEN YOU FEEL THAT THE WORK IS COMPLETE. THE INSPECTOR WILL DO A RE-INSPECTION TO CERTIFY THAT THE IMMEDIATE HAZARD HAS BEEN ELIMINATED.

IT IS IMPORTANT TO UNDERSTAND THAT WE ARE REQUIRING REDUCTION OF THE IMMEDIATE HEALTH HAZARD AS IT NOW EXISTS. WE ARE NOT REQUIRING REMOVAL OF ALL LEAD PAINT. HOWEVER, UNLESS ALL LEAD PAINT IS REMOVED, A POTENTIAL HAZARD STILL EXISTS. IN ORDER TO PREVENT FUTURE HAZARDOUS CONDITIONS FROM OCCURRING, ALL PAINT AND PLASTER COVERED WITH LEAD PAINT MUST BE KEPT IN GOOD CONDITION. IF IT IS ALLOWED TO START PEELING OR FLAKING, A NEW HEALTH HAZARD WILL BE CREATED.

R P Berg

HOUSING INSPECTOR