

Inspection Services
Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

JUNE 6, 1996

LOCKARD ROBERT A
33 ALLEN AVE
PORTLAND ME 04103

Re: 308 ALLEN AVE
CBL: 344- - E-007-001-01
DU: 2

Dear Mr. Lockard:

This is to inform you, as owner or agent of the property located at the above-referenced address, that we have released the entire structure from posting.

Therefore, you may rent this structure to others or occupy it yourself.

If you have any questions regarding this matter, please do not hesitate to contact this office.

Sincerely,

Handwritten signature of David Jordan in cursive.

David Jordan
Code Enforcement Officer

Handwritten signature of Tammy Munson in cursive.

Tammy Munson
Code Enfc. Offr./ Field Supv.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

February 29, 1996

Robert A. Lockhart
330 Allen Avenue
Portland, Maine 04103

Re: 308 Allen Avenue
CBL: 344-E-7
DU: 2

Dear Mr. Lockhart:

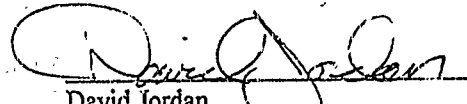
By letter dated October 13, 1995, you were advise of certain code violations existing at the above described structure and directed to correct them on or before February 29, 1995.

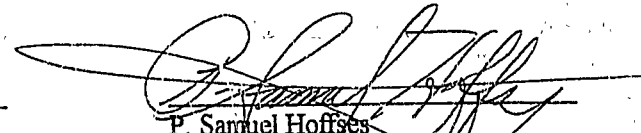
As a result of a re-inspection, it was found that the following violations of the Housing Code have not been corrected:

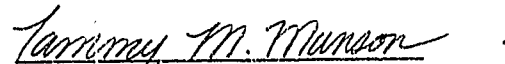
All violations are still outstanding (see attached).

The above mentioned conditions are in violation of the Housing Code and other regulations relating to buildings of the City of Portland and must be corrected within 30 days. Failure to comply with this order may result in a civil complaint being filed against you in the 9th District Court in Portland.

Sincerely,


David Jordan
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services


Tammy M. Munson
Code Enforcement Officer / Field Supervisor

encl: Notice of Housing Conditions dated October 13, 1995

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P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 13, 1995

LOCKARD ROBERT A
330 ALLEN AVE
PORTLAND ME 04103

Re: 308 Allen Ave
CBL: 344- - E-007-001-01
DU: 2

Dear Mr. Lockard:

During a recent inspection of the property owned by you at the above referred address, it was noted that smoke detectors were missing/inoperative in some locations (i.e.; second-floor apartment).

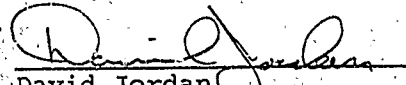
25 MRSA 2464 required that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When activated, the detector shall provide an alarm suitable to warn the occupants within the individual unit. Failure to comply with this statute may result in a fine of up to \$500 for each violation.

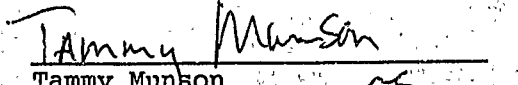
Re-inspection of your property will be made in 24 hours. Lack of compliance will result in referral of the matter for legal action.

Loss control is a responsibility of your management. Our observations are intended to assist you. Recommendations are a result of conditions observed at the time of our visits. They do not necessarily include every possible loss potential code violation, or exception to good practice.

Please read and implement the attached formal code interpretation or determination - Number 93-1 - March 10, 1993 - from the State Fire Marshall's office.

Sincerely,


David Jordan
Code Enforcement Officer


Tammy Munson
Code Enfc. Offr. / Field Supv.

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October 13, 1995

LOCKARD ROBERT A
330 ALLEN AVE
PORTLAND ME 04103

Re: 308 Allen Ave
CBL: 344- - E-007-001-01
DU: 2

Dear Mr. Lockard:

You are hereby notified, as owner or agent, that an inspection was made of the above referenced property. 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 within sixty (60) days. 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 this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles of the City Code.

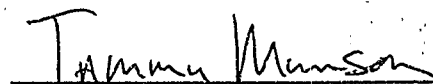
Please contact this office if you have any questions regarding this order.

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

Sincerely,



David Jordan
Code Enforcement Officer



Tammy Munson
Code Enfc. Offr./ Field Supv

HOUSING INSPECTION REPORT

Location: 308 Allen Ave
Housing Conditions Date: October 13, 1995
Expiration Date: December 12, 1995

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

- | | | |
|-----|--|--------|
| 1. | INT - BASEMENT - LAUNDRY ROOM
PIPES APPEAR TO HAVE FRIABLE ASBESTOS | 116.60 |
| 2. | INT - BASEMENT -
REAR STAIRWAY NEEDS TO BE LIGHTED | 113.30 |
| 3. | INT - BASEMENT - FURNACE
SPOTLIGHT SHOULD BE AN INCANDESCENT BULB | 113.30 |
| 4. | INT - BASEMENT - FUEL DRUM
APPEARS TO HAVE LEAKAGE AT FILTER | 114.30 |
| 5. | INT - BASEMENT - OIL FURNACE
THERE IS A LEAK AT THE FIREMATIC VALVE | 114.30 |
| 6. | INT - BASEMENT -
HOT WATER HEATER NEEDS A JUNCTION BOX AT WIRECONNECTION | 113.50 |
| 7. | INT - 2ND FL; APT #2 -
REAR STAIRS NEED A HANDRAIL | 108.40 |
| 8. | INT - 2ND FL; APT #2 - REAR STAIRWAY
LARGE OPEN AREAS AROUND THE DOOR & EXTERIOR WALL | 108.10 |
| 9. | EXT - 2ND FL; APT #2 - REAR ROOM
WINDOW IS BROKEN | 108.30 |
| 10. | EXT - 2ND FL; APT #2 -
KITCHEN WINDOW IS BROKEN | 108.30 |
| 11. | EXT - 1ST & 2ND FLRS -
ALL STORM WINDOWS NEED TO BE REPLACED | 108.30 |
| 12. | INT - 2ND FL; APT #2 - BATHROOM
WALL PLASTER NEEDS TO BE REPAIRED | 108.20 |
| 13. | EXT - 2ND FL; APT #2 -
STAIR LANDING HAS A BROKEN WINDOW | 108.30 |
| 14. | INT - 1ST FL; APT #1 - BATHROOM
CEILING HAS PEELING PAINT | 108.20 |
| 15. | EXT - 1ST FL; APT #1 - REAR
GRANITE STAIRS ARE NOT LEVEL | 108.40 |
| 16. | EXT - 1ST FL; APT #1 - FRONT PORCH
WINDOWS HAVE NO GLASS | 108.10 |

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David Jordan
Code Enforcement Officer

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Tammy Munson
Code Enfc. Offr./ Field Supv.

M/F a. 96