

45 Cumberland Avenue

13-K-61

C. & A. Carson

MUNJ-N0.



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

CITY OF PORTLAND

August 8, 1978 ✓

Department of Neighborhood Conservation
Housing Inspections Division
Telephone: 775-5451 - Extension 448 - 358

Mr. Charles & Annie Carson
45 Cumberland Avenue
Portland, Maine 04101

Re: Premises located at 45 Cumberland Avenue, Portland, Maine MN 13-K-61

Dear Mr. & Mrs. Carson:

A re-inspection of the premises noted above was made on August 7, 1978
by Housing Inspector Carroll.

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 Dec. 13, 1976.

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 1983.

Sincerely yours,
Joseph E. Gray, Jr., Director
Neighborhood Conservation

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

Inspector K. Carroll
K. Carroll

ADMINISTRATIVE HEARING DECISION

AB
LPA
Verbal
12/21/77

City of Portland
Department of Neighborhood Conservation
Housing Inspections Division
Telephone: 775-5451 - Ext. 448 - 358
Mr. Charles & Annie Carson
45 Cumberland Avenue
Portland, Maine 04101

Date March 16, 1977

Re: Premises located Cumberland Avenue, Portland, Maine 13-K-61 MN

Dear Mr. & Mrs. Carson.

You are hereby notified: it as a result of a reinspection and your request for additional time

on March 15, 1977, regarding our "Notice of Housing Conditions" at the above referred premises resulted in the decision noted below.

Expiration time extended to April 14, 1977 in order to complete the work now in progress to correct the remaining 8 Housing Code Violations as listed on the attached sheet.

Notice modified as follows: At the time of reinspection, an additional violation was noted, and has been added to the list.

Please notify this office if all violations are corrected before the above mentioned dates, so that a "Certificate of Compliance" may be issued.

BY
DATE 8/7/77

Very truly yours,

Joseph E. Gray, Jr.
Director Neighborhood Conservation

By Lyle D. Noyes
Chief of Housing Inspections

In Attendance:
Mr. Charles Carson
Inspector Gendreau

Vencl.

1/26/77
NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND
DEPARTMENT OF HEALTH & SOCIAL SERVICES
HOUSING DIVISION
Telephone 775-5451 - Extension 448
Mr. Charles & Mrs. Annie Carson
45 Cumberland Avenue
Portland, Maine 04101

DU 1
Ch.-Bl.-Lot 13-K-61
Location: 45 Cumberland Ave.
Project: HUNJOY NORTH
Issued: Dec. 13, 1976
Expired: Feb. 14, 1977

Dear Mr. & Mrs. Carson:

An examination was made of the premises at 45 Cumberland Avenue, Portland, Maine by Housing Inspector D. Sandreau. 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 Feb. 14, 1977. 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. Please contact this office if you have any questions regarding this Notice.

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. Sandreau

By Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" - SECTION(S)

7/26 1. LEFT MIDDLE CELLAR - Window - Replace the rotted, broken sash. 3c
7/26 2. LEFT REAR EXTERIOR - Wall - Replace missing fascia & plancia boards. 3d

FIRST & SECOND FLOOR

7/26 3. FIRST FL. LIVING ROOM - Windows - Secure the loose glass by reglazing. 3c
7/26 4. BATHROOM - Bathtub - Correct the illegal cross-connection at the fixture. 5d
7/26 5. FRONT EXTERIOR - Windows - Secure the loose glass by reglazing. 3c
7/26 6. HALL CEILNG - Windows - " " " " 3c
7/26 7. HALL HALL - Plaster - Repair the loose, rotted sashes. 3b
7/26 8. HALL CEILNG - Plaster - Replace the missing plaster. 3b
7/26 9. HALL CEILNG - Plaster - " " " " 3b

*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.

9. OVERALL ROOF - replace worn shingles. 3a

LCN:r: As an energy conservation measure, you may wish to install insulation

1/14/76

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND
DEPARTMENT OF HEALTH & SOCIAL SERVICES
HOUSING DIVISION
Telephone 775-4451 - Extension 448
Mr. Charles & Mrs. Annie Carson
45 Cumberland Avenue
Portland, Maine 04101

DU 1
Ch.-81.-Lot 13-K-61
Location: 45 Cumberland Ave.
Project: MUNJOY NORTH
Issued: Dec. 13, 1976
Expired: Feb. 14, 1977

Dear Mr. & Mrs. Carson:

An examination was made of the premises at 45 Cumberland Avenue, Portland, Maine by Housing Inspector Gendreau. 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 Feb. 14, 1977. 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. Please contact this office if you have any questions regarding this Notice.

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

By Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" - SECTION(S)

1✓ LEFT HIDDLE CELLAR	- Windows	- Replace the rotted, broken sash.	3c
2✓ LEFT REAR EXTERIOR	- Wall	- Replace missing fascia & plancha boards.	3a

FIRST & SECOND FLOOR

3✓ FIRST FL. LIVING ROM	- Windows	- Secure the loose glass by reglazing.	3c
- 3/5 ✓ BATHROOM-DOOR	- Panels	- Replace the broken-panels.	3b
5✓ BATHROOM	- Bathtub	- Correct the illegal cross-connection at the fixture.	6d
6✓ FRONT BEDROOM	- Windows	- Secure the loose glass by reglazing.	3c
✓ REAR BEDRM	- Windows	" "	3c
*7✓ FRONT BEDROOM	- Windows	- Repair the loose, rotted sashes.	3c
*8✓ HALL WAL.	- Plaster	- Replace the missing plaster.	3b
✓ HALL CEILING	- Plaster	" "	3b

*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.

Additional Violations: ~~RE WO SINGLES~~ A ROOF. 3A
LDN:r;

Heat Conservation: INSULATION

REINSPECTION RECOMMENDATIONSINSPECTOR GENDREAULOCATION 45 Cumb Ave
PROJECT MUNIC NORTH
OWNER CHARLES CARSON

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>12/3/76</u>	<u>2/14/77</u>				

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

DATE <u>8/1/77</u>	①	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" <u>✓</u> "POSTING RELEASE"
<u>3/15/77</u>	②	SATISFACTORY Rehabilitation in Progress Time Extended To: <u>4/14/77</u>
<u>5/15/77</u>	③	Time Extended To: <u>7/15/77</u>
<u>7/26/77</u>	④	Time Extended To: <u>8/1/78</u>
		UNSATISFACTORY Progress Send "HEARING NOTICE" <u>✓</u> "FINAL NOTICE"
		"NOTICE TO VACATE" POST Entire POST Dwelling Units
		UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken
<u>3/15/78</u>	⑤	INSPECTOR'S REMARKS: <u>RE/CO - Has BEEN in TITLE, WILL BEGIN WORK IMMEDIATELY, ISSUE WTX - TO 4/14/77 LOAN?</u>
<u>5/15/77</u>	⑥	<u>RE - Loan Appl. in - placed in Ab 60 Days (7/15/77)</u>
<u>7/26/77</u>	⑦	<u>RE - all work in progress under CHP - but Corrective left entire ab. visual test for long 1 month - OTX AT 875 RR</u>
<u>8/1/78</u>	⑧	<u>RE - all violations corrected - issued CO (10)</u>
		INSTRUCTIONS TO INSPECTOR:

