3823/235

April 29, 1980

Mr. George Lighttiser
95 India Street
Portland, Maine 04101

Re: 160 Cumberland Ave. NCP-EE 21-E-9

Dear Mr. Lighttiser:

We recently received a complaint and an inspection was made by Housing Inspector Arthur Addato of the property owned by you at 160 Cumberland Avenue, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. SECOND FLOOR APARTMENT - bathroom - determine leaking toilet tank. 6-d
2. FIRST FLOOR APARTMENT BATHROOM - toilet - replace broken seat. 6-d
3. FRONT BEDROOM - ceiling - determine leaking 1st, 2nd, 3rd floor apartment. 3-b
4. FIRST, SECOND, THIRD FLOOR APARTMENT FRONT BEDROOM AND BATHROOM - ceiling and wall - remove and replace sagging and deteriorated plaster. 3-b
5. FIRST FLOOR APARTMENT KITCHEN - ceiling - determine leaking condition. 3-b

The above mentioned conditions are in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before: Items #1,2,3,5, on or before May 7, 1980 and item # 4 on or before May 14, 1980.

Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

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

By Lyle D. Noyes
Lyle D. Noyes,
Housing Code Administrator

Inspector Arthur Addato
A. Addato

jmr

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	4-25-80	BY	Joyce	DISTRICT	Arthur
REQUEST BY	NAME	Edna Granholm - City Welfare			
	ADDRESS				
OWNER	NAME	Lighthiser			
	ADDRESS				
CONDITIONS	ADDRESS	160 Cumberland Ave - 2nd floor			

Leaking ceiling & broken toilet.

COMMENTS

CI/CT's/CJ - 4/28/80 . aa
LD to be sent

SPECIAL INSTRUCTIONS

DIVISION		SANITATION		HOUSING		NURSING	
PRIORITY		ROUTINE		SPECIAL		BY	
		URGENT		REPORT TO		DATE	

INVESTIGATIVE REPORT

RE: 160 Cumb. Ave.
(Property Inspected)

1. Person or persons to be charged (with residence):
Geo. Lightsir, 95 India St., Ptld.

2. Name of Attorney, if known:
Stanley Greenberg has represented him in past.

3. Name, address and telephone number of complainant if known:
Edna Grimholm - City Welfare Dept. and
our inspector, Arthur Addato.

4. Name and address of Inspector or Inspectors who investigated violation and summary of personal observations of each with dates of observations:
Inspector Addato investigated and sent order to correct on 4-29-80. Conditions continue uncorrected despite several re-inspections and conversations with owner.

5. Code Sections Violated:
3 and 6

6. Facts constitution Violation:
5 violations of Chapter 307

7. Basis for individual liability (owner/agent, etc.)
owner

8. Description of Property involved (type and location):
3 family dwelling at 160 Cumberland Ave.

9. Ownership indicia or deed references to property, including Assessors Chart/Block/Lot:
21 - E - 9 3823/235

10. Name and address of each person interviewed, with summary of statements of each relative to the alleged violation:
owner states.

11. Any physical evidence (if photographs show date of photographs):
None.

12. Any other relevant information or observation:
None.

PS Form 3811 AUG. 1978

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

● SENDER: Complete items 1, 2, and 3.
Add your address in the "RETURN TO" space on reverse.

1. The following service is requested (check one).
- ☐ Show to whom and date delivered..... ____¢
- ☐ Show to whom, date, and address of delivery. ____¢
- ☐ RESTRICTED DELIVERY
  Show to whom and date delivered..... ____¢
- ☐ RESTRICTED DELIVERY.
  Show to whom, date, and address of delivery. $____

(CONSULT POSTMASTER FOR FEES)

2. ARTICLE ADDRESSED TO:

Mr. Gregory Kontos
Park Road
Windham, Maine 04062

3. ARTICLE DESCRIPTION:

REGISTERED NO.	CERTIFIED NO.	INSURED NO.
	0487342	

(Always obtain signature of addressee or agent)

I have received the article described above.
SIGNATURE ☐ Address ☐ Authorized agent

4. G. C. Kontos
DATE OF DELIVERY POSTMARK

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE: CLERK'S INITIALS

SOUTH WINDHAM, ME NOV 24

Re: 162 Cumberland Ave. Addato

☆GPO : 1978-272-932

P07 0487342

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

Mr. Gregory Kontos
Park Road
Windham, Maine 04062

POSTAGE $

CERTIFIED FEE

SPECIAL DELIVERY

RESTRICTED DELIVERY

CONSULT POSTMASTER FOR FEES

OPTIONAL SERVICES

RETURN RECEIPT SERVICE

SHOW TO WHOM AND DATE DELIVERED

SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY

TOTAL POSTAGE AND FEES $

POSTMARK OR DATE

PS Form 3800, Apr. 1976

Re: 162 Cumberland Ave. - Addat

CITY OF PORTLAND

JOSEPH E GRAY, JR.
DIRECTOR OF URBAN DEVELOPMENT

November 19, 1980

Mr. Gregory Kontos
Park Road
Windham, Maine 04062

Re: 162 Cumberland Ave. NCP-EE 21-E-9

Dear Mr. Kontos:

We recently received a complaint and an inspection was made by Housi Inspector Arthur Addato of the property owned by you at 162 Cumberl Avenue, Portland, Maine, you are hereby ordered to correct the follo ..g substandard housing conditions:

1. LIVING ROOM - window - broken & missing glass. 3-c
2. DINING ROOM - ceiling - sagging & missing tile. 3-b
3. BATHROOM - toilet - inoperative flush mechanism. 6-d
4. KITCHEN - damaged rear exit door. 3-b

The above mentioned conditions are in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before, Item #1 & #3, by November 20, 1980, Item #2 & #4, by November 26, 1980.

Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely yours,
Joseph E. Gray, Jr., Director
Urban Development

By_____
Lyle D. Noyes
Housing Code Administrator

Inspector_____
Arthur Addaro

jmr

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

April 29, 1980

Mr. George Lighttiser
95 India Street
Portland, Maine 04101

Re: 160 Cumberland Ave. NCP-EE E-9

Dear Mr. Lighttiser:

We recently received a complaint and an inspection was made by Housing Inspector Arthur Addato of the property owned by you at 160 Cumberland Avenue, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

5/22 ~~1. SECOND FLOOR APARTMENT - bathroom - determine leaking toilet tank. 6-d~~
6/10 ~~2. FIRST FLOOR APARTMENT BATHROOM - toilet - replace broken seat. 6-d~~
5/22 ~~3. FRONT BEDROOM - ceiling - determine leaking 1st, 2nd, 3rd floor apartment. 3-b~~
6/10 ~~4. FIRST, SECOND, THIRD FLOOR APARTMENT FRONT BEDROOM AND BATHROOM - ceiling and wall - remove and replace sagging and deteriorated plaster. 3-b~~
5/22 ~~5. FIRST FLOOR APARTMENT KITCHEN - ceiling - determine leaking condition. 3-b~~

The above mentioned conditions are in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before: Items #1,2,3,5, on or before May 7, 1980 and item # 4 on or before May 14, 1980.

Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

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

By_____
Lyle D. Noyes,
Housing Code Administrator

Inspector_____
A. Addato

jmr

REINSPECTION RECOMMENDATIONS

INSPECTOR Addato

Addato 4/16/80

LOCATION 160 Cumberland
PROJECT NCP EE
OWNER Lighthouse

NOTICE OF HOUSING CONDITIONS Issued	Expired	HEARING NOTICE Issued	Expired	FINAL NOTICE Issued	Expired
4/29/80	5/14/80				

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

DATE		
		ALL VIOLATIONS HAVE BEEN CORRECTED _____ Send " CERTIFICATE OF COMPLIANCE" _____ "POSTING RELEASE" _____
		SATISFACTORY Rehabilitation In Progress
5/22/80	aa	Time Extended To OTX - 6/2/80 - 10 da
		Time Extended To
		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 _____
~~5/15/80~~	~~aa~~	
5/15/80	aa	INSPECTOR'S REMARKS: RE/LD - Non viol. correct. additional C. / an increasing unsanitary condition. ~~[illegible]~~
5/22/80	aa	RE/CO - SP - W.C. x 10 da
6/2/80	aa	RE/O/NE
6/14/80	aa	RE/CO - LDC

INSTRUCTIONS TO INSPECTOR: _____

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	5/14/80	BY	Joyce	DISTRICT	(Arthur) Rebecca
REQUEST BY	NAME	Susan Green (Alias Susan Ali) Bressette			
	ADDRESS				
OWNER	NAME	George Lightiser			
	ADDRESS				
CONDITIONS	ADDRESS	160 Cumberland Ave. - 2nd Fl.			

Leaking toilet on 3rd floor dripping thru ceiling on 2nd.

COMMENTS

C1/CT/C1 - 5/15/80 CR
Pursue LD

SPECIAL INSTRUCTIONS

DIVISION		SANITATION		HOUSING		NURSING	
PRIORITY		ROUTINE		SPECIAL		BY	
		URGENT		REPORT TO		DATE	

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	5-13-80	BY	Joyce	DISTRICT	Arthur
REQUEST BY	NAME	Carolyn Nielsen - 774-8120			
	ADDRESS	162 Cumberland Ave. - 1ST Fl.			
OWNER	NAME	George Lightiser			
	ADDRESS				
CONDITIONS	ADDRESS	162 Cumberland Ave. - 1ST Floor			

Violations - Ceilings, Lights, Door Knobs missing, Stove, Refrig. Received for eviction. Floors

COMMENTS

10 - [illegible]

CI/CMI - 5/14/80 - aa

SPECIAL INSTRUCTIONS

DIVISION		SANITATION	✓	HOUSING		NURSING	
PRIORITY	✓	ROUTINE		SPECIAL		BY	
		URGENT		REPORT TO		DATE	

November 20, 1979

Mr. George Lighttiser
93 India Street
Portland, Maine 04101

Re: 162 Cumberland Avenue 21-E-9
NCP-East End

Dear Mr. Lighttiser:

This is to inform you, as owner or agent of the property located at 162 Cumberland Avenue, Portland, Maine, that we have released the first floor apartment from posting.

Therefore, you may rent the apartment to others or occupy it yourself.

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

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

By_____
Lyle D. Noyes,
Chief of Housing Inspections

Inspector_____
A. Addato

dld

HOUSING DIVISION - HEALTH DEPARTMENT
CITY OF PORTLAND

DOCKET NO.
LOCATION Rte Cumberland

A. OWNER - AGENT - TENANT Geo. Lightfisher PHONE #

B. INSPECTOR (WITNESS) A. Addato

DATES:

A. FIRST NOTICE 4-29-80 EXPIRED 5-7 & 5-14 NO. VIOLATIONS 5

B. ADMINISTRATIVE HEARING SET _____ APPEARED: YES _____ NO _____

C. RESULTS OF ADMIN. HEARING _____

D. ADMINISTRATIVE DECISION _____ TIME EXTENDED TO _____

E. FINAL NOTICE _____ NO. VIOLATIONS _____

F. LATEST RE-INSPECTION 5-16-80 NO. VIOLATIONS 5

G. TO CORPORATION COUNSEL - REQUEST FOR LEGAL ACTION 5-20-80 REQUEST RETURNED _____

H. DATE COMPLAINT FILED IN DISTRICT COURT _____

I. EXPLANATION FOR COURT ACTION _____

J. TO APPEAR AT DISTRICT COURT _____

COURT ACTION DATE: _____

A. PLEA TO _____ JUDGE _____

B. COUNTY ATTORNEY _____ ATTORNEY _____ PHONE _____

C. INSPECTOR _____ TIME _____

D. DISPOSITION _____

COURT ACTION DATE: _____

PLEA TO _____ JUDGE _____

COUNTY ATTORNEY _____ ATTORNEY _____

INSPECTOR _____ TIME _____

DISPOSITION _____

MEMO TO REQUEST LEGAL ACTION

Date 8-7-79

TO: David Lourie, Assistant Corporation Counsel

FROM: Lyle D. Noyes, Chief of Housing Inspections

SUBJECT: Request for legal action against Geo. Lightfiser,

93 India Street, Portland, Maine

regarding 160-62 Cumberland Avenue

FACTS CONSTITUTING VIOLATIONS:

36 Housing Code violations as shown

ATTEMPTS TO OBTAIN VOLUNTARY COMPLIANCE:

1. First notice 12-15-78
2. Administrative hearing held 5-7-79 and time extension to 6-7-79
3. Final notice 6-7-79
4. Latest re-inspection 8-6-79
5.

WITNESS:

A. Addato

November 1, 1979

Mr. Robert Hartman
First Floor Apartment
162 Cumberland Avenue
Portland, Maine 04101

Re: 162 Cumberland Avenue - 21-E-9 EE
First Floor Apartment

Dear Mr. Hartman:

A recent inspection by Housing Inspector Addato of the First Floor Apartment, you are now occupying, found that it does not meet the requirements of Chapter 307 (Minimum Standards for Housing) of the City of Portland Municipal Code and is hereby declared unfit for human habitation.

The owner, Mr. George Lighttiser, has been notified of the above mentioned conditions and has been directed to take immediate steps to vacate the apartment.

Sincerely yours,

Joseph E. Gray, Jr. Director
Neighborhood Conservation

By _____
Lyle D. Noyes
Chief of Housing Inspections

Inspector _____
A. Addato

/88

PS Form 3811 Apr 1977

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

● SENDER Complete items 1, 2 and 3
Add your address in the RETURN TO space on reverse

1 The following service is requested (check one)
☐ Show to whom and date delivered ____¢
☐ Show to whom, date, and address of delivery ____¢
☐ RESTRICTED DELIVERY
Show to whom and date delivered ____¢
☐ RESTRICTED DELIVERY
Show to whom, date, and address of delivery $____
(CONSULT POSTMASTER FOR FEES)

2 ARTICLE ADDRESSED TO
Robert Hartman
62 Cumberland Ave.
Portland, Me. 04101

3 ARTICLE DESCRIPTION

REGISTERED NO	CERTIFIED NO	INSURED NO
	04 I 6730	

(Always obtain signature of addressee or agent)

I have received the article described above
SIGNATURE ☐ Addressee ☐ Authorized agent

4 Mrs Harriet Hartman
DATE OF DELIVERY 11-5-79 POSTMARK

5 ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE: CLERK'S INITIALS

☆GPO 1977-0-249 595

November 1, 1979

Mr. George Lighttiser
93 India Street
Portland, Maine 04101

Dear Mr. Lighttiser: Re: 162 Cumberland Avenue - 21-E-9 EE

As owner or agent of the property located at 162 Cumberland Avenue, Portland, Maine, you are hereby notified that as the result of a recent inspection, the First Floor Apartment is hereby declared unfit for human occupancy.

You must take immediate steps to vacate this apartment now occupied by Robert Hartman . It is to be kept vacant so long as the following conditions continue to exist thereon. You must commence legaleviction proceedings no later than November 10, 1979.

a. The property is damaged, decayed, deteriorated, insanitary and 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 without the written consent of the Health Officer or his agent, certifying that the conditions have been corrected.

Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely yours,

Joseph E. Gray, Jr. Director
Neighborhood Conservation

By Lyle D. Noyes /Bm
Lyle D. Noyes
Chief of Housing Inspections

Inspector Arthur Addato
A. Addato

/gg

PS Form 3811 Apr 1977

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

● SENDER Complete items 1 2 and 3
Add your address in the RETURN TO space on reverse

1 The following service is requested (check one)
- ☐ Show to whom and date delivered ___ ¢
- ☐ Show to whom, date, and address of delivery ___ ¢
- ☐ RESTRICTED DELIVERY
  Show to whom and date delivered ___ ¢
- ☐ RESTRICTED DELIVERY
  Show to whom, date, and address of delivery $ ___
  (CONSULT POSTMASTER FOR FEES)

2 ARTICLE ADDRESSED TO
George Lighthouse
13 [illegible] St.
Portland, Me. 04101

3 ARTICLE DESCRIPTION

REGISTERED NO	CERTIFIED NO	INSURED NO
	0486923	

(Always obtain signature of addressee or agent)

I have received the article described above
SIGNATURE ☐ Addressee ☐ Authorized agent

4 X George Lighthouse Cy

DATE OF DELIVERY	POSTMARK
[illegible]	11-10-77

5 ADDRESS (Complete only if requested)

NOV 10

6 UNABLE TO DELIVER BECAUSE: CLERK'S INITIALS

☆GPO 1977-0-249-595

162 Cumberland Ave

REPLY-MEMO RM-87

SEND WHITE, ALL PINK COPIES INTACT. WHITE COPY WILL BE RETURNED WITH REPLY.

TO: Lyle D. Noyes, Housing Inspections

FROM: David Louie, Deputy Corp. Counsel

SUBJECT: Geo. Lightbourn - 93 India Street

DATE: 8/7/79

MESSAGE:

Your request to take legal action is approved.

David A. Louie

ORIGINATOR-DO NOT WRITE BELOW THIS LINE — REPLY TO → — SIGNED

REPLY

DATE — SIGNED

SEND PARTS 1 AND 3 INTACT-PART 1 WILL BE RETURNED WITH REPLY

RM-87

RETURN TO ORIGINATOR

MEMO TO REQUEST LEGAL ACTION

Date 8-7-79

TO: David Lourie, Assistant Corporation Counsel

FROM: Lyle D. Noyes, Chief of Housing Inspections

SUBJECT: Request for legal action against Geo. Lighttiser,

93 India Street, Portlzand, Maine

regarding 160-62 Cumberland Avenue

FACTS CONSTITUTING VIOLATIONS:

36 Housing Code violations as shown.

ATTEMPTS TO OBTAIN VOLUNTARY COMPLIANCE:

1. First notice 12-15-78
2. Administrative hearing held 5-7-79 and time extension to 6-7-79
3. Final notice 6-7-79
4. Latest re-inspection 8-6-79
5.

WITNESS:

A. Addato

CORP. COUNSEL
RECEIVED
8/7/79

No. 520311

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL
(See Reverse)

SENT TO George Lighttiser				
STREET AND NO. 93 Indian St.				
P.O., STATE AND ZIP CODE City				
POSTAGE				$
CONSULT POSTMASTER FOR FEES	CERTIFIED FEE			¢
	OPTIONAL SERVICES	SPECIAL DELIVERY		¢
		RESTRICTED DELIVERY		¢
		RETURN RECEIPT SERVICE	SHOW TO WHOM AND DATE DELIVERED	¢
			SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY	¢
			SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	¢
			SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	¢
TOTAL POSTAGE AND FEES				$
POSTMARK OR DATE				

PS Form 3800, Apr. 1976

PS Form 3811 Apr 1977

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

● SENDER Complete items 1, 2 and 3
Add your address in the RETURN TO space on reverse

1 The following is requested (check one)
☐ Show to whom and date delivered ____¢
☐ Show to whom, date, and address of delivery ____¢
☐ RESTRICTED DELIVERY
Show to whom and date delivered ____¢
☐ RESTRICTED DELIVERY
Show to whom, date, and address of delivery $____
(CONSULT POSTMASTER FOR FEES)

2 ARTICLE ADDRESSED TO:
George Nightliser
93 Indian St.
City 04101

3 ARTICLE DESCRIPTION

REGISTERED NO	CERTIFIED NO	INSURED NO
	520311	

(Always obtain signature of addressee or agent)

I have received the article described above
SIGNATURE ☐ Addressee ☐ Authorized agent

4 George Nightliser, by [signature]

DATE OF DELIVERY | POSTMARK

PORTLAND, ME. JUN 12 1979

5. ADDRESS (Complete only if requested)

6 UNABLE TO DELIVER BECAUSE | CLERK'S INITIALS

☆GPO 1977-0-249-595

160-162 Cumberland Ave.

June 7, 1979

Mr. George Lighttiser
93 India Street
Portland, Maine 04101

Dear Mr. Lighttiser: Re: 160-162 Cumberland Avenue - 21-E-9 - East End

As owner or agent of the above referred property, you were notified to correct certain substandard conditions in violation of Chapter 307 of the City of Portland Municipal Code "Minimum Standards for Housing". Several reinspections have been made and we find that you have not complied with our request.

A final reinspection was made on June 6, 1979, by Housing Inspector Addato and, as a result, you are hereby ordered to correct the violations listed below on or before July 7, 1979.

Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely yours,

Joseph E. Gray, Jr. Director
Neighborhood Conservation

Inspector Arthur Addato
A. Addato

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

EXISTING VIOLATIONS OF CHAPTER 307 OF THE CITY OF PORTLAND MUNICIPAL CODE	SECTION(S)
1. EXTERIOR WALLS - overall - replace missing mortar.	3-a
2. EXTERIOR WALLS - overall - make the exteriorwalls of the structure weathertight and watertight by painting or some other suitable means.	3-a
3. EXTERIOR WALLS - overall - replace rotted, missing, broken clapboards, trim , gutters and roof drains.	3-a
4. EXTERIOR CHIMNEY - replace the missing mortar and bricks.	3-a
5. OVERALL WALL/SUPPORTS - replace missing mortar and bricks.	3-b
6. MIDDLE CELLAR - ceiling - enclose exposed wiring.	8-e
7. SECOND FLOOR REAR HALL - window - replace the broken glass.	3-c
8. MIDDLE CELLAR - ceiling - replace missing junction box cover.	8-e
9. FIRST, SECOND AND THIRD FLOOR REAR HALLS - walls - remove peeling paint.	3-b
Second Floor - 160 Cumberland	
10. REPLACE MISSING OUTLETS overall second floor.	8-a
11. FRONT BEDROOM - window - replace rotted, loose and worn sash.	3-c
12. RIGHT MIDDLE BEDROOM - wall - secure loose outlet.	8-e
13. RIGHT REAR BEDROOM - ceiling - remove peeling paint.	3-b

continued -

160-162 Cumberland Avenue - continued

Third Floor - left - 160 Cumberland

14. KITCHEN - window - replace broken glass and secure loose glass by replacing points and/or reglazing. 3-c
15. BATHROOM - window - replace broken glass. 3-c
16. KITCHEN - window - replace missing counter balance cords allowing window sash to remainelevated when opened. 3-c
17. KITCHEN - ceiling - determine the reason and remedy the condition causing leakage. 3-b
18. KITCHEN - sink - determine the reason and remedy the condition causing leakage in the supply lines. 6-c
19. KITCHEN - ceiling - replace broken light fixture. 8-e
20. RIGHT MIDDLE BEDROOM - wall - remove illegal extension cord. 8-e
21. RIGHT MIDDLE BEDROOM - ceiling - replace broken light fixture. 8-e
22. REAR BEDROOM - window - replace missing counter balance cords allowing window sash to remain elevated when opened. 3-c
23. REAR BEDROOM - walls - determine the reason and remedy the condition causing signs of leakage. 3-b
24. BATHROOM - walls - replace sagging plaster. 3-b
25. BATHROOM - flush toilet - replace leaking seal. 6-d
26. BATHROOM - bathtub - correct the condition at the fixture that causes a cross connection at the bathtub. 6-d
27. FRONT AND RIGHT REAR BEDROOM - windows - replace broken counter balance cords allowing window sash to remain elevated when opened. 3-c
28. FRONT BEDROOM - window - replace broken parting bead. 3-c
29. FRONT BEDROOM - door - replace missing door knob. 3-c

First Floor - 162 Cumberland

30. DINING ROOM - wall - repair sagging wall covering. 3-b
31. DINING ROOM - ceiling - repair sagging ceiling tile. 3-b
32. BATHROOM - walls - replace missing and sagging plaster. 3-b
33. LEFT MIDDLE BEDROOM - window - replace missing counter balance cords allowing window sash to remain elevated when opened. 3-c

Third Floor - right - 162 Cumberland

34. DINING ROOM - window - replace broken glass. 3-c
35. DINING ROOM - window - repair or replace broken sash. 3-c
36. REAR BEDROOM - ceiling - remove peeling paint. 3-b

INVESTIGATIVE REPORT

RE: 160-62 Cumberland
(Property Inspected)

1. Person or persons to be charged (with residence):
Geo. Lighttiser

2. Name of Attorney, if known:
Unknown

3. Name, address and telephone number of complainant if known:
None

4. Name and address of Inspector or Inspectors who investigated violation and summary of personal observations of each with dates of observations:
Inspector A. Addato sent first notice 12-15-78, 56 items
" " held hearing and granted time extension 5-7-79
" " sent final notice 6-7-79, 36 items.
" " made latest re-inspection 8-6-79, 63 items.

5. Code Sections Violated:
3, 6, + 8

6. Facts constitution Violation:
36 items (as ordered corrected on final notice).

7. Basis for individual liability (owner/agent, etc.)
owner

8. Description of Property involved (type and location):

STATE OF MAINE
CUMBERLAND, ss.

[illegible]
DISTRICT [illegible]
DIVISION of [illegible]
Cumberland
Civil Violation

3863

CITY OF PORTLAND,
Plaintiff
V.
GEORGE LIGHTTISER,
Defendant

CITATION AND COMPLAINT FOR VIOLATION OF CITY OF PORTLAND MUNICIPAL ORDINANCE CHAPTER 307, MINIMUM STANDARDS FOR HOUSING

To the Defendant GEORGE LIGHTTISER:

This citation and complaint constitutes a commencement of a lawsuit by the Plaintiff against you for the collection of a fine of not less than $50.00 and not more than $1,000.00 for each day's alleged violation, pursuant to Portland Municipal Code Section 307.24 The alleged violation occurred on the 6th day of August, 1979, and consisted of your failure to correct Housing Code violations at 160-62 Cumberland Avenue, a multi-family dwelling owned by you, within a reasonable time after being so ordered by the Health Officer*.

You are directed to appear in the said District Court at 142 Federal Street, Portland, Maine on the 17th day of August, 1979, at 9:00 o'clock in the A.M. to answer the above allegations orally.

IMPORTANT WARNING: FAILURE TO APPEAR AS DIRECTED HEREIN, CONSTITUTES A CLASS E CRIME AND MAY RESULT IN THE ISSUANCE OF A WARRANT OF ARREST. IN ADDITION, IF YOU FAIL TO ANSWER AT THE TIME STATED ABOVE, OR IF YOU FAIL TO APPEAR AT ANY TIME THE COURT NOTIFIES YOU TO DO SO, A DEFAULT MAY BE ENTERED BY THE CLERK AND JUDGMENT ENTERED THEREON. IF THIS OCCURS, YOUR EMPLOYER MAY BE ORDERED TO PAY PART OF YOUR WAGES TO THE PLAINTIFF, OR YOUR PERSONAL PROPERTY, INCLUDING BANK ACCOUNTS AND YOUR REAL ESTATE MAY BE TAKEN TO SATISFY THE JUDGMENT. DO NOT FAIL TO ANSWER AT THE SPECIFIED TIME.

If you believe that you have not committed the civil violation alleged herein, you should talk to a lawyer. If you feel you cannot afford to pay a fee to a lawyer, you may ask the office of the Clerk of District Court at the Cumberland County Courthouse or any other County Courthouse for information as to places where you may seek legal assistance.

Dated at Portland this 8th day of August, 1979.

* As defined in Municipal Codes

Burton G. MacGaae
AUTHORIZED REPRESENTATIVE OF THE HEALTH OFFICER

C E R T I F I C A T E

O F

C O M P L I A N C E

January 16, 1980

CITY OF PORTLAND

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

Mr. George Lighttiser
93 India Street
Portland, Maine 04101

Re: Premises located at 160-162 Cumberland Avenue, Portland, Maine 21-E-9 NCP-EE

Dear Mr. Lighttiser:

A re-inspection of the premises noted above was made on 1/16/80 by Housing Inspector Addato.

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 12/15/78.

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 January 1985.

Sincerely yours,

Joseph E. Gray, Jr. Director
Neighborhood Conservation And
Inspection Services

By Lyle D. Noyes
Housing Code Administrator

Inspector A. Addato

dld

160-162 Cumberland Avenue - continued

Third Floor - left - 160 Cumberland

14. KITCHEN - window - replace broken glass and secure loose glass by replacing points and/or reglazing. 3-c

15. BATHROOM - window - replace broken glass. 3-c

16. KITCHEN - window - replace missing counter balance cords allowing window sash to remain elevated when opened. 3-c

17. KITCHEN - ceiling - determine the reason and remedy the condition causing leakage. 3-b

18. KITCHEN - sink - determine the reason and remedy the condition causing leakage in the supply lines. 6-c

19. KITCHEN - ceiling - replace broken light fixture. 3-e

20. RIGHT MIDDLE BEDROOM - wall - remove illegal extension cord. 8-e

21. RIGHT MIDDLE BEDROOM - ceiling - replace broken light fixture. 8-e

22. REAR BEDROOM - window - replace missing counter balance cords allowing window sash to remain elevated when opened. 3-c

23. REAR BEDROOM - walls - determine the reason and remedy the condition causing signs of leakage. 3-b

24. BATHROOM - walls - replace sagging plaster. 3-b

25. BATHROOM - flush toilet - replace leaking seal. 6-d

26. BATHROOM - bathtub - correct the condition at the fixture that causes a cross connection at the bathtub. 6-d

27. FRONT AND RIGHT REAR BEDROOM - windows - replace broken counter balance cords allowing window sash to remain elevated when opened. 3-c

28. FRONT BEDROOM - window - replace broken parting bead. 3-c

29. FRONT BEDROOM - door - replace missing door knob. 3-c

First Floor - 162 Cumberland

30. DINING ROOM - wall - repair sagging wall covering. 3-b

31. DINING ROOM - ceiling - repair sagging ceiling tile. 3-b

32. BATHROOM - walls - replace missing and sagging plaster. 3-b

33. LEFT MIDDLE BEDROOM - window - replace missing counter balance cords allowing window sash to remain elevated when opened. 3-c

Third Floor - right - 162 Cumberland

34. DINING ROOM - window - replace broken glass. 3-c

35. DINING ROOM - window - repair or replace broken sash. 3-c

36. REAR BEDROOM - ceiling - remove peeling paint. 3-b

10/19/79

5/30/79

CITY OF PORTLAND, MAINE
DEPARTMENT OF NEIGHBORHOOD CONSERVATION
HOUSING INSPECTIONS DIVISION

NOTICE OF HEARING

April 26, 1979

To: Mr. George Lighttiser
93 India Street #1
Portland, Maine 04101

Re: Premises located at 160-162 Cumberland Avenue, Portland, Maine NCP-EE 21-E-9

Dear Mr. Lighttiser:

Because of your failure to comply with previous NOTICES, you are hereby invited to appear in Room 315, City Hall, 389 Congress Street, Portland, Maine at 9:30 a.m. on May 7, 1979, to show cause why legal action should not be taken against you for violations of the Municipal Codes relating to housing conditions at the above referred premises, as described more fully in the attached copy of the original NOTICE received by you on or about Dec. 15, 1978.

FAILURE TO APPEAR MAY RESULT IN PROSECUTION

Please notify this office at once if you have corrected all violations before the above noted hearing date. Telephone 775-5451 Extension 448 - 358.

Joseph E. Gray, Jr., Director
Neighborhood Conservation

By [signature]
Lyle D. Noyes, Chief of Housing Inspections

Requested by Inspector [signature]
A. Addato

Hearing held - TX

Enclosure

vw

NOTICE OF HOUSING CONDITIONS

DU 6

City of Portland
Department of Neighborhood Conservation
Housing Inspections Division
Tel 775-5451 - Ext 358 - 448

Ch-Bl.-Lot: 21-E-9
Location: 160-162 Cumberland Ave.
Project: NCP-East End
Issued: Dec. 15, 1978
Expired: March 15, 1979

George Lighttiser
93 India Street #1
Portland, Maine 04101

Dear Mr. Lighttiser:

An examination was made of the premises at 160-162 Cumberland Avenue, Portland, Maine. by Housing Inspector Addato. 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 March 15, 1979. 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 reinspection 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.

Very truly yours,
Joseph E. Gray, Jr., Director
Neighborhood Conservation

Inspector Arthur Addato
A. Addato

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

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

1. 1 OVERALL EXTERIOR WALL - replace missing mortar. 3a
2. 2 OVERALL EXTERIOR WALL - make the exterior walls of the structure weathertight and watertight by painting or some other suitable means. 3a
3. 3 OVERALL EXTERIOR WALLS - replace rotted, missing, broken clapboards, trim, gutters and roof drains. 3a
4. 4 EXTERIOR CHIMNEY - replace missing mortar and bricks. 3e
5. 5 OVERALL WALL/SUPPORTS - replace missing mortar & bricks. 3b
6. 6 MIDDLE CELLAR CEILING - enclose exposed wiring. 8e
7. ~~FIRST FLOOR BATHROOM - replace rotted flooring (under).~~ ~~3b~~
8. 7 SECOND FLOOR REAR HALL WINDOW - replace broken glass. 3c
9. ~~FIRST, SECOND & THIRD FLOOR - FRONT HALL - replace missing balusters.~~ ~~3d~~
10. ~~CELLAR FLOOR - enclose exposed oil line.~~ ~~9c~~
11. ~~OVERALL CELLAR FLOOR - determine the reason and remedy the condition which causes the excessive oil on the floor.~~ ~~9c~~
12. ~~CELLAR - remove overamp fuses.~~ ~~8e~~
* 13. ~~FRONT CELLAR FURNACE - determine the reason and remedy the condition causing oil leakage.~~ ~~9c~~
* 14. ~~FRONT CELLAR FLOOR - clean up storage material and properly dispose of it.~~ ~~4d~~
* 15. 8 MIDDLE CELLAR CEILING - replace missing junction box cover. 8e

continued

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~~16. THIRD FLOOR FRONT HALL WALL - determine the reason and remedy the condition causing signs of leakage.~~ 3b

17. FIRST, SECOND & THIRD FLOORS - REAR HALL WALL - remove peeling paint. 3b

FIRST FLOOR - 160 Cumberland Ave.

~~18. [illegible] - replace rotted flooring.~~

SECOND FLOOR - 160 Cumberland Ave.

19. OVERALL - replace missing outlet. 6e
20. FRONT BEDROOM WINDOW - replace rotted, loose and worn sash. 3c
21. RIGHT MIDDLE BEDROOM WALL - secure loose outlet. 8e
22. RIGHT REAR BEDROOM CEILING - remove peeling paint. 3b

THIRD FLOOR LEFT - 160 Cumberland Ave.

23. KITCHEN WINDOW - replace broken glass and secure loose glass by replacing points and/or reglazing. 3c
24. BATHROOM WINDOW - replace broken glass. 3c
25. KITCHEN WINDOW- replace missing counter balance cord allowing window sash to remain elevated when opened. 3c
* 26. KITCHEN CEILING - determine the reason and remedy the condition causing leakage. 3b
* 27. KITCHEN SINK- determine the reason and remedy the condition causing leakage in the supply lines. 6c
* 28. KITCHEN CEILING - replace broken light fixture. 8e
* 29. RIGHT MIDDLE BEDROOM WALL - remove illegal extension cord. 8e
* 30. RIGHT MIDDLE BEDROOM CEILING - replace broken light fixture. 8e
31. REAR BEDROOM WINDOW - replace missing counter balance cord allowing window sash to remain elevated when opened. 3c
* 32. REAR BEDROOM WALL - determine the reason and remedy the condition causing leakage. 3b
33. BATHROOM WALL - replace sagging plaster. 3b
* 34. BATHROOM - FLUSH TOILET- replace leaking seal. 6d
35. BATHROOM TUB - correct the condition at the fixture that causes a cross connection at the bathtub. 6d
36. FRONT & RIGHT REAR BEDROOM WINDOW - replace broken counter balance cords allowing window sash to remain elevated when opened. 3c
37. FRONT BEDROOM WINDOW - replace broken parting bead. 3c
38. FRONT BEDROOM DOOR - replace missing knob. 3c

FIRST FLOOR - 162 Cumberland Ave.

~~39. KITCHEN CEILING - repair sagging ceiling tile.~~ 3b
~~40. DINING ROOM CEILING - replace [illegible] light fixture.~~ 8e
41. DINING ROOM WALL - repair sagging wall covering. 3b
42. DINING ROOM CEILING - repair sagging ceiling tile. 3b
~~43. KITCHEN CEILING - determine the reason and remedy the condition causing leakage.~~ 3b
~~44. LEFT FRONT BEDROOM WALL - replace sagging plaster.~~ 3b
~~45. LEFT FRONT BEDROOM WALL - replace missing plaster.~~ 3b
~~46. BATHROOM TUB - correct the condition at the fixture that causes a cross connection at the bathtub.~~ 6d
~~47. BATHROOM CEILING - replace missing and sagging plaster.~~ 3b
48. BATHROOM WALL - replace missing and sagging plaster. 3b
~~49. LEFT MIDDLE BEDROOM - WALL & CEILING- replace missing and sagging plaster.~~ 3b
50. LEFT MIDDLE BEDROOM WINDOW - replace missing counter balance cord allowing window sash to remain elevated when opened. 3c
~~51. REAR BEDROOM CEILING- replace missing and sagging plaster.~~ 3b

continued
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SECOND FLOOR RIGHT - 162 Cumberland Ave.

THIRD FLOOR RIGHT- 162 Cumberland Ave.

34 53.	DINING ROOM WINDOW - replace broken glass.	3c
35 54.	" " " - repair or replace broken sash.	3c
36 55.	REAR BEDROOM CEILING - remove peeling paint.	3b
6/6 ~~56.~~	~~REAR BEDROOM DOOR - replace missing knob.~~	~~3c~~

* 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.

We suggest you contact the City of Portland Building Inspection Department, 389 Congress St., Tel. 775-5451 to determine if any of the items listed above require a building or alteration permit.

M/PL/R:R/HA/WA/CL

NOTICE OF HOUSING CONDITIONS

City of Portland
Department of Neighborhood Conservation
Housing Inspections Division
Tel 775-5451 - Ext 358 - 448

DU 6

Ch -Bl.-Lot: 21-E-9
Location: 160-162 Cumberland Ave.
Project: NCP-East End
Issued: Dec. 15, 1978
Expired: March 15, 1979

George Lighttiser
93 India Street #1
Portland, Maine 04101 772 3362

Dear **Mr. Lighttisar:**

An examination was made of the premises at **160-162 Cumberland Avenue**, Portland, Maine, by Housing Inspector **Addato**. 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 **March 15, 1979**. 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 reinspection 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.

Very ruly yours,
Joseph E Gray, Jr., Director
Neighborhood Conservation

Inspector ~~A. Addato~~

By _____
Lyle D. Noyes
Chief of Housing Inspections

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

1. OVERALL EXTERIOR WALL - replace missing mortar. 3a
2. OVERALL EXTERIOR WALL - make the exteriors walls of the structure weathertight and watertight by painting or some other suitable means. 3a
3. OVERALL EXTERIOR WALLS - replace rotted, missing, broken clapboards, trim, gutters and roof drains. 3a
4. EXTERIOR CHIMNEY - replace missing mortar and bricks. 3e
5. OVERALL WALL/SUPPORTS - replace missing mortar & bricks. 3b
6. MIDDLE CELLAR CEILING - enclose exposed wiring. 8e
3/22 ~~7.~~ FIRST FLOOR BATHROOM - replace rotted flooring (under). 3b
8. SECOND FLOOR REAR HALL WINDOW - replace broken glass. 3c
3/15 ~~9.~~ FIRST, SECOND & THIRD FLOOR - FRONT HALL - replace missing balustors. 3d
3/22 ~~10.~~ CELLAR FLOOR - enclose exposed oil line. 9c
3/22 ~~11.~~ OVERALL CELLAR FLOOR - determine the reason and remedy the condition which causes the excessive oil on the floor. 9e
3/16 ~~12. CELLAR- remove overamp fuses.~~ 8e
3/16* ~~13. FRONT CELLAR FURNACE- determine the reason and remedy the condition causing oil leaks.~~ 9c
3/16* ~~14. FRONT CELLAR FLOOR- clean up storage material and properly dispose of it.~~ 4d
3/16* 15. MIDDLE CELLAR CEILING- replace missing junction box cover. 8e

continued

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~~16. THIRD FLOOR FRONT HALL WALL - determine the reason and remedy the condition causing signs of leakage.~~ ~~3b~~
17. FIRST, SECOND & THIRD FLOORS - REAR HALL WALL - remove peeling paint. 3b

FIRST FLOOR - 160 Cumberland Ave.
~~18. BATHROOM FLOOR - replace rotted flooring.~~ 3b

SECOND FLOOR - 160 Cumberland Ave.
19. OVERALL - replace missing outlet. 8a
20. FRONT BEDROOM WINDOW - replace rotted, loose and worn sash. 3c
21. RIGHT MIDDLE BEDROOM WALL - secure loose outlet. 8a
22. RIGHT REAR BEDROOM CEILING - remove peeling paint. 3b

THIRD FLOOR LEFT - 160 Cumberland Ave.
23. KITCHEN WINDOW - replace broken glass and secure loose glass by replacing points and/or reglazing. 3c
24. BATHROOM WINDOW - replace broken glass. 3c
25. KITCHEN WINDOW- replace missing counter balance cord allowing window sash to remain elevated when opened. 3c
* 26. KITCHEN CEILING - determine the reason and remedy the condition causing leakage. 3b
* 27. KITCHEN SINK- determine the reason and remedy the condition causing leakage in the supply lines. 6c
* 28. KITCHEN CEILING - replace broken light fixture. 8e
* 29. RIGHT MIDDLE BEDROOM WALL - remove illegal extension cord. 8a
* 30. RIGHT MIDDLE BEDROOM CEILING - replace broken light fixture. 8e
31. REAR BEDROOM WINDOW - replace missing counter balance cord allowing window sash to remain elevated when opened. 3c
* 32. REAR BEDROOM WALL - determine the reason and remedy the condition causing leakage. 3b
33. BATHROOM WALL - replace sagging plaster. 3b
* 34. BATHROOM - FLUSH TOILET- replace leaking seal. 6d
35. BATHROOM TUB - correct the condition at the fixture that causes a cross connection at the bathtub. 6d
36. FRONT & RIGHT REAR BEDROOM WINDOW - replace broken counter balance cords allowing window sash to remain elevated when opened. 3c
37. FRONT BEDROOM WINDOW - replace broken parting bead. 3c
38. FRONT BEDROOM DOOR - replace missing knob. 3c

FIRST FLOOR - 162 Cumberland Ave.
39. KITCHEN CEILING - repair sagging ceiling tile. 3b
3/27 * 40. DINING ROOM CEILING - replace broken light fixture. 8e
41. DINING ROOM WALL - repair sagging wall covering. 3b
42. DINING ROOM CEILING - repair sagging ceiling tile. 3b
3/15 ~~43. KITCHEN CEILING - determine the reason and remedy the condition causing leakage.~~ ~~3b~~
44. LEFT FRONT BEDROOM WALL - replace sagging plaster. 3b
45. LEFT FRONT BEDROOM WALL - replace missing plaster. 3b
46. BATHROOM TUB - correct the condition at the fixture that causes a cross connection at the bathtub. 6d
47. BATHROOM CEILING - replace missing and sagging plaster. 3b
48. BATHROOM WALL - replace missing and sagging plaster. 3b
49. LEFT MIDDLE BEDROOM - WALL & CEILING- replace missing and sagging plaster. 3b
50. LEFT MIDDLE BEDROOM WINDOW - replace missing counter balance cord allowing window sash to remain elevated when opened. 3c
51. REAR BEDROOM CEILING- replace missing and sagging plaster. 3b

continued
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December 15, 1978

continued NOHC - 160-162 Cumberland Avenue, Portland, Maine MCP-EE 21-E-9

SECOND FLOOR RIGHT - 162 Cumberland Ave.

3/16 ~~52. LIVING ROOM CEILING - determine the cause and remedy the condition causing leakage. 3b~~

THIRD FLOOR RIGHT- 162 Cumberland Ave.

53. DINING ROOM WINDOW - replace broken glass.	3c
54. " " " - repair or replace broken sash.	3c
55. REAR BEDROOM CEILING - remove peeling paint.	3b
56. REAR BEDROOM DOOR - replace missing knob.	3c

* 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.

We suggest you contact the City of Portland Building Inspection Department, 389 Congress St., Tel. 775-5451 to determine if any of the items listed above require a building or alteration permit.

NOTICE OF HOUSING CONDITIONS

DU 6

City of Portland
Department of Neighborhood Conservation
Housing Inspections Division
Tel. 775-5451 - Ext. 358 - 448

Ch.-Bl.-Lot: 160-162 Cumberland Avenue
Location: 21-E-9
Project: NCP-East End
Issued: November 29, 1977
Expired: March 1, 1978

George Lighttiser
93 India Street #1
Portland, Maine 04101

Dear Mr. Lighttiser:

An examination was made of the premises at 160-162 Cumberland Avenue, Portland, Maine, by Housing Inspector Stevenson. 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 March 1, 1978. 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 reinspection 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.

Very truly yours,

Joseph E. Gray, Jr. Director
Neighborhood Conservation

By Lyle D. Hayes
Lyle D. Hayes
Chief of Housing Inspections

Inspector D. Stevenson

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" -

		Section(s)
1.	OVERALL EXTERIOR WALL - replace missing mortar.	3a
2.	OVERALL EXETERIOR WALL - Make the exterior walls of the structure weathertight and watertight by painting or some other suitable means.	3a
3.	OVERALL EXTERIOR WALLS - replace rotted, missing, broken clapboards, trim, gutters and roof drains.	3a 3e
4.	EXTERIOR CHIMNEY - replace missing mortar and bricks.	3b
5.	OVERALL WALL/SUPPORTS - replace missing mortar & bricks.	8e
6.	MIDDLE CELLAR CEILING - enclose exposed wiring.	3b
7.	FIRST FLOOR BATHROOM- replace rotted flooring - under-	3c
~~8.~~	~~THIRD FLOOR FRONT HALL WINDOW - replace broken gless and rotted and loose sash.~~	~~3c~~
9.	SECOND FLOOR REAR HALL WINDOW - replace broken glass.	3c
~~10.~~	~~FIRST FLOOR REAR HALL WINDOW - replace broken glass.~~	~~3c~~
11.	FIRST, SECOND & THIRD FLOOR - FRONT HALL - replace missing balusters.	3d
12.	CELLAR FLOOR - enclose exposed oil line.	9c
13.	OVERALL CELLAR FLOOR - determine the reason and remedy the condition which causes the excessive oil. on the floor.	9c 8e
14.	CELLAR - remove overamp fuses.	

continued
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THIRD FLOOR LEFT - 160 Cumberland Ave. continued

51. BATHROOM TUB - correct the condition at the fixture that causes a cross connection at the bathtub. 6d

52. FRONT & RIGHT REAR BEDROOM WINDOW - replace broken v counter balance cords allowing window sash to remain elevated when opened. 3c

53. FRONT BEDROOM WINDOW - replace broken parting bead. 3c

54. FRONT BEDROOM DOOR - replace missing knob. 3c

At the time of the survey, we were unable to gain access to the First Floor Right (162 Cumb. Ave. Apartment. We suggest that if there are any conditions which need correcting in this apartment that you make the repairs while doing the work on the rest of the structure.

SECOND FLOOR RIGHT - 162 Cumberland Ave.

~~55. KITCHEN CEILING - determine the reason and remedy the condition causing signs of leakage. 3b~~

~~56. KITCHEN - repair leak in supply lines. 6d~~

57. LIVING ROOM CEILING - determine the reason and remedy the condition causing leakage. 3b

~~58. LIVING ROOM WINDOW - secure loose glass by replacing points and/or reglazing. 3c~~

~~59. BATHROOM CEILING - replace missing plaster. 3c~~

~~60. BATHROOM - repair leak in tub. 6d~~

61. LEFT REAR BEDROOM WINDOW - replace broken counter balance cord allowing window sash to remain elevated when opened. 3c

~~62. LLEFT REAR BEDROOM CEILING - remove peeling paint. 3b~~

~~63. LEFT REAR BEDROOM WINDOW - secure loose glass by replacing points and/or reglazing. 3c~~

~~64. " " " " - replace or repair worn sash. 3c~~

THIRD FLOOR RIGHT - 162 Cumberland Avenue

~~65. KITCHEN WALL - remove peeling paper. 3b~~

~~66. KITCHEN WINDOW - secure loose glass by replacing points and/or reglazing. 3c~~

~~67. KITCHEN WALL - replace missing outlet cover. 8e~~

68. DINING ROOM WINDOW - replace broken glass. 3c

69. " " " - repair or replace broken sash. 3c

70. REAR BEDROOM CEILING - remove peeling paint. 3b

~~71. " " WINDOW - replace broken glass. 3c~~

72. " " DOOR - replace missing knob. 3c

* 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.

We suggest you contact the City of Portland Building Inspection Department, 389 Congress St., Tel. 775-5451 to determine if any of the items listed above require a building or alteration permit.

CELLAR AT 162 Cumberland Avenue

At the time of the survey, we were unable to gain access to the cellar at 162 Cumberland Ave. We suggest that if there are any conditions which need correcting in this area that you make the repairs while doing the work on the rest of the structure.

16 15. THIRD FLOOR FRONT HALL WALL - determine the reason and remedythe condition causing signs of leakage. 3b

17 16. FIRST, SECOND & THIRD FLOORS - REAR HALL WALL - remove peeling paint. 3b

~~17. THIRD FLOOR - REAR HALL WINDOW - repair or replace the loose glass and the rotted sash.~~ 3c

~~18. FIRST & SECOND FLOOR - REAR HALL WINDOW - secure loose glass by replacing points/ and/or reglazing.~~ 3c

~~19. FIRST, SECOND & THIRD FLOORS - FRONT HALL - replace missing balusters.~~ 3d

~~20. SECOND FLOOR REAR HALL - remove excessive debris and properly dispose of it.~~ 4b

FIRST FLOOR 160 Cumberland Ave.

~~21. KITCHEN CEILING - determine the reason and remedy the condition causing signs of leakage.~~ 3b

~~22. KITCHEN WINDOW - replace broken glass.~~ 3c

~~23. KITCHEN WINDOW - replace missing frame.~~ 3c

~~24. KITCHEN FLOOR - replace worn linoleum.~~ 3b

~~25. KITCHEN SINK - repair leak under sink.~~ 6d

~~26. LIVING ROOM WINDOW - secure loose glass by replacing points and/or reglazing.~~ 3c

~~27. LIVING ROOM WINDOW - replace broken counter balance cord allowing window sash to remain elevated when opened.~~ 3c

~~28. KITCHEN WALL - repair inoperative outlet.~~ 8e

~~29. BATHROOM CEILING - determine the reason and remedy the condition causing signs of leakage.~~ 6c

30. BATHROOM FLOOR - replace rotted flooring. 3b

~~31. BATHROOM - repair leak in bathtub drain.~~ 6d

RI/RE/BE/SA/CL/MI/PL

SECOND FLOOR - 160 Cumberland Ave.

~~32. OVERALL - replace missing switch plate covers.~~ 8e

33. OVERALL - replace missing outlet ~~covers~~. 8e

~~34. KITCHEN WINDOW - secure loose glass by replacing points and/or reglazing.~~ 3c

~~35. KITCHEN - repair leak in sink.~~ 6d

~~36. LIVING ROOM WINDOW - replace missing sash stop and counter balance cord allowing window sash to remain elevated when opened.~~ 3c

~~37. BATHROOM WALL - replace missing plaster.~~ 3b

~~38. BATHROOM TUB - re correct the condition at the fixture that causes a cross connection at the bathtub.~~ 6d

39. FRONT BEDROOM WINDOW - replace rotted, loose and worn sash. 3c

~~40. FRONT BEDROOM WINDOW - replace broken counterbalance cord allowing window sash to remain elevated when opened.~~ 3c

~~41. " " CEILING - determine the reason and remedy the condition causing signs of leakage.~~ 3b

~~42. RIGHT FRONT & RIGHT REAR BEDROOM WINDOW - replace missing glass.~~ 3c

~~43. " " " " " " - replace broken sash.~~ 3c

~~44. " " " " " CEILING - determine the reason and remedy the condition causing signs of leakage.~~ 3b

~~45. " " " " " CEILING - replace missing light fixture.~~ 8e

~~46. RIGHT MIDDLE BEDROOM WINDOW - repair loose sash.~~ 3c

47. " " " WALL - secure loose outlet. 8e

48. RIGHT REAR BEDROOM CEILING - remove peeling paint. 3b

THIRD FLOOR LEFT - 160 Cumberland Ave.

49. KITCHEN WINDOW - replace broken glass and secure loose glass by replacing points and/or reglazing. 3c

50. BATHROOM WINDOW - replace broken glass. 3c

continued

REINSPECTION RECOMMENDATIONS

LOCATION 168-162 [illegible]

PROJECT [illegible] EE

INSPECTOR Addats

OWNER George Lightfiser

NOTICE OF HOUSING CONDITIONS Issued	Expired	HEARING NOTICE Issued	Expired	FINAL NOTICE Issued	Expired
11/29/77	3/1/78				

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

DATE		
		ALL VIOLATIONS HAVE BEEN CORRECTED _____ POSTING RELEASE _____ Send "CERTIFICATE OF COMPLIANCE" _____
		SATISFACTORY Rehabilitation in Progress Time Extended To:
		Time Extended To:
		Time Extended To:
		UNSATISFACTORY Progress Send "HEARING NOTICE" _____ "FINAL NOTICE" _____
		"NOTICE TO VACATE" _____ POST Entire _____ POST Dwelling Units _____
		UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken _____
10/16/78	aa	INSPECTOR'S REMARKS: Re/SP/
12/1/78	aa	Re/CT [illegible] -1-2 F/LE/ SP, CT/2-3 FL RI/SP
12/5/78	aa	RE/CM/T/NE
12/15/78	aa	RE/CM/CT 1F/RI - 3FL/LE
12/14/78		RE/CO/ send LB on leaking [illegible]/CU [illegible]

INSTRUCTIONS TO INSPECTOR: _____

REINSPECTION RECOMMENDATIONS

LOCATION 160-162 Cambridge

INSPECTOR [illegible]

PROJECT NCP-FE

OWNER Lighthouse

NOTICE OF HOUSING CONDITIONS Issued	Expired	HEARING NOTICE Issued	Expired	FINAL NOTICE Issued	Expired
12/15/78	3/15/79				

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

DATE		
1/16/80	aa	ALL VIOLATIONS HAVE BEEN CORRECTED ✓ Send "CERTIFICATE OF COMPLIANCE" ✓ POSTING RELEASE
		SATISFACTORY Rehabilitation in Progress
		Time Extended To: OTX - 4/15/79
4/30/79	aa	Time Extended To: OTX - 5/30/79
		Time Extended To:
6/7/79	aa	UNSATISFACTORY Progress May 7 at 9:30
4/25/79	aa	Send "HEARING NOTICE" Hearing held at property "FINAL NOTICE" ✓
		"NOTICE TO VACATE"
		POST Entire
		POST Dwelling Units
8/6/79	aa	UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken ✓
1/16/79	aa	INSPECTOR'S REMARKS: C1/CT - Lead FD
3/15/79	aa	RE/CT's - slow progress 1FL (160) 1-2FL (162)
3/16/79	aa	RE/CT - [illegible]
3/19/79	aa	RE/CT - [illegible]
3/22/79	aa	RE/CM - T/2FL/NA
3/23/79	aa	RE/CM - WORK IN PROGRESS
[illegible]	aa	RE/CT - [illegible]
4/25/79	aa	RE/CT/CM - V3 Progress - to be cont.
5/7/79	aa	Hearing held OTX 30 da. 5/30/79
6/6/79	aa	RE/CT's - slow progress - Trial con.
6/7/79	aa	Re/CT's slow progress
7/3/79	aa	INSTRUCTIONS TO INSPECTOR: RE/ work to be done under program. Kirby has proceed.
8/6/79	aa	RE/CT's - LOAN OUT - Bldg. cond. Rapid Eye declining health, sick.
8/29/79	aa	Hearing with Gerry Lightfoot: Bench warrant issued for fail. to appear. Recalled back to the Bay. Claims harassment, (3)

10/19/79 - aa Re/SP/CO/CT - 6 viol remain.
1/16/80 - aa RE/CM/all viol. con. dismiss FA
for Cost of Court

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

November 22, 1983

OK
BY Addato
DATE 12-7-83

Gregory Kontos
Park Road
Windham, Maine

Re: 162 Cumberland Ave. 21-E-9 EE

Dear Mr. Kontos:

We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Addato of the property owned by you at 162 Cumberland Ave. Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. Remove all storage from around furnace at middle cellar compartment. 109.4

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before Nov. 24, 1983.

Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

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

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

Code Enforcement Officer - Arthur Addato (7)

jmr

REINSPECTION RECOMMENDATIONS

LOCATION 162 Cumberland
PROJECT NCPEE
OWNER Kenton

INSPECTOR [illegible]

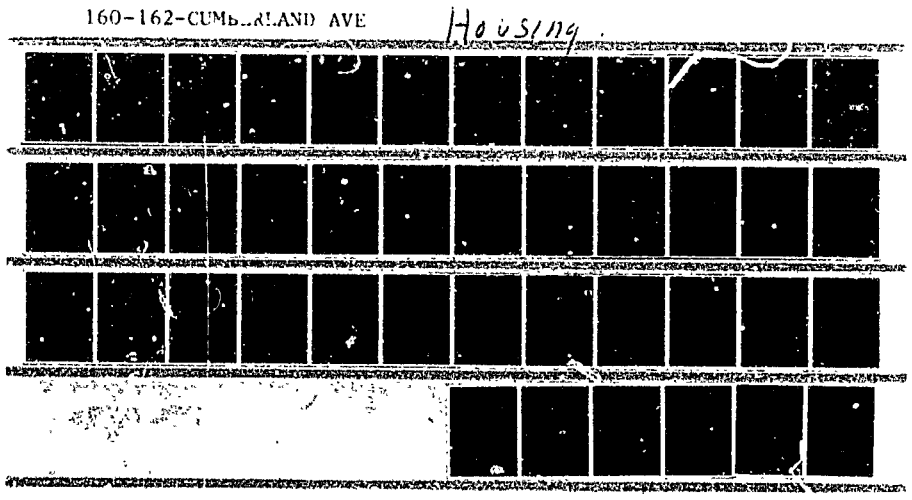
NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE		
Issued	Expired	Issued	Expired	Issued	Expired	
11-22-83	11-24-83					

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

DATE		
		ALL VIOLATIONS HAVE BEEN CORRECTED _____ "POSTING RELEASE" _____ Send "CERTIFICATE OF COMPLIANCE" _____
		SATISFACTORY Rehabilitation in Progress Time Extended To:
		Time Extended To:
		Time Extended To:
		UNSATISFACTORY Progress Send "HEARING NOTICE" _____ "FINAL NOTICE" _____
		NOTICE TO VACATE _____ POST Entire _____ POST Dwelling Units _____
		UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken _____
12-7-83	AO	INSPECTOR"S REMARKS: RE/LD - LDC

INSTRUCTIONS TO INSPECTOR:

160-162-CUMBERLAND AVE Housing.



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 8, 1985

DU: 6

CITY OF PORTLAND

Department of Planning & Urban Development
Housing Inspections Division
Telephone: 775-5451 - Extension 311 - 318

Mr. Gregory Kontos
Park Road
Windham ,Me

Re: Premises located at 160-162 Cumberland Avenue 21-E-9 EE

DearMr. Kontos:

A re-inspection of the premises noted above was made on May 7, 1985
by Code Enforcement Officer Arthur Addato.

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 September 15, 1981.

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 1990.

Sincerely yours,

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

By
P. Samuel Hoffses,
Chief of Inspection Services

Arthur Addato
Code Enforcement Officer - Arthur Addato (7)

jmr

OK
5-7-85
A. Addato

CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

September 15, 1981

Mr. Gregory Kontos
Park Road
Windham, Maine

Re: 160-162 Cumberland Ave. 21-E-9 EE

Dear Mr. Kontos:

As owner or agent of the above referred property, you were notified to correct certain substandard conditions in violation of Chapter 307 of the City of Portland Municipal Code "Minimum Standards For Housing". Several re-inspections have been made and we find that you have not complied with our request.

A final reinspection was made on September 15, 1981, by Code Enforcement Officer Arthur Addato and, as a result, you are hereby ordered to correct the violations listed below on or before October 15, 1981.

Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

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

By _____
Lyle D. Noyes
Inspection Services Division

Code Enforcement Officer - Addato (7)

jmr

EXISTING VIOLATIONS OF CHAPTER 307 OF THE CITY OF PORTLAND MUNICIPAL CODE

		SEC.(S)
10/9	1. FIRST, SECOND, THIRD FLOOR - LEFT FRONT, RIGHT FRONT, LEFT REAR AND RIGHT REAR HALL - floor - rubbish.	4-d
12/10	2. FIRST, SECOND, THIRD FLOOR - LEFT REAR AND RIGHT REAR HALL ceiling - sagging and missing plaster.	3-b
6-10	3. SECOND FLOOR - RIGHT FRONT HALL - ceiling - missing plaster.	3-b
6-10*	4. FIRST FLOOR - LEFT REAR HALL - ceiling - inoperative light fixture.	8-e
6-10 *	5. LEFT FRONT CELLAR - ceiling - damaged joists.	3-a
6-1 *	6. LEFT CELLAR - foundation - missing fire stops.	3-a
6-10*	7. LEFT REAR CELLAR - foundation - rotted end joist.	3-a
6-10	8. FRONT CELLAR - floor - damaged support posts.	3-a
12/10	9. MIDDLE CELLAR - ceiling - leaking water supply lines.	6-c
12/10	10. LEFT MIDDLE CELLAR - wall - damaged oil tank enclosure.	3-a
12/10	11. MIDDLE CELLAR - furnace - exposed oil lines.	9-c
12/10 *	12. MIDDLE CELLAR - furnace - leaking oil.	9-c
6/10	13. OVERALL CELLAR - foundation - missing brick.	3-a
12/10*	14. MIDDLE CELLAR - ceiling - exposed wiring.	8-e
6-10	15. FIRST, SECOND, THIRD - LEFT REAR & RIGHT REAR HALL - ceiling.	3-b
6-10	16. THIRD FLOOR REAR HALL - window - broken glass.	3-c
12/10	17. RIGHT REAR EXTERIOR - porch - damaged treads, risers, support posts, stringers.	3-d
6-10	18. RIGHT REAR CELLAR - wall - rotted end joist.	3-a
12/10	19. OVERALL INTERIOR - infestation (roaches).	4-e
6/10	20. REAR EXTERIOR - wall - loose and missing siding.	3-a
6/10	21. SECOND FLOOR LEFT REAR HALL - ceiling - leakage.	3-b
	FIRST FLOOR LEFT (160)	
6-10	22. REAR BEDROOM - ceiling - missing plaster.	3-b
10/9	23. BATHROOM - ceiling - missing tile.	3-b
10/9	24. BATHROOM - ceiling - leakage.	3-b
10/9	*25. RIGHT FRONT BEDROOM - ceiling - inoperative light fixture.	8-e
10/9	26. FRONT BEDROOM - window - cracked glass.	3-c
10/9	27. REAR KITCHEN - door - missing knob.	3-b
10/9	28. OVERALL DWELLING UNIT - leaking radiators.	9-c
10/9	*29. OVERALL DWELLING UNIT - infestation (roaches).	4-e

EXISTING VIOLATIONS OF CHAPTER 307 OF THE CITY OF PORTLAND MUNICIPAL CODE

		SEC.(S)
	THIRD FLOOR LEFT (160)	
6/10	~~37.~~ LIVINGROOM - ceiling - peeling paint.	3-b
6/10	~~38.~~ MIDDLE BEDROOM - wall - sagging plaster.	3-b
6/10	*~~39.~~ OVERALL DWELLING UNIT - infestation (roaches).	4-e
	THIRD FLOOR RIGHT (162)	
6/10	~~49.~~ REAR BEDROOM - ceiling - peeling paint.	3-b
10/9	~~50.~~ LEFT MIDDLE BEDROOM - ceiling - leakage.	3-b
10/9	*~~52.~~ LEFT REAR BEDROOM - wall - damaged light switch.	8-e
6/10	*~~53.~~ REAR BEDROOM - wall - missing duplex outlet cover.	8-e
10/9	*~~54.~~ FUSES - excessive blowing.	8-e
10/9	*~~55.~~ OVERALL DWELLING UNIT - infestation (roaches).	4-e

REINSPECTION RECOMMENDATIONS

INSPECTOR Addatt

LOCATION 160-162 Cumberland
PROJECT Mel EE
OWNER Horton

NOTICE OF HOUSING CONDITIONS Issued	Expired	HEARING NOTICE Issued	Expired	FINAL NOTICE Issued	Expired	
2/10/81	5/10/81					

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

DATE		
5-7-85	aa	ALL VIOLATIONS HAVE BEEN CORRECTED ✓ "POSTING RELEASE" ✓ Send "CERTIFICATE OF COMPLIANCE" ✓
		SATISFACTORY Rehabilitation in Progress
5/12/81	aa	Time Extended To: 7/12/81 - 5A-10 PM
		Time Extended To:
		Time Extended To:
9-15-81	aa	UNSATISFACTORY Progress Aug 27 at 9:00 "FINAL NOTICE" ✓
9/15/81		Send "HEARING NOTICE" ~~Aug 27~~
		NOTICE TO VACATE
		POST Entire
		POST Dwelling Units
		UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken

INSPECTOR'S REMARKS:

5/11/81 aa RE/CO/CT - inspected 5 units. One S.P.
5/12/81 aa RE/CT. Inspected remain/unit. SP-Tx-60 aa to be done - renov. under Mod. Rehab.
8/7/81 aa RE/CT - 5 UNP. Owner is under. Meeting with Mod-Rehab.
8/10/81 aa RE/owner not on Mod. Rehab. Send HN
9-3-81 aa Owner called in while on vacat. Will arrange to meet with me.
10-9-81 aa RE/CO - WIP/OK - Rehab. to start in spring under 5-8 Rehab.
11-17-81 aa RE/CO - He will take care today or tomorrow. WIP interior. Owner to send a new rid. WIP interior.

INSTRUCTIONS TO INSPECTOR: Letter of intent on prop. financing

12-10-81 aa RE - WIP - slow but moving
3-8-82 aa RE/CT - Excessive litter and debris on halls. Front Rid/FR/LE - RER - REL - LD Sent on clean up and detectors.
3-11-82 aa Insp. SEL/INC.
5/12/82 aa RE/NOC - INC
5/14/82 aa RE/met with owner. WIP on 2 units. SP.
6-10-82 aa RE/CO/CC - WIP/SATISFACTORY

6-28-82 - CT/ow. in took out applic. with Board.
8-12-82 - RE/CO - AB/LA
9-14-82 - AB (LA)
10-8-82 - AB (LA) under process.
11-9-82 - " " Retrial in Progress
12-9-82 AB - LAR - SP - VACO
1-7-83 " " " "
2-8-83 AB " " "
3-10-83 " SP (LAR)
4-7-83 AB - SP (LAR)
5-9-83 RE/ - SP (LAR)
6-10-83 RE/AB -(LAR) almost ready for final.
7-8-83 RE/SP (AB) LAR
8-12-83 RE/SP (LAR) WIP rear halls. Excellent work performance.
9-12-83 RE SP - AB LAR
10-5-83 - RE/ rear halls, plaster repair still in progress. AB (LAR)
11-8-83 - SP (LAR)
12-8-83 - SP (LAR)
1-11-83 - SP (LAR) RE/HA - CL/WA (Storage caught fire in basement. Some joist Damage and sub floor, advised owner to scab on to burnt joists and to also apply ply-wood to sub floor between joists. (1-4-84)
2-10-84 - RE/SP (LAR)
[redacted] - RE/AB (LAR)
3-1-84 -
4-9-84 - RE/SP (LAR
5-11-84 - RE/SP (LAR)
6-7-84 RE/RE/HA/ still not complete (LAR)
7-9-84 - RE/ AB (LAR)
8-7-84 - RE (AB (LAR) Rear Halls getting worse
9-6-84 - WIP/RI/RE/HA/OK (LAR) 4-8-85 - SP (LAR
10-5-84 - " " " (LAR)
11-5-84 " " " (LAR
12-10-84 " " " (LAR)
1-8-85 Slow progress (LAR)
2-6-85 " " " (LAR) CRI/RE/HA/OK 1-2-3
2-8-85 CI - CM intimates them to keep hallways clear.
3-4-85 - RE/SP/LAR

C
M.F.

CITY OF PORTLAND, MAINE
389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

June 19, 1990

Greg Kontos
Park Road
Windham, ME 04062

Re: 160-162 Cumberland Avenue
21-E-9

Dear Mr. Kontos:

We recently recieved a complaint and an inspection was made by Code Enforcement Officer Arthur Addato of the property owned by you at 160-162 Cumberland Avenue, Portland, Maine. As a result of the inspection, you are hereby to correct the following substandard housing conditions:

1. EXTERIOR FIRST FLOOR FRONT - porch stairs - loose, damaged handrail. 108-4
2. EXTERIOR LEFT REAR - porch stairs - loose, damaged handrail. 108-4
3. INTERIOR FIRST FLOOR, APT. #1 - kitchen stove - damaged, inoperative. 113
4. INTERIOR FIRST FLOOR, APT. #1 - bathroom wall cabinet - faulty light fixture. 113
5. INTERIOR FIRST FLOOR, APT. #1 - bathroom ceiling - inoperative light fixture. 113
6. EXTERIOR FIRST FLOOR LEFT REAR - hall ceiling - inoperative, damaged, light fixture. 113
7. EXTERIOR FIRST FLOOR LEFT REAR - hall ceiling - exposed wiring. 113
8. INTERIOR FIRST FLOOR, APT. #1 - kitchen door - missing lock-set. 108-3

(Continued)

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before June 20, 1990

Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely,
Joseph E. Gray, Director of
Planning & Urban Development

By
P. Samuel Hoffses
Chief of Inspection Serv.

Arthur Addato (7)
Code Enforcement Officer

jmr

HOUSING INSPECTION REPORT

OWNER: Greg Kontos

LOCATION: 160-16 mberland Ave.,21-E-9

CODE ENFORCEMENT OFFICER: Arthur Addato (7)

HOUSING CONDITIONS DATED: June 19, 1990 EXPIRES: June 20, 1990

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.

		SEC.(S)
9.	INTERIOR FIRST FLOOR, APT. #1 - kitchen - refrigerator damaged, inoperative.	113
10,	INTERIOR FIRST FLOOR, APT. #1 - living room ceiling - damaged ceiling tile.	108.2

CITY OF PORTLAND
INSPECTION SERVICES DIVISION - HOUSING INSPECTION SCHEDULE

Insp. Date: 6-15-90 Complaint ✓ 5 year ____ Fire ____ Inspector's Name Addato Dist. 7

Property Address: 162 160 Cumberland Ave. C-B-L: 21-E-9 Legal Units: 6 Exist. Units: 6 Stories: 3

Owner or Agent Greg Kontos
Address Park Rd. Windham, Me.

Stand. 1st: ____ N.O.H.C. ____ L.O.D. ✓

Violation No.	Ext.	Int.	Fl.	Apt.	LOCATION	VIOLATION DESCRIPTION	CODE
1	X		1		FR/PO/STR'S	LO/DA/HANDRAIL	108.4
2	X				LER/PO/ "	" / " / " "	108.4
3		X	1	1	KI/STOVE	DAM./INOPERATIVE	113.
4		X	1	1	BA/WA/CABINET	FAULTY-LI/FIXTURE	113
5		X	1	1	BA/CL	INOP./LI/ "	113
6	X		1		LER/HA/CL	INOP./DAM./LI/FIXTURE	113
7	X		1		" / " / "	EXP./WIREING	113
8		X	1	1	KI/DO	MI/LOCK-SET	108.3
9		X	1	1	KI-REFRIDGERATOR	DAM./INOP	113
10		X	1	1	LI/CL	DAM./CIELING-TILE	108.2
	24 Hrs.						

c
m.F.

CITY OF PORTLAND, MAINE
389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

DATE: June 25, 1990

DU:

Housing Inspections Division
Telephone: 874-8300

Greg Kontos
P. O. Box 1785
Windham, ME

RE: Premises located at 160-162 Cumberland Ave. 21-E-9

Dear Mr. Kontos:

A re-inspection of the premises noted above was made on June 25, 1990 by Code Enforcement Officer Arthur Addato.

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 "Letter of Defects" dated June 19, 1990.

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 resident building at least once every five years, although a property is subject to re-inspection at any time during the said five-year period.

Sincerely yours,

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

By P. Samuel Hoffses
P. Samuel Hoffses,
Chief of Inspection Services

Arthur Addato (?)
Code Enforcement Officer

jmr

OK
6-25-90
aa

CITY OF PORTLAND, MAINE
389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

June 19, 1990

Greg Kontos
~~Dunk Road~~ PO Box - 1785
Windham, ME 04062

Re: 160-162 Cumberland Avenue
21-E-9

Dear Mr. Kontos:

We recently recieved a complaint and an inspection was made by Code Enforcement Officer Arthur Addato of the property owned by you at 160-162 Cumberland Avenue, Portland, Maine. As a result of the inspection, you are hereby to correct the following substandard housing conditions:

6/20/90 1. EXTERIOR FIRST FLOOR FRONT - porch stairs - loose, damaged handrail. ~~108-4~~
6/20/90 2. EXTERIOR LEFT REAR - porch stairs - loose, damaged handrail. ~~108-4~~
6/25/90 3. INTERIOR FIRST FLOOR, APT. #1 - kitchen stove - damaged, inoperative. ~~113~~
6/25/90 4. INTERIOR FIRST FLOOR, APT. #1 - bathroom wall cabinet - faulty light fixture. ~~113~~
6/25/90 5. INTERIOR FIRST FLOOR, APT. #1 - bathroom ceiling - inoperative light fixture. ~~113~~
6/20/90 6. EXTERIOR FIRST FLOOR LEFT REAR - hall ceiling - inoperative, damaged, light fixture. ~~113~~
6/20 7. EXTERIOR FIRST FLOOR LEFT REAR - hall ceiling - exposed wiring. ~~113~~
6/20 8. INTERIOR FIRST FLOOR, APT. #1 - kitchen door - missing lock-set. ~~108-3~~
(Continued)

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before June 20, 1990.

Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely,
Joseph E. Gray, Director of
Planning & Urban Development

By
P. Samuel Hoffses
Chief of Inspection Serv.

Arthur Addato (7)
Code Enforcement Officer

jmr

CONTINUED:

HOUSING INSPECTION REPORT

OWNER: Greg Kontos

LOCATION: 160-162 Cumberland Ave.,21-E-9

CODE ENFORCEMENT OFFICER: Arthur Addato (7)

HOUSING CONDITIONS DATED: June 19, 1990 EXPIRES: June 20, 1990

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.

SEC.(S)

6/25/90 9. INTERIOR FIRST FLOOR, APT. #1 - kitchen - refrigerator damaged, inoperative. ~~113~~

6/25/90 10. INTERIOR FIRST FLOOR, APT. #1 - living room ceiling - damaged ceiling tile. ~~108.2~~

Inspection Services
Samuel P. Hoffses
Chief

Planning ar. Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

January 9, 1992

Carol & Gregory Kontos
POB 1785
Windham, ME 04062

5 YEAR INSPECTION

Re: 160 Cumberland Ave
CBL #: 021-E-009
DU: 6

Dear Sir,

You are hereby notified, as owner or agent, that an inspection was made of the above referred 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 on or before March 9, 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,

Merle Leary
Merle Leary
Code Enforcement Officer

P. Samuel Hoffses
Chief of Inspection Services

389 Congress Street · Portland, Maine 04101 · (207) 874-8704

HOUSING INSPECTION REPORT

Location: 160 Cumberland Ave
Owner: Carol & Gregory Knotos
Housing Conditions Date: January 9, 1992
Expiration Date: March 9, 1992

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 - 3rd fl/apt #3 - Left Rear Storeroom - Missing Storm	108-3
2.	Ext - Front Stairs - Missing Railings	108-4
3.	Ext - Left Front Chimney - Missing Mortar	108-5
4.	Int - 2nd fl - Rear Hall Window - Broken Sash	108-3
5.	Int - 2nd fl - Rear Hall Window - Broken Glass	108-3
6.	Int - 2nd fl - Rear Hall Wall - Missing Switch Cover	113-5
7.	Int - Left & Right - Cellar Flues - Excessive Soot	114-1
8.	Int - Right-Rear - Cellar Stairs - Broken Treads	108-2
9.	Ext - Left/Right - Rear Hall Door - Missing Latch Assembly	108-3
10.	Ext - Right - Rear Hall Door - Improper Fit/Make Weathertight	108-3
11.	Int - 3rd fl/left - Front Bedroom Ceiling - Missing/Damaged Tiles	108-2
12.	Int - 3rd fl/left - Middle Bedroom Ceiling - Hanging Light Fixture	113-5
13.	Int - 3rd fl/left - Rear Hall Ceiling - Broken Light Fixture	113-5
14.	Int - 1st fl/left - Rear Hall Window - Loose Sash & Missing Glazing	108-3
15.	Int - Left/Rear - Cellar Stairs - Missing Railings	108-4
16.	Int - 1st fl/Left - Front Hall Stairway - Broken Plaster	108-4
17.	Int - 1st fl/Left - Bathroom Ceiling - Missing Tiles	108-2
18.	Int - 1st fl/Left - Bathroom Ceiling - Missing Plaster	108-2
19.	Int - 1st fl/Left - Rear Bedroom Ceiling - Broken Storm	108-3

Items Numbered #3, #12, #13 are to be priority!!!

Inspection Services
Samuel P. Hoffses
Chief

CITY OF PORTLAND

Planning and Urban Development
Joseph E. Gray Jr.
Director

July 23, 1992

5 YEAR INSPECTIONS

Carol & Gregory Kontos
P.O. Box 1785
Windham, ME 04062

Re: 160 Cumberland Ave
CBL #: 021-E-009
DU: 6

Dear Mr. & Mrs. Kontos,

You are hereby notified, as owner or agent, that an inspection was made of the above referred 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 on or before September 23, 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,

Merlin Leary
Code Enforcement Officer

P. Samuel Hoffses
Chief of Inspection Services

389 Congress Street · Portland, Maine 04101 · (207) 874-8704

HOUSING INSPECTION REPORT

Location: 160 Cumberland Ave
Housing Conditions Date: July 23, 1992
Expiration Date: September 23,1992

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 - 3rd fl - Left Rear Storeroom - Missing Storms	108-3
2.	Int - 3rd fl - Right Rear Hall Window - Missing Sash	108-3
3.	Ext - Front Porch Stairs - Missing Railings	108-4
4.	Ext - Left Front Chimney - Missing Mortar	108-5
5.	Int - 2nd fl - Rear Hall Window - Broken Sash	108-3
6.	Int - 1st fl - Right Rear Hall Window - Missing Glass	108-3
7.	Int - 2nd fl - Right Rear Hall Wall - Missing Switch Cover	113-5
8.	Int - Left & Right Cellar Flues - Excessive Soot	114-1
9.	Int - Right Rear Cellar Stairs - Broken Treads	108-7
10.	Int - 1st fl - Left Rear Hall Window - Loose Sash/Missing Glazing	108-3
11.	Int - Left Rear Cellar Stairs - Missing Railing	108-4
12.	Int - 1st fl/apt 1-left - Bathroom Ceiling - Missing Tiles	108-2
13.	Inc - 1st fl/apt 1-left - Bathroom Ceiling - Missing Plaster	108-2
14.	Int - 1st fl/apt 1-left - Rear Bedroom Window - Broken Storm	108-3

Inspection Services
P. Samuel Hoffses
Chief

Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

February 15, 1995

KONTOS CAROL & GREGORY C
PO BOX 1785
WINDHAM ME 04062

Re: 160 Cumberland Ave
CBL: 021- - E-009-001-01
DU: 6

Dear Mr. & Mrs. Kontos:

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

1. INT - FRONT HALL - 108.40
   STAIRWAY HAS LOOSE & BROKEN TREADS
2. INT - FRONT HALL - 108.40
   STAIRS ARE MISSING A SAFETY RAIL

The above mentioned conditions are 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,

Merle Leary
Code Enforcement Officer

Marge Schmuckal
Asst. Chief of Inspection Services

389 Congress Street • Portland, Maine 04101 • (207) 874-8704 • FAX 874-8716 • TTY 874-8936