



PORTLAND MAINE

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**Director of Planning and Urban Development
Penny St. Louis Littel**

**Inspection Services, Director
Jeanie Bourke**

November 06, 2008

VAN NGUYEN DONG &
PO BOX 2313
SOUTH PORTLAND, ME 04106

**CBL: 022 L018001
Located at 141 CUMBERLAND AVE**

Certified Mail 70030110000260636882

Dear VAN NGUYEN DONG &,

An evaluation of the above-referenced property on 11/06/2008 shows that the structure fails to comply with Chapter 6.Article V. of the Code of Ordinances of the City of Portland, The Housing Code. Attached is a list of the violations.

This is a notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within 30 days of the date of this notice. A re-inspection of the premises will occur on 12/08/2008 at which time compliance will be required. Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code.

This constitutes an appealable decision pursuant to Section 6-127 of the Code.

Please feel free to contact me if you wish to discuss the matter or have any questions.

Please be advised that the Portland City Council has amended the Building regulations to include a \$75.00 re-inspection fee. This violation will automatically cause a re-inspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each inspection.

Sincerely,

Chris Hanson @ (207) 874-8696
CEO/Plan Review

e-mail inspector(s)		View Permit	Add	Delete	Save	Clos
Date	11/06/2008	Time		Inspector		Total Outstanding
Appl. Type	Complaint			Chris Hanson		\$0.00
Type	Inspection					Census Tract
Appl ID	12692					5
Parcel Id:	022 L018001	Address:	141	CUMBERLAND AVE	District Nbr:	1

FROM THE DESK OF Capt. Cass , sorry to do this to you again, but I think someone needs to take a look at 141 Cumberland went there Sunday for a medical call and spotted an electrical cord being used as permenate wiring. We went back today to ta about it and spotted other violations which I have issued a written letter for. There are others that I am not sure if we or building responsible for. The roof is leaking and has missing fascia boards and is allowing water into the walls creating damage on the way. Their is a wall leading down into the basement that is only supported by one 2x4 stud. The tenet on the first floor says the apartment was trashed by the last tenet with extensive damage. Again I'm looking at a building that I believe needs attention t with a lot more code training than myself. If you have any questions call me on my cell at 650-6931.

Lt. Magnuson

CreatedBy	csh	CreateDate	11/05/2008	ModBy	csh	ModDate	11/05/2008
		CreateTime	2:10 pm			ModTime	2:10 pm

1. Means of egress - Cleared
2. ext. cord removed.
3. Basement clear around furnace.
4. Working smoker Apart #1 + #2
and common area.
5. Roof is 1/3 stripped w/ only felt paper
Needs to be shingled.
6. Rake Return and false roof Needs to
be shingled to prevent water damage.

se

Print Invoice

Electrical
Inspector
Required?

No

Fire
Inspection
Required?

No

Tract 5

Ave. We
lik to them
gs are
inside hall
at the 3rd floor
by someone

This data is provided by the Assessor's Office and is current as of

Nov. 2, 2008

Fees

CBL	022 L018001	Acct No	3330	Property Address	141 CUMBERLAND AVE	Vie
Owner Name 1	VAN NGUYEN DONG &			Property Type	RESIDENTIAL	Dist#: 1
Name 2	TOT T HARRIMAN JTS			Description	22-L-18	Vie
Mailing Address	PO BOX 2313			Census Tract	CUMBERLAND AVE 141-143	Vi
City, State, Zip	SOUTH PORTLAND	ME	04106		2790 SF	

- Prop Info
- Inspections
- Site Plans
- Permits
- Complaints
- Food/Water/Odor
- Documents
- Letters
- Property Mgmt

Land Use	THREE FAMILY	Nbr of Units	3	Click Here to View: Picture Sketch
Zone	R6	Neighborhood		
District	EAST END	Historic District	No	
Yr Built	1850	House Style	OLD STYLE	NOTES
Total Rms	12	Baths	3	
		1/2 Baths	0	
		Bedrms	6	
Heat Type	BASIC	Basement	FULL	
Fuel Type	OIL	Attic	FULL FINSH	
System Type	STEAM			

767-3408

Called 11:10 11/5/08

Val NGUYEN
 141 Cumberland
 Apart. #1

329-1419

Dong - Lives in So Portland
 on Broadway
 owner of record.

831-2328 called 11/5

This data is provided by the Assessor's Office and is current as of Nov. 2, 2008 Fees

CBL	022 L018001	Acct No	3330	Property Address	141 CUMBERLAND AVE	View
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Prop Info	Inspections	Site Plans	Permits	Complaints	Food/Water/Odor	Documents	Letters	Property Mgmt
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Date/Time	Staff/Contact	Street	Parcel ID	Appl ID	Appl Type	Type
11/07/08		141 CUMBERLAND AV	022 L018001	12692	Complaint	Inspection
6:00 AM			FROM THE DESK OF Capt. Cass , sorry to do this to you again, but I thin			
11/04/08		0141 CUMBERLAND AV	022 L018001		Fire	FP Routine Inspection
		3 UNIT RESIDENTIAL				
08/22/07		0141 CUMBERLAND AV	022 L018001	0	Fire	FP Routine Inspection
		3 UNIT RESIDENTIAL				
10/06/06		0141 CUMBERLAND AV	022 L018001	0	Fire	FP Routine Inspection
		3 UNIT RESIDENTIAL				
06/22/04	Arthur Rowe	141 CUMBERLAND AV	022 L018001	3602	Complaint	Inspection
		VAN NGUYEN DONG &				
06/21/04	Arthur Rowe	141 CUMBERLAND AV	022 L018001	3602	Complaint	Inspection
		VAN NGUYEN DONG &				
06/17/04	Arthur Rowe	141 CUMBERLAND AV	022 L018001	3602	Complaint	TACI
		VAN NGUYEN DONG &				
07/11/03	Tom Markley	141 CUMBERLAND AV	022 L018001	1588	Hous	Social Services/Genera
		VAN NGUYEN DONG &				
01/07/99		141 Cumberland Ave	022 L018001	0	Hous	Housing Inspection
04/18/98		141 Cumberland Ave	022 L018001	0	Hous	Housing Inspection
06/16/97		141 Cumberland Ave	022 L018001	0	Hous	Housing Inspection
04/07/95		141 Cumberland Ave	022 L018001	0	Hous	Housing Inspection



From: Gregory Cass
To: Lannie Dobson; Lisa Danforth
Date: 11/5/2008 7:50:00 AM
Subject: Fwd: 141 Cumberland Ave

This looks like fire code violations have been written up. But it sounds like there may be serious building violations. We can go if needed.

Thanks
Greg

CC: Jeanie Bourke; Penny Littell