

42 Chestnut Street

NDP-REHAB I

CERTIFICATE
OF
COMPLIANCE

February 28, 1980

CITY OF PORTLAND

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

Mr. James Quincannon
42 Cushman Street
Portland, Maine 04102

Re: Premises located at 42 Cushman Street - NCP West End - 56-D-3

Dear

A re-inspection of the premises noted above was made on February 23, 1980
by Housing Inspector M. Leary.

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 June 11, 1979.

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 February 1985.

Sincerely yours,

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

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

Inspector M. Leary
M. Leary

NOTICE OF HOUSING CONDITIONS

DU 2

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

Ch.-Bl.-Lot: 56-D-3
 Location: 42 Cushman Street
 Project: NCP-West End
 Issued: 6-11-79
 Expired: 9-11-79

Mr. James Quincannon
 42 Cushman Street
 Portland, Maine 04102

OK
BY <u>MJ</u>
DATE <u>2/22/80</u>

Dear Mr. Quincannon:

An examination was made of the premises at 42 Cushman Street, Portland, Maine, by Housing Inspector Gough. 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 September 11, 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 assure the repair 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 HJ Gough

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

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

- | | |
|----------------------------------------------------------------------------|----------------|
| 1. ROOF - replace the leaking roof. | 3-a |
| 2. SECOND FLOOR FRONT HALL - ceiling - repair leaking skylight. | 3-a |
| 3. FIRST FLOOR FRONT PORCH - repair loose treads. | 3-d |
| 4. FRONT ROOF - replace rotted cornice molding. | 3-c |

As an energy conservation measure, you may wish to install insulation.

First Floor

- | | |
|-------------------------------------------------------------------------------------------------|----------------|
| 5. LIVING ROOM AND DINING ROOM - ceiling and walls - repair loose plaster and paper. | 3-b |
| 6. FRONT AND REAR BEDROOM - ceiling and walls - repair loose plaster and paper. | 3-b |
| 7. KITCHEN - floor - repair broken tiles. | 3-b |

Second Floor

- | | |
|----------------------------------------------------------------------------------------|----------------|
| 8. HALL - ceiling - repair or replace loose wallpaper and plaster. | 3-b |
| 9. BATHROOM - ceiling - repair or replace loose plaster. | 3-b |
| 10. RIGHT REAR AND FRONT BEDROOM - walls - repair or replace loose plaster. | 3-d |

*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 Street - tel. 775-5451 - to determine if any of the items listed above require a building or alteration permit.

City of Portland

PLANNING AND URBAN DEVELOPMENT
DWELLING UNIT SCHEDULE
ARTICLE 5 - HOUSING CODE

Inspection Services Div.

INSP DATE

10/14/11

OK Inspection

INSP

FORM NO.

TENANT'S NAME

Flr # Location Eng. To # Ems # Poo # All'd Slip. Rm.

Child Un.10	Child/1 - 6	+ Lead Survey - Results	Rent	Rent Code	Furn	Hot Water	Dual Egrs.	Ck'ing	Heat	Lav.	Bath	Flush
						Yes	Yes	Yes	Yes	Yes	Yes	Yes
KITCHEN						BATHROOM						
<input type="checkbox"/> Plaster - L, C, M, - Ceiling/Walls <input type="checkbox"/> Windows - loose, broken glass, glaze <input type="checkbox"/> Sash/Frames - broken, missing, worn <input type="checkbox"/> Floor - loose, worn, dam., buckled <input type="checkbox"/> Doors - Knob/lk - miss.-Pan./Fram. dam. <input type="checkbox"/> Counter/Stor. Space Yes No <input type="checkbox"/> Sink - chip., crack., leaks <input type="checkbox"/> Range - improper stack, flue, vent <input type="checkbox"/> Refrigerator Space Yes No <input type="checkbox"/> Plumbing (a)6 (a)Water Sup. Hot Cold <input type="checkbox"/> Electrical (a) <input type="checkbox"/> Sanitation (a)						<input type="checkbox"/> Plaster - L, C, M - Ceiling/Walls <input type="checkbox"/> Window - loose, broken glass, glaze <input type="checkbox"/> Sash/Frames - broken, missing, worn <input type="checkbox"/> Floor - loose, worn, dam., buckled <input type="checkbox"/> Door - knob/lk - miss.-Pan./Fram. dam. <input type="checkbox"/> Toilet-Tnk-brkn, loose, leaks, seat, crkd. <input type="checkbox"/> Lavatory - chip., crkd, leaks, trap leaks <input type="checkbox"/> Bathtub/shower- leaks, cross connect. <input type="checkbox"/> Ventilation Yes No <input type="checkbox"/> Plumb. (b)6(a)Water Sup. Hot Cold <input type="checkbox"/> Electrical (b) <input type="checkbox"/> Sanitation (b)						
LIVING ROOM						DINING ROOM						
<input type="checkbox"/> Plaster - L, C, M, - Ceil./Walls <input type="checkbox"/> Windows - loose, broken, glaze <input type="checkbox"/> Sash/Frames - broken, missing, worn <input type="checkbox"/> Floor - loose, worn, damaged <input type="checkbox"/> Door - knob/lk - miss. - panels/frames <input type="checkbox"/> Electrical (c) <input type="checkbox"/> Sanitation (c)						<input type="checkbox"/> Plaster - L,C,M - Ceil/Walls <input type="checkbox"/> Windows - loose, broken, glaze <input type="checkbox"/> Sash/Frames - broken, missing, worn <input type="checkbox"/> Floor - loose, worn, damaged <input type="checkbox"/> Doors - Knobs/lk - miss. - panels/frames <input type="checkbox"/> Electrical (d) <input type="checkbox"/> Sanitation (d)						
Bedrooms and/or other rooms												
						<input type="checkbox"/> Plaster - L,C,M - Ceiling/Walls <input type="checkbox"/> Windows - loose, broken, glaze <input type="checkbox"/> Sash/Frames - broken, missing, worn <input type="checkbox"/> Floors - loose, worn, damaged <input type="checkbox"/> Door - knobs/lk - miss.-Panels/Frames <input type="checkbox"/> Electrical (e) <input type="checkbox"/> Sanitation (e)						
Plumbing						<input type="checkbox"/> Clothes Closet Yes No Sanitation - Vermin O R						
REMARKS:												

City of Portland

PLANNING AND URBAN DEVELOPMENT

DWELLING UNIT SCHEDULE

Inspection Services Division

ARTICLE 5 - HOUSING CODE

INSP DATE

10/1/21

INSP

FORM NO.

TENANT'S NAME

Flr. # Location Sm. Tp. # Rms # Per # All'd Slp. Rm.

Child Un.10	Child 1 - 6	+ Lead Survey - Results	Rent	Rent Code	Furn	Hot Water	Dual Egrs.	Ck'ing	Heat	Lav.	Bath	Flush
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- KITCHEN**
- () Plaster - L, C, M, - Ceiling/Walls 108-2
 - () Windows - loose, broken glass, glaze 108-3
 - () Sash/Frames - broken, missing, worn 108-3
 - () Floor - loose, worn, dam., buckled 108-2
 - () Doors - Knob/lk - miss.-Pan./Fram.dam. 108-3
 - () Counter/Stor. Space Yes No
 - () Sink - chip., crack., leaks 111-1
 - () Range - improper stack, flue, vent 114-1
 - () Refrigerator Space Yes No
 - () Plumbing (a)6 (a)Water Sup. Hot Cold 111.3
 - () Electrical (a) 113
 - () Sanitation (a) 109

- BATHROOM**
- () Plaster - L, C, M - Ceiling/Walls 108-2
 - () Window - loose, broken glass, glaze 108-3
 - () Sash/Frames - broken, missing, worn 108-3
 - () Floor - loose, worn, dam., buckled 108-2
 - () Door - knob/lk - miss.-Pan./Fram. dam. 108-3
 - () Toilet-Tnk-brkn, loose, leaks, seat, crkd. 111-1
 - () Lavatory - chip., crkd, leaks, trap leaks 111-1
 - () Bathtub/shower- leaks, cross connect. 111-1
 - () Ventilation Yes No 112
 - () Plumb. (b)6(a)Water Sup. Hot Cold 111-3
 - () Electrical (b) 113
 - () Sanitation (b) 109

- LIVING ROOM**
- () Plaster - L, C, M, - Ceil./Walls 108-2
 - () Windows - loose, broken, glaze 108-3
 - () Sash/Frames - broken, missing, worn 108-3
 - () Floor - loose, worn, damaged 108-2
 - () Door - knob/lk - miss. - panels/frames dam. 108-3
 - () Electrical (c) 113
 - () Sanitation (c) 109

- DINING ROOM**
- () Plaster - L, C, M - Ceil./Walls 108-2
 - () Windows - loose, broken, glaze 108-3
 - () Sash/Frames - broken, missing, worn 108-3
 - () Floor - loose, worn, damaged 108-2
 - () Doors - Knobs/lk - miss. - panels/frames dam. 108-3
 - () Electrical (d) 113
 - () Sanitation (d) 109

- Bedrooms and/or other rooms**
- () Plaster - L, C, M - Ceiling/Walls 108-2
 - () Windows - loose, broken, glaze 108-3
 - () Sash/Frames - broken, missing, worn 108-3
 - () Floors - loose, worn, damaged 108-2
 - () Door - knobs/lk - miss.-Panels/Frames dam. 108-3
 - () Electrical (e) 113
 - () Sanitation (e) 109

- Bedrooms and/or other rooms**
- () Plaster - L, C, M - Ceiling/Walls 108-2
 - () Windows - loose, broken, glaze 108-3
 - () Sash/Frames - broken, missing, worn 108-3
 - () Floors - loose, worn, damaged 108-2
 - () Door - knobs/lk - miss.-Panels/Frames dam. 108-3
 - () Electrical (e) 113
 - () Sanitation (e) 109

Plumbing	Electrical	Sanitation - Vermin O R
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REMARKS:

City of Portland

PLANNING AND URBAN DEVELOPMENT

Inspection Services Division

DWELLING UNIT SCHEDULE
ARTICLE 5 - HOUSING CODE

INSP DATE: 10/1/80 INSP FORM NO. 5

TENANTS NAME: [Handwritten Name] Flr. # Location Bldg. Tp. # Bms # Pco # All'd Slp. Rm.

Child Un. 10 1 - 6 + Lead Survey - Results Rent Code Furn Hot Water Dual Egrs. Ck'ing Heat Lav. Bath Flush

KITCHEN CODE BATHROOM CODE
() Plaster - L, C, M, - Ceiling/Walls 108-2 () Plaster - L, C, M - Ceiling/Walls 108-2
() Windows - loose, broken glass, glaze 108-3 () Window - loose, broken glass, glaze 108-3
() Sash/Frames - broken, missing, worn 108-3 () Sash/Frames - broke. missing, worn 108-3
() Floor - loose, worn, dam., buckled 108-2 () Floor - loose, worn, dam., buckled 108-2
() Doors - Knob/lk - miss.-Pan./Fram.dam. 108-3 () Door - knob/lk - miss.-Pan./Fram. dam. 108-3
() Counter/Stor. Space Yes No - () Toilet-Tnk-brkn, loose, leaks, seat, crkd. 111-1
() Sink - chip., crack., leaks 111-1 () Lavatory - chip., crkd, leaks, trap leaks 111-1
() Range - improper stack, flue, vent 114-1 () Bathtub/shower- leaks, cross connect. 111-1
() Refrigerator Space Yes No - () Ventilation Yes No 112
() Plumbing (a)6 (a)Water Sup. Hot Cold 111.3 () Plumb. (b)6(a)Water Sup. Hot Cold 111-3
() Electrical (a) 113 () Electrical (b) 113
() Sanitation (a) 109 (Sanitation (b) 109

LIVING ROOM CODE DINING ROOM CODE
() Plaster - L, C, M, - Ceil./Walls 108-2 () Plaster - L,C,M - Ceil/Walls 108-2
() Windows - loose, broken, glaze 108-3 () Windows - loose, broken, glaze 108-3
() Sash/Frames-broken,missing,worn 108-3 () Sash/Frames-broken,missing,worn 108-3
() Floor - loose,worn,damaged 108-2 () Floor - loose,worn,damaged 108-2
() Door - knob/lk - miss. - panels/frames dam.108-3 () Doors - Knobs/lk - miss. - panels/frames dam. 108-3
() Electrical (c) 113 () Electrical (d) 113
() Sanitation (c) 109 () Sanitation (d) 109

Bedrooms and/or other rooms CODE
() Plaster - L,C,M - Ceiling/Walls 108-2
() Windows - loose, broken, glaze 108-3
() Sash/Frames - broken,missing,worn 108-3
() Floors - loose, worn, damaged 108-2
() Door - knobs/lk - miss.-Panels/Frames dam. 108-3
() Electrical (e) 113
() Sanitation (e) 109
() Clothes Closet Yes No

Plumbing Electrical Sanitation - Vermin O R

REMARKS:

City of Portland

PLANNING AND URBAN DEVELOPMENT

DWELLING UNIT SCHEDULE

ARTICLE 5 - HOUSING CODE

Inspection Services Division

INSP DATE

7/21/01

INSP

FORM NO.

TENANTS NAME

Fir. # Location Bldg. Tp. # Rms. # Peop. # All'd Slp. Rm.

Child Un. 10	Child 1 - 6	+ Lead Survey - Results	Rent	Rent Code	Furn	Hot Water	Dual Egrs.	Ck'ing	Heat	Lav.	Bath	Flush
					40	Yes	Yes	Yes	Yes	Yes	Yes	Yes
KITCHEN						BATHROOM						
<input type="checkbox"/> Plaster - L, C, M, - Ceiling/Wal's 108-2 <input type="checkbox"/> Windows - loose, broken glass, glaze 108-3 <input type="checkbox"/> Sash Frames - broken, missing, worn 108-3 <input type="checkbox"/> Floor - loose, worn, dam., buckled 108-2 <input type="checkbox"/> Doors - Knob/lk - miss.-Pan./Fram.dam. 108-3 <input type="checkbox"/> Counter/Stor. Space Yes No <input type="checkbox"/> Sink - chip., crack., leaks 111-1 <input type="checkbox"/> Range - improper stack, flue, vent 114-1 <input type="checkbox"/> Refrigerator Space Yes No <input type="checkbox"/> Plumbing (a)6 (a)Water Sup. Hot Cold 111.3 <input type="checkbox"/> Electrical (a) 113 <input type="checkbox"/> Sanitation (a) 109						<input type="checkbox"/> Plaster - L, C, M - Ceiling/Walls 108-2 <input type="checkbox"/> Window - loose, broken glass, glaze 108-3 <input type="checkbox"/> Sash/Frames - broken, missing, worn 108-3 <input type="checkbox"/> Floor - loose, worn, dam., buckled 108-2 <input type="checkbox"/> Door - knob/lk - miss.-Pan./Fram. dam. 108-3 <input type="checkbox"/> Toilet-Tnk-br'kn, loose, leaks, seat, crkd. 111-1 <input type="checkbox"/> Lavatory - chip., crkd, leaks, trap leaks 111-1 <input type="checkbox"/> Bathtub/shower- leaks, cross connect. 111-1 <input type="checkbox"/> Ventilation Yes No 112 <input type="checkbox"/> Plumb. (b)6(a)Water Sup. Hot Cold 111-3 <input type="checkbox"/> Electrical (b) 113 <input type="checkbox"/> Sanitation (b) 109						
LIVING ROOM						DINING ROOM						
<input type="checkbox"/> Plaster - L, C, M, - Ceil./Walls 108-2 <input type="checkbox"/> Windows - loose, broken, glaze 108-3 <input type="checkbox"/> Sash/Frames-broken, missing, worn 108-3 <input type="checkbox"/> Floor - loose, worn, damaged 108-2 <input type="checkbox"/> Door - knob/lk - miss. - panels/frames dam. 108-3 <input type="checkbox"/> Electrical (c) 113 <input type="checkbox"/> Sanitation (c) 109						<input type="checkbox"/> Plaster - L,C,M - Ceil/Walls 108-2 <input type="checkbox"/> Windows - loose, broken, glaze 108-3 <input type="checkbox"/> Sash/Frames-broken, missing, worn 108-3 <input type="checkbox"/> Floor - loose, worn, damaged 108-2 <input type="checkbox"/> Doors - Knobs/lk - miss. - panels/frames dam. 108-3 <input type="checkbox"/> Electrical (d) 113 <input type="checkbox"/> Sanitation (d) 109						
Bedrooms and/or other rooms												
						<input type="checkbox"/> Plaster - L,C,M - Ceiling/Walls 108-2 <input type="checkbox"/> Windows - loose, broken, glaze 108-3 <input type="checkbox"/> Sash/Frames - broken, missing, worn 108-3 <input type="checkbox"/> Floors - loose, worn, damaged 108-2 <input type="checkbox"/> Door - knobs/lk - miss.-Panels/Frames dam. 108-3 <input type="checkbox"/> Electrical (e) 113 <input type="checkbox"/> Sanitation (e) 109						
Plumbing			Electrical			Sanitation - Vermin O R						
REMARKS:												



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

October 20, 1986

Mr. Joseph J. Bernath
500 Ocean Drive
Juno Beach, Florida 33408

DU: 4

Re: 42 Cushman St.
56-D-3

Dear Mr. Bernath:

The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above referred property.

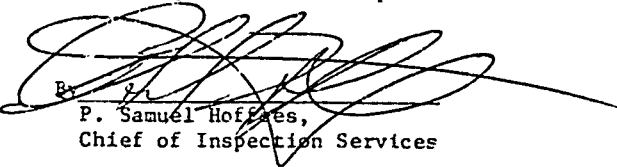
Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code. We did, however, note the following items that could cause future problems.

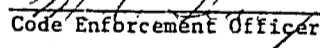
SECOND FLOOR REAR PORCH - stairs - missing safety railing.

Good maintenance is the best way to protect the value of your property and neighborhood.

Please feel free to call on us if we can be of assistance to you.

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


By P. Samuel Hoffes,
Chief of Inspection Services


Code Enforcement Officer
Merlin Leary (5)

jmr

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

April 22, 1993

Ward Hand
Loralane Garon
113 Fessenden St
Portland, ME 04103

Re: 42 Cushman St
CBL: 056-D-003

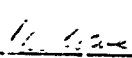
Dear Mr. Hand & Ms. Garon,

I am sending you this letter to request an inspection at the property which you own or manage at the above listed address.

This is for the City of Portland's program to inspect all multi-family buildings in the City every 5 years.

Please contact me in this office at 874-8300 X8707 between 7:00-9:00AM or 3:00-3:30PM to make arrangements to inspect the building.

Sincerely,


Kathleen Lowe
Code Enforcement officer

Inspection Services
P. Samuel Hoffes
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 24, 1995

HAND WARD C
59 MONTROSE AVE
PORTLAND ME 04103

Re: 42 Cushman St
CBL: 056- - D-003-001-01
DU: 4

Dear Mr. Hand:

The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above referred property.

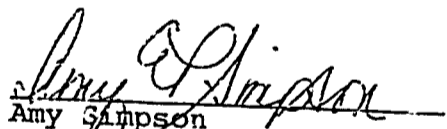
Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code. We did, however, note the following items that could cause future problems:

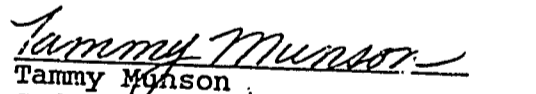
1. EXT - -
ADD 4" BALUSTERS TO PORCH & FIRE ESCAPE 108.40
2. INT - OVERALL -
HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT 113.50

Good maintenance is the best way to protect the value of your property and neighborhood.

Please feel free to call on us if we can be of assistance to you.

Sincerely,


Amy Simpson
Code Enforcement Officer


Tammy Munson
Code Enfc. Offr./ Field Supv.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

APRIL 02, 1997

HAND WARD C
59 MONTROSE AVE
PORTLAND ME 04103

Re: 42 CUSHMAN ST
CBL: 056- - D-003-001-01
DU: 4

Dear Mr. Hand:

The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above-referred property.

Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code. We did, however, note the following items that could cause future problems:

- | | |
|------------------------------------------------------|--------|
| 1. EXT - FRONT/RIGHT -
PROVIDE BALUSTERS ON PORCH | 108.40 |
| 2. EXT - FOUNDATION -
PAINT IS PEELING | 108.10 |
| 3. EXT - FOUNDATION -
REPOINT BRICKS, AS NEEDED | 108.10 |

Good maintenance is the best way to protect the value of your property and neighborhood.

Please feel free to call on us if we can be of assistance to you.

Sincerely,

A handwritten signature in cursive script that reads 'Tammy Munson'.

Tammy Munson
Code Enfc.Offc./ Field Supv.

Inspection Services
P. Samuel Hoffes
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

APRIL 02, 1997

HAND WARD C
59 MONTROSE AVE
PORTLAND ME 04103

Re: 42 CUSHMAN ST
CBL: 056- - D-003-001-01
DU: 4

Dear Mr. Hand:

The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above-referred property.

Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code. We did, however, note the following items that could cause future problems:

- | | |
|------------------------------------------------------|--------|
| 1. EXT - FRONT/RIGHT -
PROVIDE BALUSTERS ON PORCH | 108.40 |
| 2. EXT - FOUNDATION -
PAINT IS PEELING | 108.10 |
| 3. EXT - FOUNDATION -
REPOINT BRICKS, AS NEEDED | 108.10 |

Good maintenance is the best way to protect the value of your property and neighborhood.

Please feel free to call on us if we can be of assistance to you.

Sincerely,

A handwritten signature in cursive script that reads "Tammy Munson".

Tammy Munson
Code Enfc.Offc./ Field Supv.

