

123 Cumberland Ave.

13-D-16

CERTIFICATE OF INSPECTION

DATE August 31, 1979 ^X

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

Basley Edwards
RFD #2
Gorham, Maine 04038

Re: Premises Located at 123 Cumberland Avenue, Portland, Me. ~~NGP-EE 13-D-16~~

Dear Mr. Edwards:

An inspection of the above referred premises was recently completed
by Housing Inspector Addato.

Although the structure does not meet the minimum standards as described
in the Housing Code, it has been determined that no major code deficiencies
exist at this time.

Items included on the enclosed list should be corrected as part of your
normal maintenance procedures in order to avoid extensive repairs in the
future and to prolong the useful life of the building.

Thank you for your cooperation and your efforts to help us maintain
decent, safe, and sanitary housing for all Portland residents.

Please do not hesitate to call this office if you have any questions
regarding this notice.

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

Inspector *A. Addato*

A. Addato

By *Lyle D. Noyes*

Lyle D. Noyes
Chief of Housing Inspections

did

123 Cumberland Avenue, Portland, Maine 04101

Items noted as possible future maintenance problems:

Exterior walls and trim.

dld

OK
Addato
DATE 2/7/79
ADMINISTRATIVE HEARING DECISION

5/9/79
6/19/79

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

Date February 7, 1979

Essley Edwards
BYD #2
Gorham, Maine 04038

Re: Premises located at 123 Cumberland Avenue, Portland, Maine NCP-EE 13-D-16

Dear **Mr. Edwards:**

You are hereby notified that a reinspection and your request for additional time

on Feb. 7, 1979, regarding our "Notice of Housing Conditions" at the above referred premises resulted in the decision noted below.

XX Expiration time extended to April 7, 1979 in order to complete the work in progress to correct the remaining six (6) Housing Code violations as shown on the attached list.

Notice modified as follows: _____

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

In Attendance:
Edward Essley

A. Addato

Encl

v.v.

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

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

February 7, 1979

Remaining Housing Code Violations to be corrected within time extension granted on attached "Administrative Hearing Decision" NOHC-Oct. 25, 1978

123 Cumberland Avenue, Portland, Maine NCP-ZE 13-D-16

1. OVERALL WALL- remove peeling paint and make the exterior walls weathertight and watertight by painting or some other suitable means. 3a
2. OVERALL TRIM- remove peeling paint and make the exterior trim weathertight and watertight by painting or some other suitable means. 3a
- ~~3. FRONT EXTERIOR DOOR - repair loose frame & panels. 3c~~
- ~~4. FRONT EXTERIOR STAIRS - repair or replace broken treads and risers. 3c~~
- ~~5. FRONT DOOR - replace broken glass. 3c~~
- ~~6. CELLAR CEILING - replace a missing junction box cover. 8c~~

* 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 OCCUPANT 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.

POSSIBLE FUTURE MAINTENANCE PROBLEMS!

→ EXTERIOR WALLS + TRIM.

NOTICE OF HOUSING CONDITIONS

DU 3

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

Ch.-Bl.-Lot: **13-D-16**
 Location: **123 Cumberland Avenue**
 Project: **WCP-East End**
 Issued: **October 25, 1978**
 Expired: **January 25, 1979**

Beasley Edwards 839 3300
 RFD # 2
 Gorham, Maine 04038

Dear **Mr. Edwards**

An examination was made of the premises at 123 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 January 25, 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 A. Addato

By Lyle D. Noyes
 Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" -		Section(s)
1.	OVERALL WALL - remove peeling paint and make the exterior walls weathertight and watertight by painting or some other suitable means.	3a
2.	OVERALL TRIM - remove peeling paint and make the exterior trim weathertight and watertight by painting or some other suitable means.	3a
2/6	* 3. RIGHT REAR PORCH - repair loose support posts.	3d
2/6	* 4. RIGHT EXTERIOR STAIRS - replace broken concrete, treads & risers.	3d
2/6	* 5. LEFT REAR EXTERIOR STAIRS - replace broken concrete, treads & risers.	3d
2/6	* 6. LEFT MIDDLE EXTERIOR STAIRS - replace broken concrete, treads & risers.	3d
2/6	* 7. RIGHT INTERIOR PORCH - replace broken concrete, treads & risers.	3d
3	8. FRONT EXTERIOR DOOR - repair loose frame & panels.	3c
4	* 9. FRONT EXTERIOR STAIRS - repair or replace broken treads & risers.	3d
5	10. FRONT DOOR - replace broken glass.	3c
2/6	* 11. LEFT MIDDLE EXTERIOR STAIRS - replace illegal light fixture.	8e
6	* 12. CELLAR CEILING - replace missing junction box cover.	8e
2/2	13. OVERALL CELLAR FOUNDATION - replace missing mortar.	3a
2/2	14. CELLAR FURNACE - enclose exposed oil line.	3c

continued
 vv

continued 123 Cumberland Avenue, Portland, Maine MCP-East End 13-D-16
10/25/78 NCHC

BASEMENT REAR DWELLING UNIT

2/6	* 15. KITCHEN CEILING - replace broken light fixture.	8a
2/6	* 16. REAR HALL CEILING - " " " "	8a
2/6	* 17. REAR HALL CEILING - enclose exposed wiring.	8a
2/6	* 18. RIGHT REAR BEDROOM CEILING - enclose exposed wiring.	8a
2/6	* 19. RIGHT REAR BEDROOM CEILING - replace missing light fixture.	8a
2/6	20. RIGHT REAR BEDROOM WALL - replace missing plaster.	3b
2/6	21. RIGHT REAR BEDROOM WALL - determine the reason and remedy the condition causing leakage.	3b
2/6	22. REAR WALL WALL - remove or replace sagging plaster.	3b
2/6	23. RIGHT REAR HALL WALL - remove peeling paint.	3b
2/6	24. LIVING ROOM CEILING - remove peeling paint.	3b
2/6	* 25. LIVING ROOM WALL - remove illegal extension cord.	8a
2/6	26. BATHROOM VUB - correct the condition at the fixture that causes a cross connection at the bathtub.	8a

FIRST FLOOR OVERALL

At the time of the survey, we were unable to gain access to the first floor 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.

* 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 Cit. of Portland Building Inspection Department, 389 Congress St., Tel. 775-3451 to determine if any of the items listed above require a building, or alteration permit.



CITY OF PORTLAND

JOSEPH E. McDONOUGH
FIRE CHIEF

October 11, 1985

Edward Rowe
123 Cumberland Avenue
Portland, ME 04101

Re: Smoke Detectors

Dear Mr. Rowe:

During a recent inspection of the property owned by you at 123 Cumberland Avenue, it was noted that smoke detectors were missing in the following areas:

FIRST FLOOR - INOPERATIVE SMOKE DETECTOR

25 MRSA §2464 requires that approved smoke detectors be installed in each of the above listed areas. Failure to comply with this statute may result in a fine of up to \$100 for each violation.

Re-inspection of your property will be made in ten (10) days. Lack of compliance will result in referral of the matter for legal action.

Sincerely yours,
Joseph E. McDonough
Chief of the Fire Department
City of Portland

 Code Enforcement
Officer (7)
Arthur Addato

cc: Lt. James Collins, Fire Prevention Bureau
jmr

252

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development
Inspection Services Division
Tel. 775-5451 - Ext. 311 - 346

Edward Rowe
123 Cumberland Avenue
Portland, ME 04101

DU 3

CH. 13 BLK. D LOT 16

LOCATION: 123 Cumberland Ave.

PROJECT: NCP-EE
ISSUED: October 11, 1985
EXPIRES: December 11, 1985

Dear Mr. Rowe:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 123 Cumberland Avenue by Code Enforcement Officer Arthur Addato. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspection Report".

In accordance with the provisions of the above-mentioned Code, you are hereby ordered to correct those defects on or before December 11, 1985. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

Please Note: You should consult the Inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and any 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 its goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Very truly yours,

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

By: 

P. Samuel Hoffes
Chief of Inspection Services


Code Enforcement Officer - Arthur Addato (7)

Attachments

jmr

HOUSING INSPECTION REPORT

OWNER: Edward Rowe

LOCATION: 123 Cumberland Ave. 13-D-16 EE

CODE ENFORCEMENT OFFICER: Arthur Addato (7)

HOUSING CONDITIONS DATED: Oct. 11, 1985

EXPIRES: Dec. 11, 1985

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.

	<u>SEC. (S)</u>
1. LEFT REAR EXTERIOR - bulkhead - damaged supports.	108-4
2. OVERALL CELLAR - foundation - missing brick and mortar.	108-2
* 3. MIDDLE CELLAR - ceiling - missing junction box cover.	113
<u>BASEMENT OVERALL</u>	
4. LIVING ROOM - ceiling - peeling paint.	108-2
5. FRONT HALL - wall and ceiling - missing plaster.	108-2
<u>FIRST FLOOR OVERALL</u>	
* 6. BEDROOM - wall - missing duplex outlet cover.	112
7. KITCHEN - wall - missing plaster.	108-2
* 8. KITCHEN - ceiling - missing light fixture.	113
* 9. KITCHEN - ceiling - exposed wiring.	113
10. LIVING ROOM - window - missing counterbalance cords. Inoperative smoke detector.	108-3

*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.

City of Portland

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

2) INSP. *Adkins* 3) FORM NO.

10 10 3 5

4) TENANT'S NAME

John Mac. 211 A

5) Flr. # 6) Location 7) Rm. Tp. 8) #Rms. 9) #Pep. 10) #All'd 11) Slp. Rms.

BSMT. 0A DU 4 2 1

12) Child Under 10 13) Child 1-6 14) 15) Rent 16) Rent Code 17) Furn. 18) Heat 19) Hot Water 20) Dual Egress 21) Ck'ng 22) Lav. 23) Bath 24) Flush

265. ML. ~~0~~ELECT. ~~0~~ELECT. YES ELECT. 8 8 8

Viol. No. Remedy Cond. Violation Location Room Type Area Type Resp. Party Code Sect. Violated Violation Rem. - Date

4 PE PAINT LI CL 2 108.2

5 MI PLASTER FR HA ~~WA~~ CL 2 108.2

SD/OK

City of Portland

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

10 10 8 5

2) INSP. Address 3) FORM NO.

4) TENANT'S NAME

5) Flr.# 6) Location 7) Rmg.Tp. 8) #Rms. 9) #Peo. 10) #All'd 11) Sip.Rms.

12) Child Under 10 13) Child 1-6 14) 15) Rent 16) Rent Code 17) Furn. 18) Heat 19) Hot Water 20) Dual Egress 21) Ck'ng 22) Lav. 23) Bath 24) Flush

Viol. No. Remedy Conl. Violation Location Room Type Area Type Resp. Party Code Sect. Violated Violation Rem. - Date

Table with 10 rows of violation data. Row 6: *6 MI @ DUPLEX-OUTLET-COVER BE WA 2 113. Row 7: 7 MI PLASTER KI WA 2 108.2. Row 8: *8 MI LIGHT-FIXTURE KI CL 2 113. Row 9: *9 EXP. WIRING KI CL 2 113. Row 10: 10 MI COUNTER-BALANCE-CARDS LI WL 2 108.3. Includes handwritten notes like '1A/SD'.



CITY OF PORTLAND

JOSEPH E. McDONOUGH
FIRE CHIEF

October 11, 1985

Edward Rowe
123 Cumberland Avenue
Portland, ME 04101

Re: Smoke Detectors

Dear Mr. Rowe:

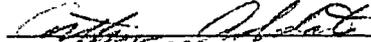
During a recent inspection of the property owned by you at 123 Cumberland Avenue, it was noted that smoke detectors were missing in the following areas:

12/11/85 ✓ ~~FIRST FLOOR - INOPERATIVE SMOKE DETECTOR~~

25 MRSA §2464 requires that approved smoke detectors be installed in each of the above listed areas. Failure to comply with this statute may result in a fine of up to \$500 for each violation.

Re-inspection of your property will be made in ten (10) days. Lack of compliance will result in referral of the matter for legal action.

Sincerely yours,
Joseph E. McDonough
Chief of the Fire Department
City of Portland


Arthur Addato Code Enforcement
Officer (7)

cc: Lt. James Collins, Fire Prevention Bureau

jmr

REINSPECTION RECOMMENDATIONS

123 Cumberland Ave.

LOCATION ~~123~~
 PROJECT ~~123~~ MURPHY
 OWNER Ed Rowe

INSPECTOR White

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
10-11-85	12-11-85				

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

DATE	ALL VIOLATIONS HAVE BEEN CORRECTED	"POSTING RELEASE"
3-11-86 <u>oa</u>	Send "CERTIFICATE OF COMPLIANCE" <input checked="" type="checkbox"/>	<input type="checkbox"/>
12-11-85 <u>oa</u>	SATISFACTORY Rehabilitation in Progress	
	Time Extended To: 1-11-85-OTX 30	
1-10-86 <u>oa</u>	Time Extended To: 2-10-86-OTX 30	
2-10-86 <u>oa</u>	Time Extended To: 3-10-86-OTX 30	
	UNSATISFACTORY Progress	
	Send "HEARING NOTICE" - "FINAL NOTICE"	
	NOTICE TO VACATE	
	POST Entire	
	POST Dwelling Units	
	UNSATISFACTORY Progress	
	"LEGAL ACTION" To Be Taken	

INSPECTOR'S REMARKS: 12/11/85 oa RE/CO/CT - SP - OTX 30
 1-10-86 oa RE/CO - SP - OTX 30
 2-10-86 oa RE/CT - SP - OTX 30
 3-11-86 oa REKT - OK - CO

INSTRUCTIONS TO INSPECTOR:

HOUSING INSPECTION REPORT

OWNER: Edward Rowe

LOCATION: 123 Cumberland Ave. 13-D-16 EE

CODE ENFORCEMENT OFFICER: Arthur Addato (7)

HOUSING CONDITIONS DATED: Oct. 11, 1985

EXPIRES: Dec. 11, 1985

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)
3-11-86	1. ✓ LEFT REAR EXTERIOR - bulkhead - damaged supports.	
3-11-86	2. ✓ OVERALL CELLAR - foundation - missing brick and mortar.	108-4
3-11-86	3. ✓ MIDDLE CELLAR - ceiling - missing junction box cover.	108-2 113
<u>BASEMENT OVERALL</u>		
12/11	4. ✓ LIVING ROOM - ceiling - peeling paint.	108-2
12/11	5. ✓ FRONT HALL - wall and ceiling - missing plaster.	108-2
<u>FIRST FLOOR OVERALL</u>		
12/11	*6. ✓ BEDROOM - wall - missing duplex outlet cover.	113
12/11	7. ✓ KITCHEN - wall - missing plaster.	108-2
12/11	*8. ✓ KITCHEN - ceiling - missing light fixture.	113
12/11	*9. ✓ KITCHEN - ceiling - exposed wiring.	113
12/11	10. ✓ LIVING ROOM - window - missing counterbalance cords.	108-3
12/11	Inoperative smoke detector.	

*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.

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development
Inspection Services Division
Tel. 775-5451 - Ext. 311 - 346

Edward Rowe
123 Cumberland Avenue
Portland, ME 04101

O.K.
3-11-84
A. Addato
DU 3

CH. 13 BLK. D LOT 16

LOCATION: 123 Cumberland Ave.

PROJECT: NCP-EE
ISSUED: October 11, 1985
EXPIRES: December 11, 1985

Dear Mr. Rowe:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 123 Cumberland Avenue by Code Enforcement Officer Arthur Addato. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspection Report".

In accordance with the provisions of the above-mentioned Code, you are hereby ordered to correct those defects on or before December 11, 1985. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

Please Note: You should consult the inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and any 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 its goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Very truly yours,

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

By: 

P. Samuel Hoffses
Chief of Inspection Services


Code Enforcement Officer - Arthur Addato (7)

Attachments

jmr

CERTIFICATE
OF
COMPLIANCE

DATE: March 13, 1986

DU: 3

CITY OF PORTLAND

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

Edward Rowe
123 Cumberland Avenue
Portland, ME 04101

Re: Premises located at 123 Cumberland Avenue 13-D-16 EE

Dear Mr. Rowe:

A re-inspection of the premises noted above was made on March 11, 1986
by Code Enforcement Officer _____

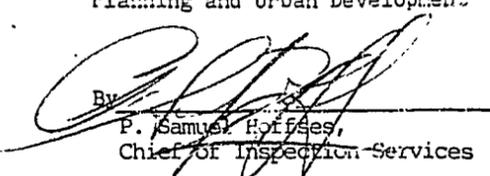
This is to certify that you have complied with our request to correct the violation of
the Municipal Codes relating to housing conditions as described in our "Notice of Housing
Conditions" dated October 11, 1985.

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 March 1991.

Sincerely yours,

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

By 
P. Samuel Hoffses,
Chief of Inspection Services

Code enforcement officer - Arthur Addato (7)

jmr

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CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

Sept. 9, 1986

Edward Rowe
123 Cumberland Avenue
Portland, ME 04101

Re: 123 Cumberland Ave., 2nd. Floor

Dear Mr. Rowe:

We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Addato of the property owned by you at 123 Cumb. Avenue, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

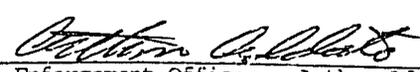
1. Repair or replace inoperative hot water system. Hot water must be provided for 2nd. Floor Apartment.

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 Sept. 10, 1986.

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 
P. Samuel Hoffses
Chief of Inspection Services


Code Enforcement Officer - Arthur Addato (7)

jmr

P 032 223 817

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to	Edward Rowe
Street and No.	123 Cumberland Avenue
P.O. State and ZIP Code	Portland, ME 04101
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to whom and Date Delivered	
Return receipt showing to whom Date, and Address of Delivery	
TOTAL Postage and Fees	\$
Postmark or Date	

U.S.G.P. 1984-446-014

PS Form 3800, Feb. 1982

Re: 123 Cumberland Avenue - A. Addato - Hous.

PS Form 3811, July 1983 407-805

SENDER: Complete items 1, 2, 3 and 4.
Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for service(s) requested.

1. Show to whom, date and address of delivery.
 Restricted Delivery.

3. Article Addressed to:
Edward Rowe
123 Cumberland Avenue
Portland, ME 04101

4. Type of Service: Registered Insured
 Certified COD
 Express Mail

Article Number: 223 817

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature - Addressee
X *Edward Rowe*

6. Signature - Agent
X

7. Date of Delivery

8. Addressee's Address (ONLY if restricted delivery fee paid)

PORTLAND, ME SEP 11 1986

DOMESTIC RETURN RECEIPT

Re: 123 Cumberland Avenue - A. Addato - Hous.



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

Sept. 9, 1986

Edward Rowe
123 Cumberland Avenue
Portland, ME 04101

Re. 123 Cumberland Ave., 2nd. Floor

Dear Mr. Rowe:

We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Addato of the property owned by you at 123 Cumb. Avenue, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

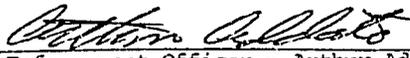
9-18-86 ~~1. Repair or replace inoperative hot water system. Hot water must be provided for 2nd. Floor Apartment.~~

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 Sept. 10, 1986.

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 
P. Samuel Hoffses
Chief of Inspection Services


Code Enforcement Officer - Arthur Addato (7)

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

March 1, 1988

Mr. Dave Carey
123 Cumberland Avenue
Portland, ME 04101

Re: 123 Cumberland Ave. 13-D-16

Dear Sir:

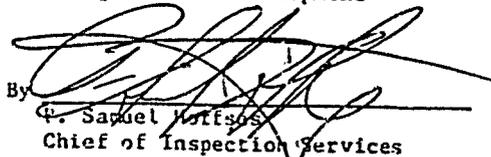
We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Addato of the property owned by you at 123 Cumberland Avenue, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

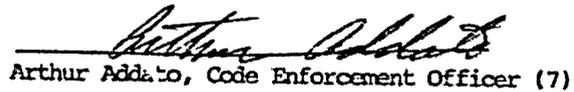
1. INTERIOR FIRST FLOOR, APT. #1 - rear door - water, leaks, inoperative. 108-3
2. INTERIOR FIRST FLOOR, APT. #1 - LIVING ROOM - ceiling - missing light fixture. 113
3. INTERIOR FIRST FLOOR, APT. #1 - LIVING ROOM - ceiling - exposed wiring. 113
4. INTERIOR FIRST FLOOR, APT. #1 - LIVING ROOM - floor - heater - inoperative baseboard heater. 113
5. INTERIOR FIRST FLOOR, APT. #1 - LIVING ROOM - floor - heater - faulty wiring. 113
6. INTERIOR FIRST FLOOR, APT. #1 - REAR BEDROOM - ceiling - missing plaster. 108-2
7. INTERIOR FIRST FLOOR, APT. #1 - REAR BEDROOM - ceiling - missing light fixture. 113
8. INTERIOR FIRST FLOOR, APT. #1 - BATHROOM - lavatory - inoperative drain. 111-1

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 March 4, 1988.

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 
F. Samuel Griffin
Chief of Inspection Services


Arthur Addato, Code Enforcement Officer (7)

jmr



OK. 3-11-88
aa

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

March 1, 1988

Mr. Dave Carey
123 Cumberland Avenue
Portland, ME 04101

Re: 123 Cumberland Ave. 13-D-16

Dear Sir:

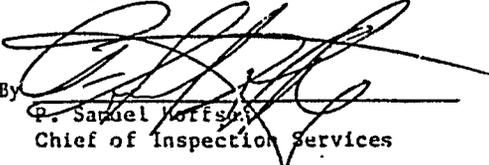
We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Addato of the property owned by you at 123 Cumberland Avenue, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

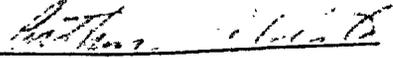
1. ✓ INTERIOR FIRST FLOOR, APT. #1 - rear door - water, leaks, inoperative. ~~108-3~~
2. ✓ INTERIOR FIRST FLOOR, APT. #1 - LIVING ROOM - ceiling - missing light fixture. ~~113~~
3. ✓ INTERIOR FIRST FLOOR, APT. #1 - LIVING ROOM - ceiling - exposed wiring. ~~113~~
4. ✓ INTERIOR FIRST FLOOR, APT. #1 - LIVING ROOM - floor - heater - inoperative baseboard heater. ~~113~~
5. ✓ INTERIOR FIRST FLOOR, APT. #1 - LIVING ROOM - floor - heater - faulty wiring. ~~113~~
6. ✓ INTERIOR FIRST FLOOR, APT. #1 - REAR BEDROOM - ceiling - missing plaster. ~~108-2~~
7. ✓ INTERIOR FIRST FLOOR, APT. #1 - REAR BEDROOM - ceiling - missing light fixture. ~~113~~
8. ✓ INTERIOR FIRST FLOOR, APT. #1 - BATHROOM - lavatory - inoperative drain. ~~111-1~~

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 March 4, 1988.

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 
P. Samuel Hoffsky
Chief of Inspection Services


Arthur Addato, Code Enforcement Officer (7)

jm



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

DATE: January 29, 1990

DU: 3

Charles D. Carey
Charles David III
51 Moody Street, Apt. #2
Portland, ME 04101

Dear Sirs:

RE: 123 Cumberland Avenue 13-D-16

The Housing Inspections Division of the Department of Planning & Urban Development has recently completed an exterior inspection of your 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. EXTERIOR - front porch - damaged stairs.

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 Hoffses
P. Samuel Hoffses,
Chief of Inspection Services

Arthur Addato
Arthur Addato (7)
Code Enforcement Officer

jmr

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

January 29, 1992

5 YEAR INSPECTION

Charles David Jr.
Charles David Carey III
70 Robert St
Portland, ME 04101

Re: 123 Cumberland Ave
CBL #: 013-D-016
DU: 3

Dear Sirs,

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 29, 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.

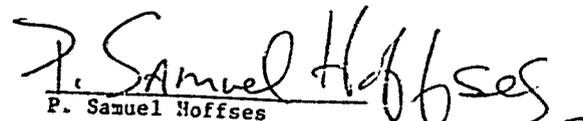
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

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
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

HOUSING INSPECTION REPORT

Location: 123 Congress St
Owner: Charles David Jr./Charles David Carey III
Housing Conditions Date: January 29, 1992
Expiration Date: March 29, 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 - 2nd fl/aprt #2 - Rear Door - Obstruction 116-2
2. Ext - Left/Right Bulkhead - Sagging Conditions 108-4
3. Int - Basement - Door Frame - Missing Plaster 108-3
4. Int - Basement - FurnaceRoom - Domestic Sprinklers over each boiler and a hard wired smoke detection 114-2
5. Int - Basement - Furnace Flue - Soot in Flue 114-1
6. Int - Basement - FurnaceRoom - Loose & Hanging Wiring 113-5

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

November 03, 1995

CAREY CHARLES DAVID JR
123 CUMBERLAND AVE # 2
PORTLAND ME 04101

Re: 123 Cumberland Ave
CBL: 013- - D-016-001-01
DU: 3

Dear Mr. Carey:

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

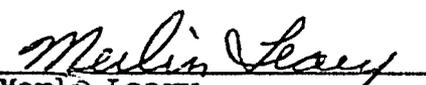
Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code. We did, however, note the following items that could cause future problems:

- | | | |
|----|---|--------|
| 1. | EXT - LEFT -
BULKHEAD IS SAGGING & DETERIORATED | 108.40 |
| 2. | INT - FURNACE ROOM -
JUNCTION BOX COVER IS MISSING | 113.50 |
| 3. | INT - FURNACE -
FLUE HAS EXCESSIVE SOOT | 108.50 |
| 4. | INT - BASEMENT - KITCHEN
CEILING HAS AN INOPERATIVE LIGHT | 113.50 |
| 5. | 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,


Merle Leary
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

January 22, 1996

CITY OF PORTLAND

SURETTE DONALD
12 SANDY LN
SALISBURY MA 01952

Re: 121 Cumberland Ave
CBL: 013- - D-017-001-01
DU: 0

Dear Mr. Surette:

You are hereby notified, as owner or agent, that an inspection was made of the above referenced property. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspections Report".

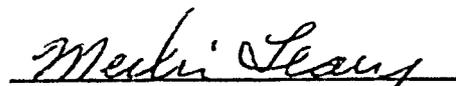
In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles of the City Code.

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

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

Sincerely,


Merle Leary
Code Enforcement Officer


Tammy Munson
Asst. Chief of Inspection Services

cc: Apartment Locators, Mgr; 757 Congress St; Ptld ME 04102

HOUSING INSPECTION REPORT

Location: 121 Cumberland Ave
 Housing Conditions Date: January 22, 1996
 Expiration Date: March 22, 1996

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

UNIT - CELLAR - REAR -	113.50
CEILING HAS LOOSE WIRING	
APT #2 - 2ND FLR - FRONT	108.10
WALL WINDOW IS MISSING MOLDING	
APT #2 - FRONT STEPS -	108.40
RAILING IS MISSING	
APT #2 - FRONT ENTRY -	108.30
DOOR ON THE RIGHT IS MISSING	
APT #2 - FRONT -	108.30
DOOR IS MISSING GLASS	
APT #2 - CELLAR -	116.60
CEILING APPEARS TO BE FRIABLE ASBESTOS	
APT #2 - CELLAR -	114.30
CEILING HAS EXCESSIVE ACCUMULATION OF SOOT	
APT #2 - CELLAR -	113.50
DOOR PANEL IS OBSTRUCTED	
APT #2 - REAR -	108.20
ILLEGAL JACK POSTS	
APT #2 - FRONT HALL	108.20
WALL HAS PEELING PAINT	
APT #2 - OVERALL	108.30
MISSING CORDS	
APT #2 -	111.30
HAS AN ILLEGAL WASHER HOOK-UP	
OVERALL -	113.50
UNWired BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT	

1939 Form 3811, July 1939, 44-2245

SENDER: Complete boxes 1, 2, 3 and 4.

Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. **THE POST OFFICE WILL NOT BE RESPONSIBLE FOR THE NAME OF THE PERSON DELIVERED TO IN THE CASE OF DELIVERY.** For additional rules the postage stamp has on envelope. Consult postmaster for fees and charges levied for services rendered.

1. Show to whom, date and address of delivery.

2. Restricted Delivery.

3. **Art To Addressed to:**
 Mr. Dave Carey
 123 Cumberland Ave.
 Portland, ME 04101

4. **Type of Service:**
 Registered Insured
 Certified COP
 Express Mail

5. **Always obtain signature of addressee or agent and DATE DELIVERED.**

6. **Signature - Addressee**
Dave Carey

7. **Signature - Agent**
Harold S. Hammond

8. **Addressee's Address (Only if registered and for 10c)**

123 Cumberland Ave. - A. Adley - Boston