

106 Cumberland Avenue

13-X-2

MUNJ- NO.

CERTIFICATE
OF
COMPLIANCE

DATE: August 9, 1983

DJ: 4

CITY OF PORTLAND

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

Najeeb S. Lotfey
93 Parsons Road
Portland, Maine 04103

Re: Premises located at 106 Cumberland Ave. 13-M-2 EE

Dear Mr. Lotfey:

A re-inspection of the premises noted above was made on August 8, 1983
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 April 7, 1983.

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 August 1988.

Sincerely yours,

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

By Lyie St. James
Inspection Services Division

Arthur Addato
Code Enforcement Officer - Arthur Addato (7)

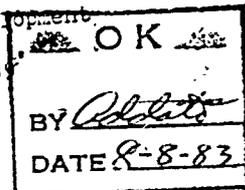
jmr

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development
Inspection Services Division
Tel. 775-5451 - Ext. 311 - 318 - 319

Najeeb S. Lotfey
93 Parsons Road
Portland, Maine 04103



DU 74

Ch. 13 Blk. M Lot 2
Location: 106 Cumberland Ave.

Project: NCP-EE
Issued: April 7, 1983
Expires: July 7, 1983

Dear Mr. Lotfey:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 106 Cumberland Avenue, Portland, Maine by Code Enforcement Officer Arthur Addato. Violations of Chapter 307 of the Municipal Codes (Minimum Standards for Housing) 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 July 7, 1983. 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 Code Standards.

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

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

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

By _____
Lyle D. Moyes,
Inspection Services Division

Code Enforcement Officer - Arthur Addato (7)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Najeeb S. Lotfey

CODE ENFORCEMENT OFFICER - Arthur Addato (7)

106 Cumberland Avenue, Portland, Maine 13-M-2 NCP-EE Notice of Housing Conditions
DATED: April 7, 1983 EXPIRES: July 7, 1983

ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL CODES - MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED.

		SEC. (S)
8-8	1. ✓ SECOND, THIRD AND FOURTH FLOOR FRONT EXTERIOR - porch - loose and missing trim.	3-d
8-8	2. ✓ FIRST, SECOND, THIRD AND FOURTH FLOOR REAR HALL - ceiling and wall - cracked and sagging plaster.	3-b
8-8	3. ✓ SECOND FLOOR REAR HALL - ceiling - missing plaster.	3-b
	<u>FOURTH FLOOR OVERALL</u>	
8-8	* 4. ✓ BATHROOM - toilet - cross connection.	6-d
8-8	5. ✓ PANTRY - ceiling and wall - sagging and missing plaster.	2-b

*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.

INSPECTOR Allet

PROJECT 106 Cumberland
OWNER M.P. - F.E. Gately

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>4-7-83</u>	<u>7-7-83</u>				

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

DATE	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE"	"POSTING RELEASE"
<u>8-8-83 aa</u>	<u>SATISFACTORY Rehabilitation in Progress</u> 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 _____	

8-8-83 aa INSPECTOR'S REMARKS: RE/CM/CT's. All viol. corr.
send COC

INSTRUCTIONS TO INSPECTOR:



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

February 21, 1989

Najeeb S. Lotfey
93 Parsons Road
Portland, ME 04103

DU: 4

RE: 106 Cumberland Ave. 13-M-2

Dear Sir:

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

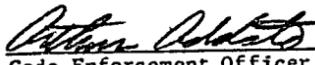
Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code.

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
Planning & Urban Development

By 
F. Samuel Hoffers
Chief of Inspection Services


Code Enforcement Officer
Arthur Addato (7)

jmr

CASH M.F.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

May 16, 1995

LAMB RALPH W
106 CUMBERLAND AVE
PORTLAND ME 04101

Re: 106 Cumberland Ave
CBL: 013 - M-002-001-01
DU: 4

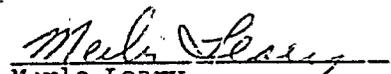
Dear Mr. Lamb:

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

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

Please contact me in this office at 874-8300 X 8702 between 7:00-8:00 a.m. or 3:00-3:30 p.m. to make arrangements to inspect the building.

Sincerely,


Marle Leary
Code Enforcement Officer

Inspection Services
F. Samuel Hoffman
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 13, 1995

LAMB RALPH W & DONNA J
106 CUMBERLAND AVE
PORTLAND ME 04101

Re: 106 Cumberland Ave
CBL: 013- - M- J2-001-01
DU: 4

Dear Mr. & Mrs. Lamb:

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.

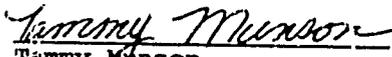
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles of the City Code.

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 Manson
Code Enfc. Offr./ Field Supv.

HOUSING INSPECTION REPORT

Location: 106 Cumberland Ave
Housing Conditions Date: June 13, 1995
Expiration Date: August 12, 1995

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 - CELLAR -
STAIRWAY HAS BROKEN PLASTER | 108.20 |
| 2. | INT - CELLAR -
STAIRWAY IS MISSING A RAILING | 108.20 |
| 3. | INT - CELLAR -
THERE APPEARS TO FRIABLE ASBESTOS -
REQUIRES INSPECTION BY LICENSED TECHNICIAN | 116.60 |
| 4. | INT - CELLAR -
CHIMNEY FLUE HAS EXCESSIVE SOOT | 114.10 |
| 5. | INT - 2ND FLR - REAR HALL
CEILING HAS A LEAKING CONDITION | 108.30 |
| 6. | INT - 2ND FLR - REAR HALL
CEILING HAS PEELING PAINT | 108.30 |
| 7. | INT - 1ST, 2ND, 3RD FLRS - FRONT & REAR
HALL STAIRS ARE MISSING SAFETY RAILINGS | 108.40 |
| 8. | INT - 1ST FLR - FRONT HALL
STAIRWAY HAS BROKEN PLASTER | 108.20 |
| 9. | INT - 2ND FL; APT #2 -
FRONT DOOR HAS OBSTRUCTED EGRESS | 116.20 |
| 10. | INT - 3RD FL; APT #3 -
FRONT DOOR HAS OBSTRUCTED EGRESS | 116.20 |
| 11. | INT - 4TH FL; APT #4 -
FRONT DOOR HAS ILLEGAL LOCKSET | 108.30 |
| 12. | INT - OVERALL -
HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT | 113.50 |

PRIORITY VIOLATIONS: #'s 5, 7

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

December 9, 1991

Mr. Najeeb Lotfey
93 Parsons Rd
Portland, Me

Re: 106 Cumberland Avenue
CBL #: 013-M-002
DU: 4

Dear Mr. Lotfey,

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

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

Could you contact this office at your convenience so that I can make arrangements with you to inspect the building.

Sincerely,


Merlin Leary
Code Enforcement Officer

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

May 16, 1995

LAMB RALPH W
106 CUMBERLAND AVE
PORTLAND ME 04101

Re: 106 Cumberland Ave
CBL: 013- - M-002-001-01
DU: 4

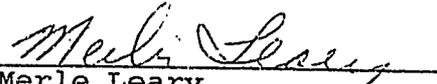
Dear Mr. Lamb:

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

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

Please contact me in this office at 874-8300 X 8702 between 7:00-8:00 a.m. or 3:00-3:30 p.m. to make arrangements to inspect the building.

Sincerely,


Merle Leary
Code Enforcement Officer

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 13, 1995

LAMB RALPH W & DONNA J
106 CUMBERLAND AVE
PORTLAND ME 04101

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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.

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Merle Leary
Code Enforcement Officer


Tammy Munson
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PRIORITY VIOLATIONS: #'s 5, 7