

22 Cumberland Avenue

14-B-4

MUNI NO.

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NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Jules L. & Leonie Fernette
159 Dawson Street
South Portland, Maine 04106

DU 3

Ch. 14 Blk. B Lot. 4
Location: 22 Cumberland Ave.

Project: NCP-MN
Issued: February 25, 1983
Expires: May 25, 1983

Dear Mr. & Mrs. Fernette:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 22 Cumberland Ave., Portland, Me. by Code Enforcement Officer Maryland Wing. 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 May 25, 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 our office if you have any questions regarding this Notice.

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 of
Planning & Urban Development

By Lyle D. Moyes
Lyle D. Moyes,
Inspection Services Division

Maryland Wing
Code Enforcement Officer - Maryland Wing (1)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Jules L. & Leonie Fennette

CODE ENFORCEMENT OFFICER - Marland Wing (1)

22 Cumberland Avenue, Portland, Maine 14-B-4 MN Notice of Housing Conditions
DATED: February 25, 1983 EXPIRES: May 25, 1983

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

SEC. (S)
3-a

1. FRONT EXTERIOR - foundation - missing mortar.

8-a

FIRST FLOOR
2. PANTRY - ceiling - illegal splice (horizontal).

3-b

SECOND FLOOR
3. LEFT MIDDLE BEDROOM - ceiling = illegal splice.

3-c

THIRD FLOOR
4. FRONT BEDROOM = window - broken glass.

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Jules L. & Leonie Fernette
159 Dawson Street
South Portland, Maine 04106

DU 3

Ch. 14 Blk. B Lot 4
Location: 22 Cumberland Ave.

Project: NCP-MN
Issued: February 25, 1983
Expires: May 25, 1983

Dear Mr. & Mrs. Fernette:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 22 Cumberland Ave., Portland, Me. by Code Enforcement Officer Marland Wing. 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 May 25, 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 its 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. Hoyes
Lyle D. Hoyes,
Inspection Services Division

Marland Wing
Code Enforcement Officer - Marland Wing (1)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Jules L. & Leonie Fernette

CODE ENFORCEMENT OFFICER - Marland Wing (1)

22 Cumberland Avenue, Portland, Maine 14-B-4 MN Notice of Housing Conditions

DATED: February 25, 1983 EXPIRES: May 25, 1983

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

1. FRONT EXTERIOR - foundation - missing mortar.

SEC. (5)
3-a

FIRST FLOOR

2. PANTRY - ceiling - illegal splice (electrical).

3-e

SECOND FLOOR

3. LEFT MIDDLE BEDROOM - ceiling - missing plaster.

3-b

THIRD FLOOR

4. FRONT BEDROOM - window - broken glass.

3-c

City of Portland

5. 1/2

NEIGHBORHOOD CONSERVATION

STRUCTURE INSPECTION SCHEDULE

Housing Inspection Division

1) Insp. Name

M. Wing

Housing Inspection Division

City of Portland

DWELLING UNIT SCHEDULE

X

C E R T I F I C A T E
O F
C O M P L I A N C E

CITY OF PORTLAND

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

/ January 3, 1978

Mrs. Yvonne Chaffin
22 Cumberland Avenue
Portland, Maine 04101

Re: Premises located at 22 Cumberland Avenue - 14-B-4 MN

Dear Mrs. Chaffin:

A re-inspection of the premises noted above was made on December 9, 1977
by Housing Inspector Stevenson.

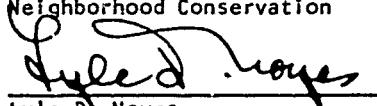
This is to certify that you have complied with our request to correct the violation
of the Municipal Codes relating to housing conditions as described in our "Notice
of Housing Conditions" dated March 14, 1977.

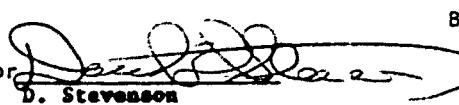
Thank you for your cooperation and your efforts to help us maintain decent, safe
and sanitary housing for all Portland residents.

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 1983.

Sincerely yours,

Joseph E. Gray, Jr., Director
Neighborhood Conservation

By 
Lyle D. Noyes
Chief of Housing Inspections

Inspector 
D. Stevenson

/88

ADMINISTRATIVE HEARING DECISION

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

Date July 7, 1977

Mrs. Yvonne Chaffin
22 Cumberland Avenue
Portland, Maine 04101

Re: Premises located at 22 Cumberland Avenue, Portland, Maine 14-3-4 PW

Dear Mrs. Chaffin:

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

on June 21, 1977, regarding our "Notice of Housing Conditions" at the above referred premises resulted in the decision noted below.

XX Expiration time extended to August 7, 1977 in order to complete the work now in progress to correct the remaining twenty eight (28) Housing Code violations as listed on attached copy of "Notice of Housing Conditions" dated March 14, 1977

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.

Very truly yours,

Joseph E. Gray, Jr.
Director Neighborhood Conservation

By _____
Lyle D. Noyes
Chief of Housing Inspections

In Attendance:
Mrs. Chaffin

Inspector Stevenson

W
Encl.

NOTICE OF HOUSING CONDITIONS

DU 3

CITY OF PORTLAND
DEPARTMENT OF NEIGHBORHOOD CONSERVATION
HOUSING INSPECTIONS DIVISION
Telephone 775-5451 - Extension #448 - #454
Mrs. Thomas Chaffin
22 Cumberland Avenue
Portland, Maine 04101

Ch.-Bl.-Lot 14-3-4
Location: 22 Cumberland Avenue
Project: Hanjey North
Issued: March 14, 1977
Expired: May 14, 1977

Dee~~Ms.~~ Chaffin:

An examination was made of the premises at 22 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 May 14, 1977. 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 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 help this Department in its goal to maintain all Portland residents in decent, safe and sanitary housing.

Sincerely yours,

Joseph E. Gray, Jr., Director
Neighborhood Conservation

Inspector

Dee Stevenson

By

Lyle D. Noyes,
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 207 - "MINIMUM STANDARDS FOR HOUSING" - SECTION(S)

1. 1. FIRST, SECOND & THIRD FLOOR REAR - HALL WALLS - replace missing ceiling.	2a
2. THIRD FLOOR FRONT HALL - CEILING - replace taped electrical wiring.	3a
* 3. LEFT FRONT CELLAR - WALL & CEILING - remove illegal extension cords.	3a
ATTIC CEILING -	3a
4. REAR CLOSET - JUNCTION BOX - remove exposed electrical connections - CEILING	3a
5. FIRST, SECOND & THIRD FLOOR REAR - HALL WALL & CEILINGS - remove peeling paint.	3b
6. THIRD FLOOR FRONT HALL - WALL - replace missing plaster.	2b
7. SECOND FLOOR REAR WALL - WINDOW - replace rotted sash.	3a
8. OVERALL ATTIC FLOOR - remove debris.	4b
9. FIRST, SECOND & THIRD FLOOR - FRONT HALL WALL - determine the reason and remedy the condition which causes signs of leakage.	3d
10. CELLAR STAIRS - replace broken treads.	3d
11. CELLAR STAIRS - secure loose electrical wire.	3a
12. CELLAR CHIMNEY - replace missing mortar.	3c
13. CELLAR - enclose exposed oil lines with a fireproof material.	3a

continued

vw

~~X~~ umberland Avenue continued

FIRST FLOOR

14. KITCHEN CEILING - replace frayed taped wiring.	8e
15. LIVING ROOM WINDOW - replace broken glass.	3c
16. LIVING ROOM WINDOW - replace missing counter balance cords allowing window sash to remain elevated when opened.	3c
17. BATHROOM TUB - correct the condition at the fixture that causes a cross connection at the bathtub.	6d
*18. LEFT REAR BEDROOM WINDOW - secure loose glass by replacing points and/or reglazing window.	3c

SECOND FLOOR

19. KITCHEN CEILING - replace worn wiring.	8e
20. LIVING ROOM WALL - provide missing duplex outlet.	8e
21. DINING ROOM WALL - " " " "	8e
22. FRONT BEDROOM WALL - " " " "	8e
23. BATHROOM - TUB - correct the condition at the fixture that causes a cross connection at the bathtub.	6d

THIRD FLOOR

24. KITCHEN WINDOW - replace broken glass.	3c
25. KITCHEN WINDOW - secure loose glass by replacing points and/or reglazing window.	3c
26. KITCHEN CEILING - replace worn wiring.	8e
27. LIVING ROOM & DINING ROOM WALLS - provide duplex outlet.	8e
28. LIVING ROOM WALL - replace missing switch plate cover.	8e
29. BATHROOM TUB - correct the condition at the fixture that causes a cross connection at the bathtub.	6d
* 30. LEFT REAR BEDROOM - WINDOW - replace broken glass.	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.

REINSPECTION RECOMMENDATIONS

LOCATION 22 cumbest rd
PROJECT mpn
OWNER YOUNG HARRISON

INSPECTOR STEVENS)

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
3/14	5/4				

A reinspection was made of the above premises and I recommended to the Board of Health that no further action be taken.

DATE 12/9	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" <input checked="" type="checkbox"/> "PUBLISHING RELEASE" <input type="checkbox"/>
77	SATISFACTORY Rehabilitation in Progress
	Time Extended To:
	Time Extended To:
	Time Extended To:
	UNSATISFACTORY Progress Send "HEARING NOTICE" <input type="checkbox"/> "FINAL NOTICE" <input checked="" type="checkbox"/>
	"NOTICE TO VACATE" POST Entire <input type="checkbox"/> POST Dwelling Units <input type="checkbox"/>
	UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken <input type="checkbox"/>
	INSPECTOR'S REMARKS: _____ 20 DS NA 6/21 10 P NM
	INSTRUCTIONS TO INSPECTOR: _____ _____

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

November 26, 1991

Dale & Judith Carlson
22 Cumberland Ave
Portland, ME 04101

5 YEAR INSPECTION

Re: 20-22 Cumberland Ave
CBL #: 14-B-004
DU: 3

Dear Mr. & Mrs. Carlson,

You are hereby notified, as owner or agent, that an inspection was made of the premises at 20-22 Cumberland Ave. 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 January 26th, 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 its 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
P. Samuel Hoffses
Chief of Inspection Services

HOUSING INSPECTION REPORT

Location: 20-22 Cumberland Ave
Owner: Mr. & Mrs. Carlson
Housing Conditions Date: November 26, 1991
Expiration Date: January 26, 1992

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

1. Int - 1st fl - Rear Hall Wall - Broken Plaster 108-2
- *2. Int - 2nd fl/apt #2 - Rear Bedroom Ceiling - Inop light fixture 113-5
- *3. Int - 2nd fl/apt #2 - Bath Ceiling - Exposed Wiring 113-5
4. Int - 3rd fl/apt #3 - Middle Bedroom Ceiling - Peeling Paint 108-2
5. Int - 3rd fl/apt #3 - Middle Bedroom Ceiling - Missing Ceiling Light 113-5
- *6. Int - 3rd fl/apt #3 - Living/Diningrooms - Exposed Wiring 113-5
7. Int - 2nd/3rd fl - Rear Hall Stairway - Missing Safety Rails 108-4
8. Int - 3rd fl - Rear Hall - Storing Materials 109-4

Cellar area not available at time of inspection.

*rd Items are to take priority!

Inspection Services
Samuel P. Hoffas
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 5, 1992

Dale & Judith Carlson
22 Cumberland Ave
Portland, ME 04101

Re: 20-22 Cumberland Ave
CBL #: 014-B-004
DU: 3

Dear Mr. & Mrs. Carlson,

A re-inspection at the above noted property was made on October 5, 1992. This is to certify that you have complied with our request to correct the violation(s) of the Municipal Code relating to housing conditions noted on our letter dated November 25, 1991.

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.

Sincerely,

Merlin Leary
Merlin Leary
Code Enforcement Officer

P. Samuel Hoffas
P. Samuel Hoffas
Chief of Inspection Services

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 25, 1995

CARLSON DALE A
22 CUMBERLAND AVE
PORTLAND ME 04101

Re: 22 Cumberland Ave
CBL: 014- - B-004-001-01
DU: 3

Dear Mr. Carlson:

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. INT - FURNACE -	114.30
STACK PIPE IS MISSING CEMENT	108.50
2. INT - CELLAR -	
CHIMNEY IS MISSING MORTAR	113.50
3. INT - FRONT - CELLAR -	
WALL HAS AN OBSTRUCTED SERVICE PANEL	108.20
4. INT - 3RD FLR - REAR HALL	
WALL HAS BROKEN PLASTER	113.50
5. INT - OVERALL -	
HARDWIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT	

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.