

22 Cumberland Avenue

14-B-4

MUN. NO.

CL ✓
BB
File

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 Cumb. 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. Royes
Lyle D. Royes,
Inspection Services Division

Marland Wing
Code Enforcement Officer - Marland Wing (1)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Jules L. & Leonie Fernetto

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. (S)
3-a

FIRST FLOOR

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

8-a

SECOND FLOOR

3. LEFT MIDDLE BEDROOM - ceiling - illegal splice (horizontal).

3-b

THIRD FLOOR

4. FRONT BEDROOM - window - broken glass.

3-c

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

By Lyle D. Moyes
Lyle D. Moyes,
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

DATED: February 25, 1983

14-B-4 MN Notice of Housing Conditions
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. (S)

3-a

FIRST FLOOR

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

8-e

SECOND FLOOR

3. LEFT MIDDLE BEDROOM - ceiling - missing plaster.

3-b

THIRD FLOOR

4. FRONT BEDROOM - window - broken glass.

3-c

5-4R

Housing Inspection Division

1) Insp. Name M. W. [Signature]

2) Insp. Date		3) Insp. Type		4) Proj. Code		5) Assr's Chart		6) Bl.		7) Lot		8) Census Tract		9) Blk.		10) Insp.		11) Form No.			
3/11/83		PR		NCPMN		14		B		4											
12) Hous. No.		13) Sec. H. No.		14) Suff.		15) Direct.		16) Street Name													
22								Cumberland													
18) Owner or Agent:																		19) Status		20) Bldg's Rat.	
Jules L. + Leonie Fernetter																		A.D.		2	
21) Address:																		Zip Code:		69106	
159 Dawson Street																					
22) City and State																					
South Portland, ME																					
23) D. Units		24) Occ. D. U. s		25) Rm. Units		26) Occ. R. U. s		27) No. Occupants		28) Com'l U		29) Bldg. Type		30) Stories		31) Const. Mat.		32) O. Bs			
3		3								Du		3		D							
33) C. H.		34) Elec.		35) Zoned		36) Actual Land Use		37) D. D.		38) Lks. Ad. Bth. Fac.		39) Disp.		40) Closing Date							
						Re				Yes		No									
Viol. No.		Remedy		Cord.		Violation Description		Fl. NO.		Loc.		Room Type		Area Type		Resp. Party		Code Sect. Viol.		Viol. Rem. Date	
1.		MI				Mortar						FR EXT.		50		2		39			

City of Portland

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

2) INSP.

3) FORM NO.

2/1/83

1

4) TENANT'S NAME

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

John Cambers

1

DU

5

7 1/2

3

12) Child
Under 1013) Child
1-6

14)

15) Rent

16) Rent
Code

17) Furn.

18) Heat

19) Hot
Water20) Dual
Egress

21) Ck'ng

22) Lav.

23) Bath

24) Flush

Viol.
No.

Remedy

Cond.

Violation

Location

Room
TypeArea
TypeResp.
PartyCode Sect.
ViolatedViolation
Rem. - Date

2.

IL

Splice

PA CL

2

8e

City of Portland

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

2) INSP.

3) FORM NO.

2 11 83

1

4) TENANT'S NAME

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

AUSTIN 2 DU 5 2 7 3

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

OFF X X LG P P P

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

1 MI Plaster LEMBL CL 2 36

Housing Inspection Division

City of Portland

DWELLING UNIT SCHEDULE

1) INSP. Date

3) FORM NO.

4) TENANT'S NAME

2) INSP.

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

12) Child Under 10

13) Child 1-6

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

Cond.

Violation

Location

Room Type

Area Type

Resp. Party

Code Sect. Violated

Violation Rem. - Date

4

BR Glass

FR

Be

WI

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3C

*
CERTIFICATE
OF
COMPLIANCE

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 RM

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

/ss

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 04101

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.

XI 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

VW

Encl.

NOTICE OF HOUSING CONDITIONS

DU 3

CITY OF PORTLAND
DEPARTMENT OF NEIGHBORHOOD CONSERVATION
HOUSING INSPECTIONS DIVISION
Telephone 775-5451 - Extension #448 - #350
Mrs. Ivonne Chaffin
22 Cumberland Avenue
Portland, Maine 04101

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

Dear Mrs. 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 D. Stevenson

By Lyle D. Noyes,
Chief of Housing Inspections

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

- | | | |
|-----|--|---------------|
| 1/5 | 1. FIRST, SECOND & THIRD FLOOR REAR - HALL WALL - replace missing siding. | 2a |
| | 2. THIRD FLOOR FRONT HALL - CEILING - replace taped electrical wiring. | 8a |
| | * 3. LEFT FRONT CELLAR - WING & remove illegal extension cords. | |
| | ATTIC CEILING - " " " " | 8c |
| 7/5 | 4. REAR CEILING - JUNCTION BOX - remove exposed electrical connections - CEILING | 8a |
| | 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 HALL - WINDOW - replace rotted sash. | 3c |
| | 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. | 8a |
| | 12. CELLAR CHIMNEY - replace missing mortar. | 3c |
| | 13. CELLAR - enclose exposed oil line with a fireproof material. | 3a |

continued

vw

~~X~~berland 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 Cumberland X
 PROJECT MP
 OWNER YOUNG E. HOFFIN

INSPECTOR STEVENSON

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 recommend the following action:

DATE 12/9/77	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" <u>X</u> "POSITIVE RELEASE"
	SATISFACTORY Rehabilitation in Progress
	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
6/20 DS 6/21 DP	INSPECTOR'S REMARKS: NA MP
	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.

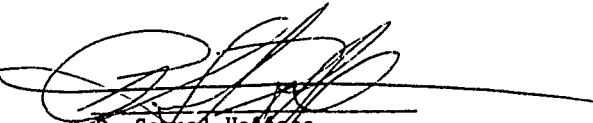
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

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
Code Enforcement Officer


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 V 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,

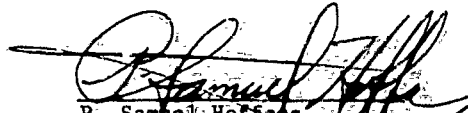
A re-inspection at the above noted property was made on October 5, 1992. This is to certify that you have complied with our request to correct the violation(s) of the Municipal Code relating to housing conditions noted on our letter dated November 25, 1991.

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
Code Enforcement Officer


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.

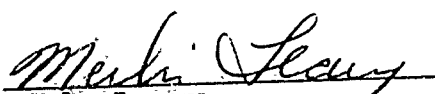
Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code. We did, however, note the following items that could cause future problems:


- | | | |
|----|--|--------|
| 1. | INT - FURNACE - | 114.30 |
| | STACK PIPE IS MISSING CEMENT | |
| 2. | INT - CELLAR - | 108.50 |
| | CHIMNEY IS MISSING MORTAR | |
| 3. | INT - FRONT - CELLAR - | 113.50 |
| | WALL HAS AN OBSTRUCTED SERVICE PANEL | |
| 4. | INT - 3RD FLR - REAR HALL | 108.20 |
| | WALL HAS BROKEN PLASTER | |
| 5. | INT - OVERALL - | 113.50 |
| | HARD-WIRED 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 Manson
Code Enfc. Offr./ Field Supv.