

NOHC

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

Date 1/24/92

ONE-YEAR HOUSING INSPECTION

Name Jeffrey Shafran
Address 12 Wingate Dr.
Address Portland, ME 04102

Re: Building # 158 Cumberland Ave.
CBL #: 21-E-11
DU: 4

Dear Mr. Shafran:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 158 Cumberland Ave by Code Enforcement Officer Merlin Leary. 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 3/24/92. 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.

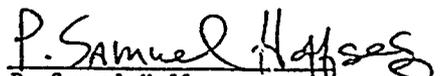
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

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,


Merlin Leary
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

HOUSING INSPECTION REPORT

Location: 158 Cumberland Ave.
Owner: Jeffrey Shafran
CEO Merlin Leary
Housing Conditions Date: 1/6/92
Expiration Date: 3/24/92

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

1.	Ext.	Right & middle foundation	Missing Bricks & Mortors	108.2
2.	Ext.	Right middle wall	Missing siding	108.2
3.	Ext.	Left rear roof	Broken gutter	108.1
4.	Ext.	Left rear roof	Broken plancier board	108.1
** 5.	Int.	Cellar	Friable (soffit) asbestos	116.1
5.	Int.	1st fl/A 1-R Living room window	Loose & broken sash	108.3
7.	Int.	3rd fl/A 3 Rear door	Dead bolt lock	108.3
8.	Int.	3rd fl/ A 3 Bathroom ceiling	Broken tile	108.2
9.	Int.	3rd fl/A 3 Apartment	Missing storms & screens	108.3

** Item #5 is a priority item.



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

Date: August 15, 1988

Jeffrey Shafran
17 Wingate Drive
Portland, ME 04102

Re: Smoke Detectors

Dear Mr. Shafran:

During a recent inspection of the property owned by you at 158 Cumberland Ave.,
first floor, Apt. 1, it was noted that smoke detectors
were missing/inoperable in some locations.

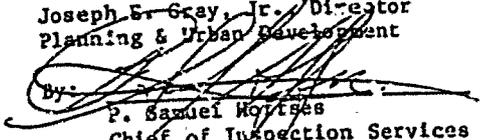
25 MRSA 2464 requires that approved smoke detectors be installed in each
apartment in the immediate vicinity of the bedrooms. When actuated, the
detector shall provide an alarm suitable to warn the occupants within the
individual unit. Failure to comply with this statute may result in a fine
of up to \$500 for each violation.

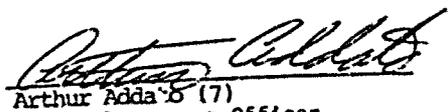
Re-inspection of your property will be made in ten (10) days. Lack of
compliance will result in referral of the matter for legal action.

Loss control is a responsibility of your management. Our observations
intended to assist you. Recommendations are a result of conditions noted
at the time of our visits. They do not necessarily include every possible
loss potential code violation, or exception to good practice.

Sincerely yours,

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

By: 
P. Samuel Hoffses
Chief of Inspection Services


Arthur Adda (7)
Code Enforcement Officer

cc: Lt. James P. Collins, Fire Prevention Bureau

jmr

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.

Put your address in the "RETURN TO" space on the reverse side. Failure to do so will prevent this card from being returned to you. The return receipt fee will provide you with a receipt available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1. Show to whom delivered, date, and addressee's address. **2. R.C. (Charge)** **3. Insured** **4. COD**

1 (Extra charge) 1 (Extra charge)

3. Article Addressed to:
 Ms. Nike Remington
 158 Cumb. Ave., Apt. #1
 Portland, Me 04101

4. Article Number:
 224 976

Type of Service:
 Registered Insured
 Certified COD
 Express Mail

5. Recipient's Address:
 X

6. Signature - Agent:
 X *Nike Remington*

7. Date of Delivery:
 10/6

PS Form 3811, Mar. 1987 * U.S.G.P.O. 1987 778-238 DOMESTIC RETURN RECEIPT

P 032 224 976

RECEIPT FOR CERTIFIED MAIL
 NO INSURANCE COVERAGE PROVIDED
 NOT FOR INTERNATIONAL MAIL
 (See Reverse)

PS Form 3800, Feb. 1982

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

Sent to	Ms. Nike Remington
Street and No.	158 Cumb. Ave., Apt. #1
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	

Re: 158 Cumb. Ave., Apt. #1 - A. Addato - Hous.



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

October 4, 1988

Ms. Mike Remington
Apartment #1
158 Cumberland Avenue
Portland, ME 04101

Re: 158 Cumberland Avenue, Apartment #1
First Floor

Dear Mr. Remington:

We recently made an inspection of the First Floor, Apartment #1
apartment you occupy at 158 Cumberland Avenue, Portland, Maine. As a
result of the inspection, you are hereby ordered to correct the following sub-
standard housing condition(s):

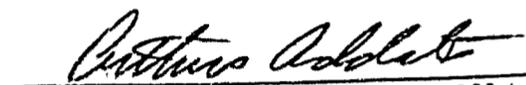
1. Accomplish a general clean-up of the premises by washing all paintwork, floors, etc. throughout the apartment.
2. Accomplish a general clean-up of the premises by removing and properly disposing of all litter and debris.

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland and must be corrected on or before October 6, 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


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

October 4, 1988

C. J. [unclear]

*OK
10-14-88*

Ms. Nike Remington
Apartment #1
158 Cumberland Avenue
Portland ME 04101

Re: 158 Cumberland Avenue, Apartment #1
First Floor

Dear Mr. Remington:

We recently made an inspection of the First Floor, Apartment #1
apartment you occupy at 158 Cumberland Avenue, Portland, Maine. As a
result of the inspection, you are hereby ordered to correct the following sub-
standard housing condition(s):

1. Accomplish a general clean-up of the premises by washing all paintwork, floors, etc. throughout the apartment.
2. Accomplish a general clean-up of the premises by removing and properly disposing of all litter and debris.

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland and must be corrected on or before October 1, 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 Hoffses,
Chief of Inspection Services

Code Enforcement Officer - Arthur Addato (7)

jmc

Inspection Services
Samuel P. Hoffses
Chief

CITY

July 22, 1994

SHAFRAN JEFFREY S
17 WINGATE DR
PORTLAND ME 04102

P 792 456 629

RECEIPT FOR CERTIFIED MAIL
NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL
(See Reverse)

Sent to	Jeffrey Shafran
Postmark and No.	17 Wingate Dr.
PO State and Zip Code	ME 04102
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	

PS Form 3800, June 1985

Re: 158 Cumberland Ave
CBL: 021- - E-011-001-01
DU: 4

Dear Mr. Shafran:

As owner or agent of the property located at the above referred address, you are hereby notified that as the result of a recent fire, the occupied structure is hereby declared unfit for human occupancy.

The above mentioned structure is to be vacated so long as the following conditions continue to exist thereon:

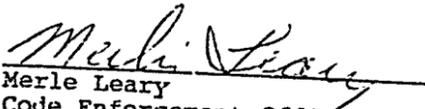
Article v Section 6-120

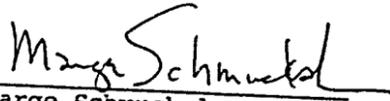
(1) PROPERTIES WHICH ARE EITHER DAMAGED, DECAYED, DILAPIDATED, INSANITARY, UNSAFE, OR VERMIN-INFESTED IN SUCH A MANNER AS TO CREATE A SERIOUS HAZARD TO THE HEALTH, SAFETY, AND GENERAL WELFARE OF THE OCCUPANTS OR THE PUBLIC;

2nd fl apt; 3rd fl apt; 1st fl apt is already vacant;
1st fl/rear apt is to remain not posted

Therefore, you will not occupy, permit anyone to occupy, or rent the above mentioned structure without the written consent of the Health Officer or his/her agent.

Sincerely,


Merle Leary
Code Enforcement Officer


Marge Schmuckal
Asst. Chief of Inspection Services

Inspection Services
Samuel P Hoffses
Chief



CITY OF PORTLAND

Planning and Urban Development
Joseph E. Gray Jr.
Director

July 22, 1994

FLORENCE WEITZEL
158 CUMBERLAND AVE
PORTLAND ME 04111

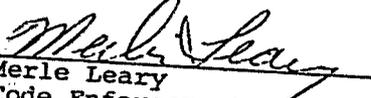
Re: 158 CUMBERLAND AVE; 2nd fl. apt
CBL: 021- - E-011-031-01
DU: 4

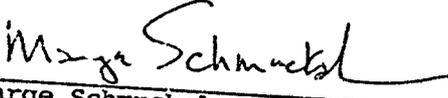
Dear Ms. Weitzel:

A recent inspection of the apartment that you are now occupying, found that it does not meet the requirements of Article V (Housing Code) of the City of Portland Municipal Code and is hereby declared unfit for human occupancy.

The owner, Mr. Shafran, has been notified of the above mentioned condition and has been directed to take immediate steps to vacate the apartment.

Sincerely,


Merle Leary
Code Enforcement Officer


Marge Schmuckal
Asst. Chief of Inspection Services

Inspection Services
Samuel P. Hoffses
Chief



CITY OF PORTLAND

Planning and Urban Development
Joseph E. Gray Jr
Director

July 22, 1994

DENISE BEELER
158 CUMBERLAND AVE
PORTLAND ME 04111

Re: 158 CUMBERLAND AVE; 3rd fl apt
CBL: 021- - E-011-001-01
DU: 4

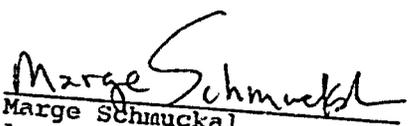
Dear Ms. Weitzel:

A recent inspection of the apartment that you are now occupying, found that it does not meet the requirements of Article V (Housing Code) of the City of Portland Municipal Code and is hereby declared unfit for human occupancy.

The owner, Mr. Shafran, has been notified of the above mentioned condition and has been directed to take immediate steps to vacate the apartment.

Sincerely,


Merle Leary
Code Enforcement Officer


Marge Schmauckal
Asst. Chief of Inspection Services

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

JUNE 17, 1996

BRC II INC
PO BOX 1823
PORTLAND ME 04104

Re: 156 CUMBERLAND AVE
CBL: 021--011-001-01
DU: 4

Dear Sir:

A reinspection at the above-noted property was made on April 26, 1996.

This is to certify that you have complied with our request to correct the violations of the Municipal Code relating to housing conditions noted on our letter dated January 18, 1996.

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 three years.

Sincerely,

Merle Leary
Merle Leary
Code Enforcement Officer

Tammy Munson
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

January 18, 1996

BRC II INC
PO BOX 1823
PORTLAND ME 04104

Re: 158 Cumberland Ave
CEL: 021- - E-011-001-01
DU: 4

Dear Sir:

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".

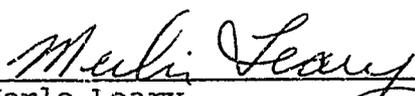
In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within 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
Code Enfc. Offr./ Field Supv.

HOUSING INSPECTION REPORT

Location: 158 Cumberland Ave
Housing Conditions Date: January 18, 1996
Expiration Date: March 18, 1996

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

- | | | |
|----|---|--------|
| 1. | EXT - RIGHT/MIDDLE -
WALL IS MISSING SIDING | 108.20 |
| 2. | EXT - LEFT/REAR -
ROOF HAS A BROKEN GUTTER | 108.10 |
| 3. | EXT - LEFT/REAR -
ROOF HAS A BROKEN FASCIA BOARD | 108.10 |
| 4. | INT - CELLAR -
THERE APPEARS TO BE FRIABLE ASBESTOS | 116.10 |
| 5. | INT - 1ST FL; APT #1-R - LIVING ROOM
WINDOW HAS A LOOSE/BROKEN SASH | 108.30 |
| 6. | INT - 3RD FL; APT #3 -
REAR DOOR HAS AN ILLEGAL LOCKSET | 109.30 |
| 7. | INT - 3RD FL; APT #3 - BATHROOM
CEILING HAS A BROKEN TILE | 108.20 |
| 8. | INT - 3RD FL; APT #3 - OVERALL
APARTMENT IS MISSING STORMS AND SCREENS | 108.30 |
| 9. | INT - OVERALL -
HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT | 113.50 |

PRIORITY VIOLATION: #4

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

JUNE 17, 1996

BRC II INC
PO BOX 1823
PORTLAND ME 04104

Re: 158 CUMBERLAND AVE
CBL: 021- - E-011-001-01
DU: 4

Dear Sir:

A reinspection at the above-noted property was made on April 26, 1996.

This is to certify that you have complied with our request to correct the violations of the Municipal Code relating to housing conditions noted on our letter dated January 18, 1996.

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 three years.

Sincerely,

Merle Leary
Merle Leary
Code Enforcement Officer

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