

363-365 CUMBERLAND AVENUE

2-1-83

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Roger D. Passmore
Brookside Drive
Cumberland Center, Maine

DU 3

Ch. 33 Blk. J Lot 18
Location: 363-365 Cumberland Ave

Project: NCP-PTLD /w E
Issued: June 13, 1983
Expires: Sept. 13, 1983

Dear Mr. Passmore:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 363-365 Cumberland Ave., Portland, Me. by Code Enforcement Officer Gayton Bartlett. 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 Sept. 13, 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. Hoyes,
Inspection Services Division

Code Enforcement Officer - Gayton Bartlett: (6)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Roger D. Passmore

CODE ENFORCEMENT OFFICER - G. Bartlett (6)

363-365 Cumberland Avenue, Portland, Maine
DATED: June 13, 1983

33-J-18 NCP-PTLD Notice of Housing Conditions
EXPIRES: Sept. 13, 1983

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

- 1. OVERALL WALLS & TRIM - peeling paint.
- 2. LEFT - roof - worn shingles.

SEC. (S)
3-a
3-a

SECOND FLOOR FRONT

- * 3. BATHROOM - tub - kitchen sink backs up into tub.
- 4. FRONT BEDROOM - ceiling - peeling paint.
- 5. FRONT BEDROOM - window - broken glass.
- * 6. SECOND MEANS OF EGRESS - inoperative.

6-d
3-b
3-c
10

FIRST FLOOR REAR

Not available at time of inspection.

*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.

NOTE: At the time of the survey, we were unable to gain access to the First Floor Rear Dwelling Unit. 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.

NOTICE OF HOUSING CONDITIONS

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Inspections Services Division
Tel. 775-5451 - Ext. 311 - 318 - 319

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

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

M. C. Bartlett
Code Enforcement Officer - Gayton Bartlett (6)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Roger D. Passmore

CODE ENFORCEMENT OFFICER - G. Bartlett (6)

363-365 Cumberland Avenue, Portland, Maine 33-J-18 NCP-PTLD Notice of Housing Conditions
DATED: June 13, 1983 EXPIRES: Sept. 13, 1983

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NOTE: At the time of the survey, we were unable to gain access to the First Floor Rear Dwelling Unit. 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.

City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP. DATE: 060983

2) INSP. FORM NO:

3) TENANT'S NAME:

4) Child Under 10: 1-6

5) Flr #: 2

6) Location: FR

7) Rmg. Tp: DU

8) #Rms: 3

9) #Peo: 1

10) #All'd: 5

11) St: 1

12) Heat: YES

13) Hot Water: YES

14) Dual Egress: YES

15) Ck'ng: LE

16) Lav: PL

17) Bath: PB

18) Flus: PF

Viol No	Remedy	Cond	Violation	Location	Room Type	Area Type	Resp Party	Code Sect Violated	Violation Rem. - Date
*2	3		BACKUP OF KITCHEN SINK INTO BATHROOM	FR	BE	CL	2	6D	
3	4	PE	PAINT	FR	BE	WI	2	3B	
4	5	BR	GLASS				2	10	
*5	6		INOPERATIVE 2ND MEANS OF EGRESS						

361-365 CUMBERLAND AVE.

Housing



CERTIFICATE
OF
COMPLIANCE

DATE: March 12, 1984

DU: 3

CITY OF PORTLAND

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

Roger D. Passmore
Brookside Drive
Cumberland Center, Maine 04021

Re: Premises located at 363-365 Cumberland Ave. 33-J-18 MTLD W/E

Dear Mr. Passmore:

A re-inspection of the premises noted above was made on March 7, 1984
by Code Enforcement Officer Burton MacIsaac.

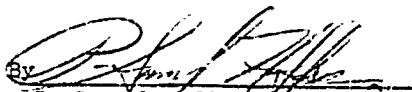
This is to certify that you have complied with our request to correct the violation of
the Municipal Codes relating to housing conditions as described in our "Notice of Housing
Conditions" dated June 13, 1983.

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 March 1989.

Sincerely yours,

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

By 
P. Samuel Hoffses
Chief of Inspection Services

MacIsaac
Code Officer - Burton MacIsaac (6)

Jmr

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Roger D. Passmore
Brookside Drive
Cumberland Center, Maine

DU 3

Ch. 33 Blk. J Lot 18
Location: 363-365 Cumberland Ave

Project: NCP-PTLD
Issued: June 13, 1983
Expires: Sept. 13, 1983

*Compliance
3-7-84*

Dear Mr. Passmore:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 363-365 Cumberland Ave., Portland, Me. by Code Enforcement Officer Gayton Bartlett. 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 Sept. 13, 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. Royes
Lyle D. Royes,
Inspection Services Division

H.C. Bartlett
Code Enforcement Officer -Gayton Bartlett (6)

Attachments:
jmr

HOUSING INSPECTION REPORT

OWNER: Roger D. Passmore

CODE ENFORCEMENT OFFICER - G. Bartlett (6)

363-365 Cumberland Avenue, Portland, Maine 33-J-18 NCP-PTLD Notice of Housing Conditions

DATED: June 13, 1983

EXPIRES: Sept. 13, 1983

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

- | | |
|--|----------|
| 1. OVERALL WALLS & TRIM - peeling paint. | SEC. (S) |
| 2. ROOF - roof - worn shingles. | 3-a |
| | 3-a |

SECOND FLOOR FRONT

- | | |
|---|-----|
| * 3. BATHROOM - tub - kitchen sink backs up into tub. | 6-d |
| 4. FRONT BEDROOM - ceiling - peeling paint. | 3-b |
| 5. FRONT BEDROOM - window - broken glass. | 3-c |
| * 6. SECOND MEANS OF EGRESS - inoperative. | 10 |
- OK 3-7-84

FIRST FLOOR REAR

~~Not available at time of inspection.~~ OK 3-7-84

*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.

NOTE: At the time of the survey, we were unable to gain access to the First Floor Rear Dwelling Unit. 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.

REINSPECTION RECOMMENDATIONS

LOCATION 363-365 Cumberland Ave
 PROJECT NCP. Ptd. Apt
 OWNER R. Passmore

INSPECTOR B. B. [unclear]

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
6/13/83	9/13/83				

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

DATE	ALL VIOLATIONS HAVE BEEN CORRECTED	POSTING RELEASE
3-7-84 PM	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Send "CERTIFICATE OF COMPLIANCE" <input checked="" type="checkbox"/> "POSTING RELEASE" <input checked="" type="checkbox"/>	
	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 _____	

3-7-84 INSPECTOR'S REMARKS:
Remodeled interior + exterior - Code

INSTRUCTIONS TO INSPECTOR:

CBSL
M.F.



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
 INSPECTION SERVICES DIVISION

DATE: March 23, 1990
 CU: 4

Elain & Roger Passmore
 Brookside Drive
 Portland, ME 04103
 Cumberland Center, ME 04021

(BAYSIDE)

Dear Mr. & Mrs. Passmore:

RE: 363 Cumberland Avenue 33-J-18

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.

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

[Signature]
 Samuel H. Haines, Chief of
 Inspection Services

[Signature]
 Marland Wing/Kevin Carroll (6)
 Code Enforcement Officer

jmc

P 032 225 146

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to	Portland Manage. Co.
Street and No.	184 Clark St.
P.O., State and ZIP Code	Portland, 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, Feb. 1982
* U.S.G.P.O. 1984-468-014

Re: 363 Cumb. Ave. - J. Torres - Housing

PS Form 3811, July 1983 447-845

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.
2. Restricted Delivery.

3. Article Addressed to:
Portland Management Co.
184 Clark St.
Portland, ME 04102

4. Type of Service: Registered Insured Certified COD Express Mail
Article Number: 225 146

Always obtain signature of addressee or agent and
DATE DELIVERED:

5. Signature of Addressee:
X *J. Torres*

6. Signature of Agent:
X *[Signature]*

7. Date of Delivery

8. Addressee's Address (ONLY if Registered and fee paid)

DOMESTIC RETURN RECEIPT

Re: 363 Cumb. Ave. - J. Torres - Housing

PORTLAND, ME
MAY 23 1989
U.S. POST OFFICE



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

May 18, 1989

Portland Management Company
184 Clark Street
Portland, ME 04102

Re: 363 Cumberland Ave. 22-J-24

Dear Sir:

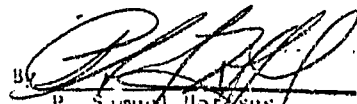
We recently received a complaint and an inspection was made by Code Enforcement Officer Joseph Torres of the property owned by you at 363 Cumberland Avenue, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

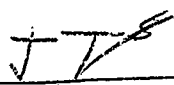
1. INTERIOR FIRST FLOOR, APT. #2 - bathroom sink - shut off valve leaks. 111-3
2. INTERIOR BATHTUB FLOOR EDGE - not caulked. 108-2
3. INTERIOR BATHROOM - holes in wall. 108-2
4. INTERIOR BEDROOM HEATER - thermostat not properly calibrated. 114-2
5. INTERIOR BEDROOM HEATER - scorching wall. 114-2
6. INTERIOR KITCHEN SINK BOARD - woodwork not nailed down. 108-2

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 May 28, 1989.

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 Hennessey
Chief of Inspection Services


Joseph Torres, Housing Inspector

jmr

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 13, 1995

PASSMORE ELAINE M
BROOKSIDE DR
CUMBERLAND CTR ME 04021

Re: 363 Cumberland Ave
CBL: 033- - J-018-001-01
DU: 3

Dear Ms. Passmore:

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:

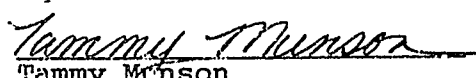
1. INT - OVERALL - 113.50
HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT

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,


Marland Wing
Code Enforcement Officer


Tammy Munson
Code Effic. Offr./ Field Supv.

