

440-442 Cumberland Ave. 46-B-6629



SHAW-WALKER

#8503-111



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

June 23, 1983

Mr. Donald Skolfield
97 Lincoln Street
Portland, Maine 04103

DU: 6

Re: 440-442 Cumberland Ave. 46-B-6 WE

The Housing Inspections Division of the Department of Planning & Urban Development has recently completed an overall 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

By Lyle D. Noyes
Lyle D. Noyes
Inspection Services Division

M. Schmitt
Code Enforcement Officer - Mr. Schmitt

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City of Portland

Check out sheet
STRUCTURE INSPECTION SCHEDULE

Housing Inspection Division

1) Insp. Name: Subramanian

2) Insp Date: 6-16-93 3) Insp Type: Final 4) Fee Code: 16 5) Ass't: 16 6) Bldg: 16 7) Lot: 16 8) Category: 16 9) Risk: 16 10) Insp: 16 11) Form No: 16

12) House No.: AD-442 13) Section No.: AD-442 14) Sub: AD-442 15) District: AD-442 16) Street Name: AD-442 17) Design: AD-442

18) Owner or Agent: Donald Scott 19) Status: AD 20) Bldg's Rat: AD

21) Address: 27 LINCOLN ST Zip Code: 97203

22) City and State: Portland Me

23) D. Units: 10 24) Occ. D.U.'s: 10 25) Rm. Units: 10 26) Occ. R U.'s: 10 27) No. Occupants: 10 28) Com'l U.: 10 29) Bldg Type: 10 30) Stories: 3 31) Const Mat.: 10 32) O.B.'s: 10

33) C.H.: 10 34) Pho.: 10 35) Zoned For: 10 36) Actual Land Use: 10 37) D.D.: 10 38) Lic. No.: 10 39) Exp. Date: 10 40) Closing Date: 10

EXTERIOR - Structure		Cd. Viol.	INTERIOR - Structure	Cd. Viol.
Foundation	EX/FO	3a	Lighting	8
Walls	EX/WA	3a	Elec. Wiring	EW
Roof	RO	3a	Floors	FL
Porch	PO	3d	Walls	IN/WA
Stairs	EX/ST	3d	Ceilings	CE
Steps	SP	3d	Windows	IN/WI
Doors	DO	3c	Airshafts	AS
Windows	EX/WI	3c	Roof Rafters	ROR
Eaves	EA	3a	Sanitation	SAN
Trim	TR	3a	Stairways	IN/SRW
Chimney	EX/CH	3e	Stair Treads	SRT
Gutters	GU	3a	Wastelines	WSL
Roof Drains	RD	3a	Supply Lines	SUL
Bulkhead	BU	3d	Stacks	SI
Outbuildings	GR - SH	4e	Flues	FU
Yard	YA	4d	Vents	VE
Garbage	GA	4d	Chimney	IN/CH
Rubbish	RU	4d	Heating Equip	Furnace - FU
Containers	CO	4d	Spaceheater - SPH	9c
Drainage	DR	4e	Bsmc Sanitation	Litter - LI
Infestation	IN-CR-FL	4e	Debris - DE	4b
Rats	RA	4e	Dampness - DM	3a
Other		4e	Lighting	BS/LI
Fire Escape	FE	4e	Elec Panel	EL/PA
Dual Egress	DE	4e	Stairs	BS/ST
Driveways	DW	4e	Stairways	BS/SRW
Walks	WA	4e	Stair Treads	BS/SRT
Fences	FN	4e	Stair Rafters	BS/SRR

Remarks on reverse side

City of Portland

Housing Inspection Division

DWELLING UNIT SCHEDULE

INSP DATE: 12-23-81 INSP FORM NO.:

TENANTS NAME: FLR.#: 45 LOC: 25 RMG.TP.: 3 #RMS.: 3 #PEO.: 1 #ALL'D: 1 SLPRM.: 1

Child Un.10: Child 1-6: Lead Survey Results: Rent Code: Furn: Hot Water: Dual Eqs.: CK'ng.: Heat: Lav.: Bath: Flush: FL PE AF

KITCHEN CODE: () Plaster - L, C, M, - Ceiling/Walls 3(b); () Windows - loose, broken glass, glaze 3(c); () Sash/Frames - broken, missing, worn 3(c); () Floor - loose, worn, dam., buckled 3(b); () Doors - Knob/lk - missing - Panels/Frames dam. 3(b); () Counter/Stor. Space Yes No; () Sink - chipped, cracked, leaks 6(d); () Range - improper stack, flue, vent 3(e); () Refrigerator Space Yes No; () Plumbing (a) 6(a) Water Supply Hot Cold; () Electrical (a); () Sanitation (a)

BATHROOM CODE: () Plaster - L, C, M - Ceiling/Walls 3(b); () Window - loose, broken, glass, glaze 3(c); () Sash/Frames - broken, missing, worn 3(c); () Floor - loose, worn, dam., buckled 3(b); () Door - knob/lk - missing - Panels/Frames dam. 3(b); () Toilet - k - brkn, loose, leaks, Seat, l'se crkd. 6(d); () Lavator. - chipped, crkd, leaks, trap leaks 6(d); () Bathtub/Shower - leaks cross connection 6(d); () Ventilation Yes No 7; () Plumbing (b) 6(a) Water Supply Hot Cold; () Electrical (b); () Sanitation (b)

LIVING ROOM CODE: () Plaster - L, C, M, - Ceiling/Walls 3(b); () Windows - loose, broken, glaze 3(c); () Sash/Frames - broken, missing, worn 3(c); () Floor - loose, worn, damaged 3(b); () Door - knob/lk - missing - Panels/Frames dam. 3(b); () Electrical (c); () Sanitation (c)

DINING ROOM CODE: () Plaster - L, C, M - Ceiling/Walls 3(b); () Windows - loose, broken, glaze 3(c); () Sash/Frames - broken, missing, worn 3(c); () Floor - loose, worn, damaged 3(b); () Doors - Knobs/lk - missing, Panels/Frames dam. 3(b); () Electrical (d); () Sanitation (d)

Bedrooms and/or other rooms: () Plaster - L, C, M - Ceiling/Walls 3(b); () Windows - Loose, Broken, glaze 3(c); () Sash/Frames - broken, missing, worn 3(c); () Floors - loose, worn, damaged 3(b); () Door - knobs/lk - missing - Panels/Frames dam. 3(b); () Electrical (e); () Sanitation (e); () Clothes Closet Yes No

Code: () Plaster - L, C, M - Ceiling/Walls 3(b); () Windows - Loose, Broken, glaze 3(c); () Sash/Frames - broken, missing, worn 3(c); () Floors - loose, worn, damaged 3(b); () Door - knobs/lk - missing - Panels/Frames dam. 3(b); () Electrical (e); () Sanitation (e); () Clothes Closet Yes No

Plumbing: Electrical: Sanitation - Vermin O R

REMARKS: 1.55 ...

SECTION 8 - EXISTING - LEASED HOUSING PROGRAM

ADDRESS 440 Cumberland Ave DATE 3/30/78

OWNER Donald Skelfield ADDRESS 97 Lincoln St.

Location of Dwelling Units or
Number of Dwelling Units Under
Section 8 - Lease 1

NEIGHBORHOOD CONSERVATION PROJECT Longfellow

INSPECTED BY HOUSING DIVISION - YES NO

"NOTICE OF HOUSING CONDITIONS" ISSUED 6/8 1977 ABATED 11/20 1978

LOAN PARTICIPANT

X

CERTIFICATE
OF
COMPLIANCE

CITY OF PORTLAND

/ January 20, 1978

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

Mr. Donald Skolfield
97 Lincoln Street
Portland, Maine 04103

Re: Premises located at 640-642 Cumberland Avenue, Portland, Maine MCF-117
46-B-6629

Dear Mr. Skolfield:

A re-inspection of the premises noted above was made on Jan. 19, 1978
by Housing Inspector Leary.

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 8, 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
Lyle D. Noyes
Chief of Housing Inspections

Inspector M. Leary
M. Leary

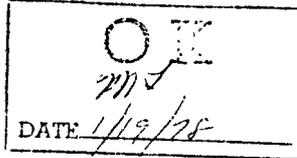
NOTICE OF HOUSING CONDITIONS

DU 6

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

Ch.-Bl.-Lot: 46-B-6&29
 Location: 440-442 Cumberland Avenue
 Project: NCP-WE
 Issued: June 8, 1977
 Expired: August 8, 1977

Mr. Donald Skolfield
 97 Lincoln Street
 Portland, Maine 04103



Dear Mr. Donald Skolfield:

An examination was made of the premises at 440-442 Cumberland Ave., Portland, Maine, by Housing Inspector Leary. 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 August 8, 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 reinspection 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.

Very truly yours,

Joseph E. Gray, Jr. Director
 Neighborhood Conservation

Inspector M. Leary

By Lyle D. Noyes
 Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" - Section(s)

- ~~1. LEFT FRONT BULKHEAD - repair or replace broken and worn treads. 3d~~
- ~~2. FIRST FLOOR LEFT FRONT HALL WALL - repair or replace broken plaster. 3b~~
- ~~3. SECOND FLOOR FRONT HALL WALL - replace missing baseboard. 3b~~
- ~~4. SECOND FLOOR FRONT HALL CEILING - remove loose and peeling paint. 3b~~
- ~~5. FIRST FLOOR RIGHT FRONT HALL STAIRWAY - repair loose hand rail. 3d~~
- ~~6. RIGHT REAR CELLAR FLOOR - remove the debris from the cellar floor (wood etc.) and properly dispose of it. 4b~~
- ~~7. RIGHT FRONT CELLAR - replace missing ground wire. 8e~~
- ~~8. RIGHT REAR CELLAR WALL - secure loose outlet. 8e~~
- ~~9. RIGHT MIDDLE CELLAR CEILING - repair or replace broken joist. 3a~~

~~We suggest that you have a licensed electrician check the electric service out.~~

As an energy conservation measure you may wish to install combination windows and doors and have the attic insulated.

SECOND FLOOR LEFT

- ~~10. BATHROOM WINDOW - replace rotted sill. 3c~~

continued
 vw

440-442 Cumberland Avenue continued

6/8/77 NOHS

THIRD FLOOR LEFT

- ~~11. LIVING ROOM WINDOW - remove broken glass (combination window). 3c~~
~~12. FRONT BEDROOM WINDOW - repair loose sash. 3c~~
~~13. FRONT BEDROOM WINDOW - secure the glass by replacing points and/or reglazing the window. 3c~~

FIRST FLOOR RIGHT

- ~~14. LIVING ROOM WINDOW - remove broken glass (combination window). 3c~~
~~15. LIVING ROOM - REAR BEDROOM WINDOWS - secure the glass by replacing points and/or reglazing the windows. 3c~~
~~16. REAR BEDROOM WINDOW - replace broken glass. 3c~~

THIRD FLOOR RIGHT

- ~~17. KITCHEN WINDOW - secure the glass by replacing the points and/or reglazing window. 3c~~
~~* 18. FRONT BEDROOM CEILING - determine the reason and remedy the condition which causes signs of leakage. 3b~~
~~* 19. FRONT HALL STAIRWAY - repair or replace cracked and broken plaster. 3b~~

* 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.

We suggest you contact the City of Portland Building Inspection Department, 389 Congress Street, Tel. 775-5451 to determine if any of the items listed above require a building or alteration permit.

REINSPECTION RECOMMENDATIONS

LOCATION 440-442 Cumberland Ave
 PROJECT NCP - West End
 OWNER Donald Skalfie II

INSPECTOR M Leary

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>6-8-77</u>	<u>8-8-77</u>				

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

DATE	REMARKS
<u>1/19/78</u>	<p>ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" _____ "POSTING RELEASE" _____</p> <p>SATISFACTORY Rehabilitation in Progress</p> <p>Time Extended To: _____</p> <p>Time Extended To: _____</p> <p>Time Extended To: _____</p>
	<p>UNSATISFACTORY Progress Send "HEARING NOTICE" _____ "FINAL NOTICE" _____</p>
	<p>"NOTICE TO VACATE" POST Entire _____ POST Dwelling Units _____</p>
	<p>UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken _____</p>
<u>1/17/78</u>	<p>INSPECTOR'S REMARKS: <u>From application</u> <u>Completed the work. All violations corrected.</u></p> <p>INSTRUCTIONS TO INSPECTOR: _____</p>

