

497 Cumberland Avenue

LONGF-SQ III



SHAW-WALKER

#8503-38

CERTIFICATE  
OF  
COMPLIANCE

DATE: May 18, 1983

DU: 12

CITY OF PORTLAND

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

John J. & Kathlyn E. O'Toole  
44 Avon Street  
Portland, Maine 04101

Re: Premises located at 497 Cumberland Ave. 4R-F-21 LEW/WE

Dear Mr. & Mrs. O'Toole:

A re-inspection of the premises noted above was made on April 27, 1983  
by Code Enforcement Officer Gavton Bartlett.

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 22, 1982.

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 May 1988.

Sincerely yours,

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

By Lydia D. Noyes  
Inspection Services Division

G. Bartlett  
Code Enforcement Officer - G. Bartlett (6)

jmr

ADMINISTRATIVE DECISION

City of Portland  
Department of Urban Development  
Housing Inspections Division  
Telephone: 775-5451 - Ext. 311 - 312

OK Date November 17, 1982  
DATE CB 4/27/83

John J. & Kathlyn E. O'Toole  
44 Avon Street  
Portland, Maine 04101

Re: Premises located at 497 Cumberland Ave., Portland, Me. 48-F-21 LFW/WE

Dear Mr. & Mrs. O'Toole:

You are hereby notified that a reinspection and your request for addition-  
time on October 8, 1982 regarding our "Notice of Housing  
Conditions"  
at the above referred premises resulted in the decision noted below.

Expiration time extended to December 17, 1982 in order to  
complete the work in progress to correct the remaining 8 Housing  
Code violations as listed on attached Notice of Housing  
Conditions.

           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 of Planning and Urban  
Development

by Lyle D. Noyes  
Lyle D. Noyes  
Inspection Services Division

In Attendance:  
John O'Toole  
Gayton Bartlett

Encl.  
jmr

HOUSING INSPECTION REPORT

OWNER: John J. & Kathlyn E. O'Toole

CODE ENFORCEMENT OFFICER - G. Bartlett (6)

497 Cumberland Avenue, Portland, Maine 48-F-21 LFW/WE NOHC - 3-22-82  
Administrative Decision Continued: November 17, 1982

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

	SEC. (S)
<del>3. FIRST AND SECOND FLOOR HALL - ceiling - peeling paint.</del>	<del>3-b</del>
<del>4. FIRST AND THIRD HALL - ceiling - loose plaster.</del>	<del>3-b</del>
<del>FIRST FLOOR LEFT REAR - APARTMENT #1</del>	<del>3-b</del>
<del>5. OVERALL - walls and ceilings - peeling paint.</del>	<del>3-b</del>
<del>FIRST FLOOR RIGHT REAR - APARTMENT #2</del>	<del>3-b</del>
<del>6. BATHROOM - ceiling - peeling paint.</del>	<del>3-b</del>
<del>THIRD FLOOR RIGHT FRONT - APARTMENT #11</del>	<del>3-c</del>
<del>13. LIVING ROOM - window - broken glass.</del>	<del>3-c</del>
<del>THIRD FLOOR LEFT REAR - APARTMENT #12</del>	<del>3-b</del>
<del>14. LIVING ROOM - ceiling - peeling paint.</del>	<del>3-b</del>
<del>15. LIVING ROOM - window - broken glass.</del>	<del>3-b</del>
<del>ADDITIONAL VIOLATION FOUND 11-8-82:</del>	<del>3-c</del>
<del>1. FRONT BEDROOM - window - missing glass. APT #11</del>	<del>3-c</del>

At the time of the survey, we were unable to gain access to the Second Floor Left Rear Apartment #5, Second Floor Right Rear Apartment #6, Second Floor Right Front and the Third Floor Right Rear Apartment #10. We suggest that if there are any conditions which need correcting in these apartments, that you make the repairs while doing the work on the rest of the structure.

(2)

NOTICE OF HOUSING CONDITIONS (9:30)

CITY OF PORTLAND, MAINE

DU 12

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

Ch. 48 Blk. F Lot 21  
Location: 497 Cumberland Ave.

John J. & Kathlyn E. O'Toole  
44 Avon Street  
Portland, Maine 04101

Project: NCP-LFW/WE  
Issued: March 22, 1982  
Expires: June 22, 1982

Dear Mr. & Mrs. O'Toole:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 497 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 June 22, 1982. 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. Noyes  
Lyle D. Noyes  
Inspection Services Division

Gayton Bartlett  
Code Enforcement Officer - Bartlett (6)

Attachments:

jmr

22

NOTICE OF HOUSING CONDITIONS 9:30

CITY OF PORTLAND, MAINE

DU 12

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

Ch. 48 Blk. F Lot 21  
Location: 497 Cumberland Ave.

John J. & Kathlyn E. O'Toole  
44 Avon Street  
Portland, Maine 04101

Project: NCP-LFN/WE  
Issued: March 22, 1982  
Expires: June 22, 1982

Dear Mr. & Mrs. O'Toole:

You are hereby notified as owner or agent, that inspection was made of the premises at 497 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 June 22, 1982. 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. Noyes  
Lyle D. Noyes  
Inspection Services Division

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

Attachments:

jmr



**CITY OF PORTLAND**

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

March 22, 1982

John J. & Kathlyn E. O'Toole  
44 Avon Street  
Portland, Maine 04101

Re. 497 Cumberland Ave. 48-F-21 NCP-LFW/WE

Dear Mr. & Mrs. O'Toole:

During a recent inspection by Code Enforcement Officer Gayton Bartlett of the property owned by you at 497 Cumberland Ave., Portland, it was noted that smoke detectors were missing in the following areas:

"PER THE MAINE STATE STATUTES, "SEC. 1.25 MRSA 2464", WITHIN TEN (10) DAYS OF THE DATE OF THIS NOTICE, A SMOKE ALARM MUST BE INSTALLED IN EACH AREA OF THIS STRUCTURE, AS LISTED BELOW:

- ~~Unable to gain access to the following apartments: 5, 6, 8, 10~~
- ~~Improperly installed smoke detectors: Apt. 1, 4, 7, 9, 11~~
- ~~Missing Smoke Detector: Apt. 2, 3~~

THE FIRE PREVENTION BUREAU HAS BEEN NOTIFIED OF THE ABOVE CONDITION(S). PLEASE CALL THE FIRE PREVENTION BUREAU AT 775-5451, EXT. 354, IF YOU HAVE ANY QUESTIONS REGARDING THE INSTALLATION OF THE REQUIRED SMOKE ALARMS."

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

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

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

jmr

HOUSING INSPECTION REPORT

OWNER: John J. & Kathlyn E. C'Toole CODE ENFORCEMENT OFFICER - Bartlett (6)  
 497 Cumberland Avenue, Portland, Maine 48-F-21 MCP-LFW/WE Notice of Housing Conditions  
 DATED: March 22, 1982 EXPIRES: June 22, 1982

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

	SEC.
<del>1. CELLAR - chimney flue - excessive soot and ashes.</del>	<del>3-e</del>
<del>2. RIGHT FRONT CELLAR - ceiling - missing junction box cover.</del>	<del>3-e</del>
3. FIRST AND SECOND FLOOR HALL - ceiling - peeling paint.	3-b
4. FIRST AND THIRD HALL - ceiling - loose plaster.	3-b
<u>FIRST FLOOR LEFT REAR - APARTMENT #1</u>	
5. OVERALL - walls and ceilings - peeling paint.	3-b
<u>FIRST FLOOR RIGHT REAR - APARTMENT #2</u>	
6. BATHROOM - ceiling - peeling paint.	3-b
<u>FIRST FLOOR LEFT FRONT - APARTMENT #3</u>	
<del>7. BEDROOM - ceiling - loose plaster.</del>	<del>3-b</del>
<del>8. BATHROOM - ceiling - missing plaster.</del>	<del>3-b</del>
<u>FIRST FLOOR RIGHT FRONT - APARTMENT #4</u>	
<del>9. BATHROOM - window - broken.</del>	<del>3-e</del>
<u>THIRD FLOOR LEFT REAR - APARTMENT #9</u>	
<del>16. BATHROOM - ceiling - inoperative light fixture.</del>	<del>3-e</del>
<del>14. BATHROOM - wall - missing light fixture.</del>	<del>3-e</del>
<del>12. BATHROOM - tub - leaking faucet.</del>	<del>6-d</del>
<u>THIRD FLOOR RIGHT FRONT - APARTMENT #11</u>	
13. LIVING ROOM - window - broken glass.	3-c
<u>THIRD FLOOR LEFT REAR - APARTMENT #12</u>	
14. LIVING ROOM - ceiling - peeling paint.	3-t
15. LIVING ROOM - window - broken glass.	3-b

At the time of the survey, we were unable to gain access to the Second Floor Left Rear Apartment #5, Second Floor Right Rear Apartment #6, Second Floor Right Front and the Third Floor Right Rear Apartment #10. We suggest that if there are any conditions which need correcting in these apartments that you make the repairs while doing the work on the rest of the structure.

ADDITIONAL VIOLATIONS  
 11/3/82 - M I G L FR I B E W I 2 3c

INSPECTOR BARTLETT PROJECT 497 CUMB AVE  
 OWNER J. O'TOOLE

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>3/22/82</u>	<u>6/22/82</u>				

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

DATE	REMARKS	ACTION
<u>4/27/82</u>	<u>ALL VIOLATIONS HAVE BEEN CORRECTED</u>	<u>POSTING RELEASE</u>
	<u>send "CERTIFICATE OF COMPLIANCE"</u>	
	<u>SATISFACTORY Rehabilitation in Progress</u>	
	<u>Time Extended To:</u>	
	<u>Time Extended To:</u>	
	<u>Time Extended To:</u>	
	<u>UNSATISFACTORY Progress</u>	<u>"FINAL NOTICE"</u>
	<u>Send "HEARING NOTICE"</u>	
	<u>NOTICE TO VACATE</u>	
	<u>POST Entire</u>	
	<u>POST Dwelling Units</u>	
	<u>UNSATISFACTORY Progress</u>	
	<u>"LEGAL ACTION" To Be Taken</u>	

7/7/82 GB  
 11/9/82-GB  
 4/27/83 GB

INSPECTOR'S REMARKS: just took over bldg.  
Sansectid - last detinal - send WTX - 30 days.  
All corrected - no additional - COC

INSTRUCTIONS TO INSPECTOR:

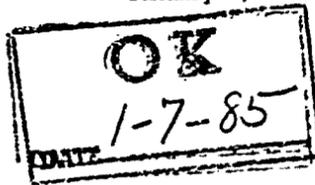
c fill



**CITY OF PORTLAND**

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

January 3, 1985



John J. & Kathlyn E. O'Toole, Jts.  
1487 Westbrook Street  
Portland, Maine 04102

Re: 497 Cumberland Ave., Third Fl. Apt. #9  
48-F-21 WE

Dear Mr. & Mrs. O'Toole:

We recently received a complaint and an inspection was made by Code Enforcement Officer Burton MacIsaac of the property owned by you at: 497 Cumberland Ave., 3rd. Fl. Apt. 9, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. Heating facilities required. Every habitable room excepting rooms used primarily for sleeping purposes shall be served by heating facilities capable of providing a minimum temperature of 68° at a distance of 3 feet above floor level as required by prevailing weather conditions from September 15 to May 15 of each year. 114-2

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 January 5, 1985.

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 [Signature]  
P. Samuel Hoffses,  
Chief of Inspection Services

[Signature]  
Code Enforcement Officer - Burton MacIsaac (6)

jmr

P 755 081 931

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED  
NOT FOR INTERNATIONAL MAIL

(See Reverse)

PS Form 3800, Feb. 1992  
\* U.S.P.O. 1983-403-517

Sent to John J. & Kathryn E. O'Toole,	
Street and No. 1487 Westbrook Street	
P.O., State and ZIP Code Portland, Maine 04102	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to whom and how delivered	
Return Receipt Showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$

ts. (8/1/97) Cumberland - O.P. - 1487 Westbrook

**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 sender retains the full obligation for the return of the parcel delivered to and the date of delivery. For additional fees for special services are available. Consult Postmaster for fees and check boxes for services required.

1.  Show to whom, date and address of delivery.  
 2.  Restricted Delivery.

3. Article Addressed to:  
 John J. & Katalyn E. O'Toole, Jrs.  
 1487 Westbrook Street  
 Portland, Maine 04102

4. Type of Service: <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Express Mail	Insured <input type="checkbox"/> COC Article Number 081 931
--	--

Always obtain signature of addressee.  
 DATE DELIVERED

5. Signature of Addressee  
*John J. O'Toole*

6. Signature - Agent  
 X

7. Date of Delivery

8. Addressee's Address (ONLY if registered and/or paid)

PORTLAND, MAINE  
 JAN 13 1983  
 USPO

10-500 (Rev. 10-11-79)



*c 2/10*

## CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

January 3, 1985

John J. & Kathlyn E. O'Toole, Jts.  
1487 Westbrook Street  
Portland, Maine 04102

Re: 497 Cumberland Ave., Third Fl. Apt. #9  
48-F-21 WE

Dear Mr. & Mrs. O'Toole:

We recently received a complaint and an inspection was made by Code Enforcement Officer Burton MacIsaac of the property owned by you at:  
497 Cumberland Ave., 3rd. Fl. Apt. 9, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. Heating facilities required. Every habitable room excepting rooms used primarily for sleeping purposes shall be served by heating facilities capable of providing a minimum temperature of 68° at a distance of 3 feet above floor level as required by prevailing weather conditions from September 15 to May 15 of each year. 114-2

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 January 5, 1985.

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   
Samuel Hoffses,  
Chief of Inspection Services

  
Code Enforcement Officer - Burton MacIsaac (6)

jmr



## CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

### NOTICE OF HOUSING CONDITIONS

DU: 12  
CHART-BLOCK-LOT - 48-F-21  
LOCATION: 495-497 Cumberland Avenue

(PARKSIDE)

DISTRICT: 6  
ISSUED: August 1, 1990  
EXPIRES: 24 hours from receipt of this notice.

John O'Toole  
1487 Westbrook Street  
Portland, ME 04102

Dear Mr. O'Toole:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 495-497 Cumberland Avenue by Code Enforcement Officer Kathy Lowe for K. Carroll. Violations of Article V of the Municipal Ordinance (Housing Code) 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 24 hours. 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.

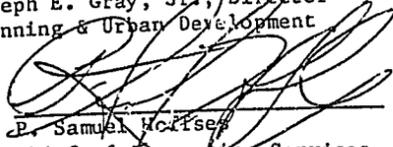
Please Note: You should consult the inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

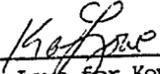
Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in its goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Very truly yours,

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

By:   
Samuel McFadden  
Chief of Inspection Services

  
Kathy Lowe for Kevin Carroll (6)  
Code Enforcement Officer

Attachments

HOUSING INSPECTION REPORT

OWNER: John O'Toole

LOCATION: 495-497 Cumberland Ave. 48-F-21

CODE ENFORCEMENT OFFICER: Kathy Lowe for Kevin Carroll (6)

HOUSING CONDITIONS DATED: August 1, 1990      EXPIRES: 24 hours from receipt of notice.

ITEMS LISTED BELOW ARE IN VIOLATION OF ARTICLE V OF THE MUNICIPAL CODES, "HOUSING CODE",  
AND MUST BE CORRECTED ON      BEFORE THE EXPIRATION DATE.

SEC. (S)

1. THROUGHOUT - missing/inoperative smoke detectors. \*See attached letter.



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 1, 1990

John O'Toole  
1487 Westbrook Street  
Portland, ME 04102

Re: Smoke Detectors

Dear Mr. O'Toole:

During a recent inspection of the property owned by you at 495-497 Cumberland Avenue, Portland, Maine, it was noted that smoke detectors were missing/inoperable in some locations.

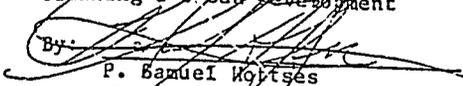
25 MRSA 2464 requires that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit. Failure to comply with this statute may result in a fine of up to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

Re-inspection of your property will be made in ten (24) hrs. . Lack of compliance will result in referral of the matter for legal action.

Loss control is a responsibility of your management. Our observations are intended to assist you. Recommendations are a result of conditions observed 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

  
Kathy Lowe for Kevin Carroll (6)  
Code Enforcement Officer

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

jmr



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

November 22, 1988

Mr. John O'Toole  
1487 Westbrook Street  
Portland, ME 04102

Re: 497 Cumberland Avenue

Dear Mr. O'Toole:

We have received complaints of insufficient hot water at the above referenced address.

For your information, I enclose the following excerpt from Chapter 6, Article V, of the Portland City Codes:

The hot water lines shall be connected with water-heating facilities which supply water at a temperature of at least one hundred ten (110) degrees fahrenheit at every required fixture at all times.

Thank you for your attention.

Sincerely yours,

Burton G. MacIsaac  
Code Enforcement Officer

BGM/jmr

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

**CITY OF PORTLAND**

JANUARY 13, 1997

TROUT GROUP INVESTMENTS  
111 COMMERCIAL ST  
PORTLAND ME 04101

Re: 497 CUMBERLAND AVE  
CBL: 048- - F-021-001-01  
DU: 12

Dear Sir:

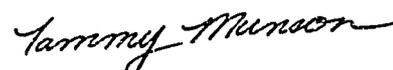
I am sending you this letter to request an inspection at the property which you own or manage at the above-referenced address.

This is for the City of Portland's program to inspect all multi-family buildings in the City every three years.

Please contact me in this office at 874-8300 x 8709 between 7:00-8:00 a.m. or 3:00-3:30 p.m. to make arrangements to inspect the building.

Sincerely,

  
David Jordan  
Code Enforcement Officer

  
Tammy Munson  
Code Enfc. Offr./ Field Supv.

### HOUSING INSPECTION REPORT

Location: 497 CUMBERLAND AVE  
Housing Conditions Date: March 4, 1997  
Expiration Date: May 3, 1997

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 FLR - APT #4 - BATHROOM 111.40  
CEILING HAS WATER DAMAGE - NEEDS TO BE REPAIRED
2. INT - 1ST FLR - APT #4 - KITCHEN 113.50  
CEILING LIGHT FIXTURE IS UNATTACHED
3. EXT - 1ST FLR - REAR PORCH - 113.50  
FIXTURE IS MISSING & WIRES ARE EXPOSED
4. EXT - RIGHT SIDE - 114.30  
DOUBLE-TANK VENT PIPE IS BENT
5. INT - BASEMENT - 114.30  
CHIMNEY IS DIRTY - IT NEEDS TO BE CLEANED & CHECKED

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

MARCH 04, 1997

CITY OF PORTLAND

TROUT GROUP INVESTMENTS  
111 COMMERCIAL ST  
PORTLAND ME 04101

Re: 497 CUMBERLAND AVE  
CBL: 048- - F-021-001-01  
DU: 12

Dear Sir:

During a recent inspection of the property owned by you at the above-referred address, it was noted that smoke detectors were missing/inoperable in some locations (i.e.; apt #4 hall, apt #9 kitchen, basement).

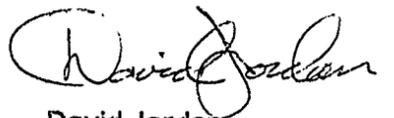
25 MRSA 2464 required that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When activated, the detector shall provide an alarm suitable to warn the occupants within the individual unit. Failure to comply with this statute may result in a fine of up to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

Reinspection of your property will be made in twenty-four (24) hours. Lack of compliance will result in referral of the matter for legal action.

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

Please read and implement the attached formal code interpretation or determination - Number 93-1 - March 10, 1993 - from the State Fire Marshall's office.

Sincerely,

  
David Jordan  
Code Enforcement Officer

  
Tammy Munson  
Code Enfc. Offr./ Field Supv.

Inspection Services  
P. Samuel Hoffacs  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

MARCH 25, 1997

**CITY OF PORTLAND**

RICE GEOFFREY I  
655 CONGRESS ST ROOM 206  
PORTLAND ME 04101

Re: 513 CUMBERLAND AVE  
CBL: 048- - E-019-001-01  
DU: 8

Dear Mr. Rice:

We recently received a complaint, and an inspection was made at the above-referenced address. As a result of the inspection, you are hereby notified to correct the following substandard housing conditions:

- |   |        |
|---|--------|
| 1. EXT - 2ND FLR - APT #4 - KITCHEN<br>WINDOWS ARE MISSING STORMS                       | 108.30 |
| 2. INT - 2ND FLR - APT #4 - KITCHEN<br>SINK FIXTURES LEAK                               | 111.40 |
| 3. INT - 2ND FLR - APT #4 - KITCHEN<br>WATER TEMPERATURE MUST BE 110° FAHRENHEIT        | 111.30 |
| 4. INT - 2ND FLR - APT #4 - BEDROOM<br>RADIATOR VALVE IS LEAKING                        | 114.30 |
| 5. INT - 3RD FLR - APT #8 - KITCHEN<br>RADIATOR PRODUCES HEAT WHEN SHUT OFF             | 114.30 |
| 6. EXT - 3RD FLR - APT #8 - KITCHEN<br>WINDOW IS MISSING STORMS & SCREEN                | 108.30 |
| 7. EXT - 3RD FLR - APT #8 - BATHROOM<br>WINDOW HAS WATER-DAMAGE STAINS                  | 108.30 |
| 8. INT - 3RD FLR - APT #8 - BATHROOM<br>BATHTUB DRAINS EXTREMELY SLOWLY                 | 111.40 |
| 9. INT - 3RD FLR - APT #8 - BATHROOM<br>WATER TEMPERATURE MUST BE 110° FAHRENHEIT       | 111.30 |
| 10. INT - 3RD FLR - APT #8 - OVERALL<br>CHECK RADIATOR REGULATOR VALVES - TOO MUCH HEAT | 114.30 |
| 11. EXT - 1ST FLR - FRONT - BAY WINDOWS<br>SOFFIT & FACIA TRIM ARE ROTTED               | 108.30 |

The above-mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected within thirty (30) days. Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely,

Handwritten signature of David Jordan in black ink.

David Jordan  
Code Enforcement Officer

Handwritten signature of Tammy Munson in black ink.

Tammy Munson  
Code Enfc. Offr./ Field Supv.

