

100 Queenman Street

NDP-REHAB I

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	3-13-88	BY	Bmc	DISTRICT	M-Leary
REQUEST BY	NAME	Joan Zukas			
	ADDRESS	26 Cushman			
OWNER	NAME	Bruce Heil			
	ADDRESS	774-4936			
CONDITIONS	26 Cushman 1st floor				
Insufficient heat					
COMMENTS	Tenant home today until 3:00 pm. Computer not working 68° in apt. 9:00 AM 3/13/88				
SPECIAL INSTRUCTIONS					
DIVISION	SANITATION	HOUSING	NURSING		
PRIORITY	ROUTINE	SPECIAL	REPORT TO		
	URGENT		BY	M/L	
			DATE	3/13/88	

CERTIFICATE OF INSPECTION

DATE February 28, 1980

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

Mr. Bruce Bell
26 Cushman Street
Portland, Maine 04102

Re: Premises Located at 26 Cushman Street - NCF-NDP - 56-D-8

Dear Mr. Bell:

An inspection of the above referred premises was recently completed by Housing Inspector M. Leary.

Although the structure does not meet the minimum standards as described in the Housing Code, it has been determined that no major code deficiencies exist at this time.

Items included on the enclosed list should be corrected as part of your normal maintenance procedures in order to avoid extensive repairs in the future and to prolong the useful life of the building.

Thank you for your cooperation and your efforts to help us maintain decent, safe, and sanitary housing for all Portland residents.

Please do not hesitate to call this office if you have any questions regarding this notice.

Sincerely yours,
Joseph E. Gray, Jr., Director
Neighborhood Conservation

Inspector M. Leary
M. Leary

By Lyle D. Noyes
Lyle D. Noyes,

26 Cushman Street

Missing downspout sections left exterior wall

As an energy conservation measure, you may wish to install insulation.

COPI
NOTICE OF HOUSING CONDITIONS

DU 4

City of Portland
Department of Neighborhood Conservation
Housing Inspections Division
Tel 775-5451 - Ext 358 - 448
Mr. Bruce Bell
26 Cushman Street
Portland, Maine 04102

Ch - Bl - Lot. 56-D-8
Location: 26 Cushman Street
Project: P.P. DP
Issued: 12-4-79
Expired: 12-4-79

Dear Mr. Bell:

An examination was made of the premises at 26 Cushman Street, Portland, Maine by Housing Inspector Cough 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 December 4, 1979. 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 H. Cough

By Lyle D. Noyes
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" - Section(s)
1. LEFT EXTERIOR WALL - replace missing downspout sections.

2. LEFT AND RIGHT WALLS (exterior) - replace missing siding.

As an energy conservation measure, you may wish to install insulation.

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 26 CUSHMAN ST
PROJECT 127
OWNER EF&H

INSPECTOR Gent

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>9/11/80</u>	<u>11/11/80</u>				

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

DATE	RECOMMENDATION
<u>2-23-80 ML</u>	<p>ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" <u>INSPECTION</u> "POSTING RELEASE" SATISFACTORY Rehabilitation in Progress Fine Extended To: _____ Time Extended To: _____ 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>

INSPECTOR'S REMARKS: Sending a certificate of compliance

INSTRUCTIONS TO INSPECTOR:

City of Portland

PLANNING AND URBAN DEVELOPMENT
 DWELLING UNIT SCHEDULE
 ARTICLE 5 - HOUSING CODE

Inspection Services Division

INSP DATE										INSP										FORM NO.																													
TENANTS NAME																														FLR. # Location										Type									
Child Un.	Child 101 - 6	+ Lead Survey Results	Rent	Rent Code	Furn	Hot Water	Dual	CK'ing	Heat	Lav.	Bath	Flush																																					
KITCHEN													BATHROOM																																				
<input type="checkbox"/> Plaster - L, C, M, - Ceiling/Walls <input type="checkbox"/> Windows - loose, broken glass, glaze <input type="checkbox"/> Sash/Frames - broken, missing, worn <input type="checkbox"/> Floor - loose, worn, dam., buckled <input type="checkbox"/> Doors - knob/lk - miss. - Pan./Fram. dam. <input type="checkbox"/> Counter/St r. Space Yes No <input type="checkbox"/> Sink - chip., crack., leaks <input type="checkbox"/> Range - improper stack, flue, vent <input type="checkbox"/> Refrigerator Space Yes No <input type="checkbox"/> Plumbing (a)6 (a)Water Sup. Hot Cold <input type="checkbox"/> Electrical (a) <input type="checkbox"/> Sanitation (a)													<input type="checkbox"/> Plaster - L, C, M - Ceiling/Walls <input type="checkbox"/> Window - loose, broken glass, glaze <input type="checkbox"/> Sash/Frames - broken, missing, worn <input type="checkbox"/> Floor - loose, worn, dam., buckled <input type="checkbox"/> Door - knob/lk - miss. - Pan./Fram. dam. <input type="checkbox"/> Toilet - knob-brkn loose, leaks, seat, crkd. <input type="checkbox"/> Lavatory - chip., crkd, leaks, trap leaks <input type="checkbox"/> Bath tub/shower - leaks, cross connect. <input type="checkbox"/> Ventilation Yes No <input type="checkbox"/> Plumb. (b)6(a)Water Sup. Hot Cold <input type="checkbox"/> Electrical (b) <input type="checkbox"/> Sanitation (b)																																				
LIVING ROOM													DINING ROOM																																				
<input type="checkbox"/> Plaster - L, C, M, - Ceil./Walls <input type="checkbox"/> Windows - loose, broken, glaze <input type="checkbox"/> Sash/Frames - broken, missing, worn <input type="checkbox"/> Floor - loose, worn, damaged <input type="checkbox"/> Door - knob/lk - miss. - panels/frames <input type="checkbox"/> Electrical (c) <input type="checkbox"/> Sanitation (c)													<input type="checkbox"/> Plaster - L,C,M - Ceil/Walls <input type="checkbox"/> Windows - loose, broken, glaze <input type="checkbox"/> Sash/Frames - broken, missing, worn <input type="checkbox"/> Floor - loose, worn, damaged <input type="checkbox"/> Doors - Knobs/lk - miss. - panels/frames <input type="checkbox"/> Electrical (d) <input type="checkbox"/> Sanitation (d)																																				
Bedrooms and/or other rooms																																																	
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Plumbing										Electrical										Sanitation - Vermin O R																													
REMARKS:																																																	

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Child Un.	Child 10	Child 1 - 6	+ Lead Survey Results	Rent	Rent Code	Furn	Hot Water	Shal Water	Locking	Heat	Lav.	Bath	Flush																										
KITCHEN														BATHROOM																									
<input type="checkbox"/> Plaster - L, C, M, - Ceiling/Walls 109-2 <input type="checkbox"/> Windows - loose, broken glass, glaze 108-3 <input type="checkbox"/> Sash/Frames - broken, missing, worn 108-3 <input type="checkbox"/> Floor - loose, worn, dam., buckled 108-2 <input type="checkbox"/> Door - Knob/lk - miss. - Pan./Fram. dam. 108-3 <input type="checkbox"/> Counter/Store space Yes No <input type="checkbox"/> Sink - chip., crack., leaks 111-1 <input type="checkbox"/> Range - improper stack, flue, vent 114-1 <input type="checkbox"/> Refrigerator Space Yes No <input type="checkbox"/> Plumbing (a)6 (a)Water Sup. Hot Cold 111.3 <input type="checkbox"/> Electrical (a) 113 <input type="checkbox"/> Sanitation (a) 109														<input type="checkbox"/> Plaster - L, C, M - Ceiling/Walls CODE 108-2 <input type="checkbox"/> Windows - loose, broken glass, glaze 108-3 <input type="checkbox"/> Sash/Frames - broken, missing, worn 108-3 <input type="checkbox"/> Floor - loose, worn, dam., buckled 108-2 <input type="checkbox"/> Door - Knob/lk - miss. Pan./Fram. dam. 108-3 <input type="checkbox"/> Toilet-Tnk-brkn, loose, leaks, seat, crkd. 111-1 <input type="checkbox"/> Lavatory - chip., crkd, leaks, trap leaks 111-1 <input type="checkbox"/> Bathtub/shower- leaks, cross connect. 111-1 <input type="checkbox"/> Ventilation Yes No 112 <input type="checkbox"/> Plumb. (b)6(a)Water Sup. Hot Cold 111-3 <input type="checkbox"/> Electrical (b) 113 (Sanitation (b)) 109																									
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Plumbing														Electrical																Sanitation - Vermin O R									
REMARKS:																																							

HOUSING INSPECTION REPORT

OWNER: Mr. Richard Ste...

LOCATION: 26 Cushman St. 56-D-8 WE

CODE ENFORCEMENT OFFICER: Merlin Leary (5)

HOUSING CONDITIONS DATED: October 10, 1986 EXPIRES: December 10, 1986

ITEMS LISTED BELOW ARE IN VIOLATION OF ARTICLE 7 OF THE MUNICIPAL CODES, "HOUSING CODE", AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

	<u>SEC. (S)</u>
FRONT PORCH - floor - rotted decking.	108-4
* 2. REAR HALL - stairs - missing railings.	108-4
* 3. FRONT CELLAR - stairs - missing railings.	108-4
* 4. CELLAR - ceiling - asbestos.	116-6
* 5. FRONT - hall - wood stored.	113-3
<u>SECOND FLOOR REAR</u>	
6. KITCHEN - wall - missing outlet cover.	113-5
* 7. KITCHEN - door - obstructed egress.	116-2

*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.

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development
Inspection Services Division
Tel. 775-5451 - Ext. 311 - 346

Mr. Richard Steinman
26 Cushman Street
Portland, Maine 04102

DU 4

CH. 56 BLK. D LOT 8

LOCATION: 26 Cushman Street

PROJECT: NCP-WE
ISSUED: October 10, 1986
EXPIRES: December 10, 1986

Dear Mr. Steinman:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 26 Cushman Street 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 Inspection Report".

In accordance with the provisions of the above-mentioned Code, you are hereby ordered to correct those defects on or before December 10, 1986. 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.

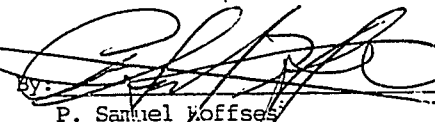
Please Note: You should consult the Inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and any other Article of the City Code.

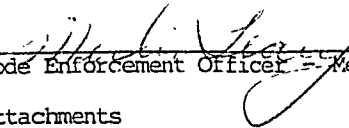
Please contact this office if you have any questions regarding this order.

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: 
P. Samuel Koffses
Chief of Inspection Services


Code Enforcement Officer - Merlin Leary (5)

Attachments
jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

CERTIFICATE OF COMPLIANCE

DATE: January 7, 1988

DU: 4

Housing Inspections Division
Telephone: 775-5451 - Extension 311

Mr. Richard Steinman
26 Cushman Street
Portland, Maine 04102

RE: Premises located at 26 Cushman St. 56-D-8

Dear Mr. Steinman:

A re-inspection of the premises noted above was made on January 7, 1988
by Code Enforcement Officer Merlin Leary.


This is to certify that you have complied with our request to correct the
violation(s) of the Municipal Code relating to housing conditions as
described in our "Notice of Housing Conditions" dated October 10, 1986.

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 Jan. 1993.

Sincerely yours,

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


By F. Samuel Hoffses
Chief of Inspection Services


Merlin Leary

Merlin Leary (5)
Code Enforcement Officer

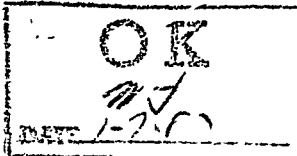
jmt

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development
Inspection Services Division
Tel. 775-5451 - Ext. 311 - 346

Mr. Richard Steinman
26 Cushman Street
Portland, Maine 04102



DU 4

CH. 56 BLK. D LOT 8

LOCATION: 26 Cushman Street

PROJECT: NCP-WE
ISSUED: October 10, 1986
EXPIRES: December 10, 1986

Dear Mr. Steinman:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 26 Cushman Street 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 Inspection Report".

In accordance with the provisions of the above-mentioned Code, you are hereby ordered to correct those defects on or before December 10, 1986. 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 any 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: 
P. Samuel Hoffses
Chief of Inspection Services

Code Enforcement Officer - Merlin Leary (5)

Attachments
jmr

HOUSING INSPECTION REPORT

OWNER: Mr. Richard Steinman

LOCATION: 26 Cushman St. 56-D-8 WE

CODE ENFORCEMENT OFFICER: Merlin Leary (5)

HOUSING CONDITIONS DATED: October 10, 1986 EXPIRES: December 10, 1986

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

	SEC. (S)
1. FRONT PORCH floor - rotted decking.	108-4
* 2. REAR HALL - stairs - missing railings.	108-4
* 3. FRONT CELLAR - stairs - missing railings.	108-4
* 4. CELLAR - ceiling - asbestos.	116-6
* 5. FRONT hall - wood stored.	113-3
<u>SECOND FLOOR REAR</u>	<u>113-5</u>
6. KITCHEN - wall - missing outlet cover.	116-2
* 7. KITCHEN door - obstructed egress.	

*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.

Inspection Services
Chief Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

April 22, 1993

Richard Steinman
26 Cushman St
Portland, ME 04102

Re: 26 Cushman St
CEL: C56-D-008

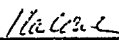
Dear Mr. Steinman,

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

This is for the city of Portland's program to inspect all multi-family buildings in the city every 5 years.

Please contact me in this office at 874-8300 X8707 between 7:00-9:00AM or 3:00-3:30PM to make arrangements to inspect the building.

Sincerely,


Kathleen Lowe
Code Enforcement Officer

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

May 5, 1993

Richard Steinman
26 Cushman St
Portland, ME 04102

Re: 26 Cushman St
CBL: 056-D-008
DU: 4

Dear Mr. Steinman,

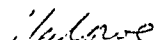
The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above referenced property.

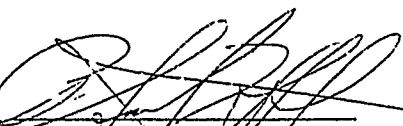
Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code.

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,


Kathleen A. Lowe
Code Enforcement Officer


S. P. Hoffses
Chief of Inspection Services

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

APRIL 02, 1997

STEINMAN RICHARD
PO BOX 317
WHITEFIELD ME 04353

Re: 26 CUSHMAN ST
CBL: 056- - D-008-C01-01
DU: 4

Dear Mr. Steinman:

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 - 116.50
HARD-WIRED BATTERY-BACKUP 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,

A handwritten signature in cursive script that reads "Tammy Munson".

Tammy Munson
Code Enfc. Offc./ Field Supv.

