

22 Cushman Street

NDP REL AB I
NDP REL AB III

CERTIFICATE
OF
COMPLIANCE

CITY OF PORTLAND

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

✓ November 1, 1979 X

Mr. David DeMello
Route 1 - Box 39
West Baldwin, Maine 04091

Re: Premises located at 22 Cushman Street, Portland, Maine 56-D-20 NDP

Dear Mr. DeMello:

A re-inspection of the premises noted above was made on October 29, 1979
by Housing Inspector Gough.

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 3-30-77.

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 November 1984.

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

Inspector _____

M. Gough
M. Gough

By Lyle D. Noyes/Bm
Lyle D. Noyes,
Chief of Housing Inspections

OK
BY MG
DATE 11/2/79

August 30, 1979

Mr. David DeMello
~~54 Grant Street~~
Portland, Maine 04101

RT.1
Box 38
WES. BALDWIN 04091

Dear Mr. DeMello:

Re: 22 Cushman Street - 56-D-20 - NCP-NDF

As owner or agent of the above referred property, you were notified to correct certain substandard conditions in violation of Chapter 307 of the City of Portland Municipal Code "Minimum Standards for Housing". Several reinspections have been made and we find that you have not complied with our request.

A final reinspection was made on August 24, 1979, by Housing Inspector Gough and, as a result, you are hereby ordered to correct the violations listed below on or before September 30, 1979.

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
Neighborhood Conservation

Inspector

W. Gough
N. Gough

By

Lyle D. Noyes
Lyle D. Noyes
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 OF THE CITY OF PORTLAND MUNICIPAL CODE SECTION(S)

- 10/29
10/29
10/29
10/29
10/29
1. ~~ROOF - overall - repair missing and broken gutters and downspouts.~~ 3-a
 - First Floor - right
 2. ~~BEDROOM - ceiling - repair inoperative light fixture.~~ 8-a
 3. ~~PANTRY - ceiling - remove illegal wiring.~~ 8-a
 4. ~~KITCHEN - ceiling - repair loose tiles.~~ 3-b
 - Second Floor - right
 5. ~~LIVING ROOM - window - replace broken glass.~~ 3-a
 6. ~~FRONT BEDROOM - ceiling - repair loose plaster.~~ 3-b
 - Second Floor - left
 7. ~~ATTIC - window - replace missing counter-balance cords allowing window sash to remain elevated when opened.~~ 3-b

ADMINISTRATIVE ~~HEARING~~ DECISION

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

Date October 10, 1978

Mr. David DeMello
Douglas Hill Road
West Baldwin, Maine 04091

700 VOGUE

766-2080

Re: Premises located at 22 Cushman Street, Portland, Maine NCP-NDP 56-D-20

Dear Mr. DeMello:

You are hereby notified that a reinspection and your request for additional time

on Oct. 6, 1978, regarding our "Notice of Housing Conditions" at the above referred premises resulted in the decision noted below.

XX Expiration time extended to November 10, 1978 in order to complete the work
in progress to correct the remaining nine (9) Housing Code Violations
as shown on the attached Notice of Housing Conditions dated March 30, 1977.

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.

In Attendance:

Mrs. DeMello

Mr. Gough

Encl.

vw

Very truly yours,

Joseph E. Gray, Jr., Director
Neighborhood Conservation

By [Signature]
Lyle D. Noyes,
Chief of Housing Inspections

22 Cushman Street cont.

THIRD FLOOR LEFT

- ~~* 14. KITCHEN CEILING - repair loose light fixture. 8c~~
- ~~15. KITCHEN WINDOW - repair rotted sash. 3c~~
- ~~16. LIVING ROOM WINDOW - secure glass by replacing points and/or reglazing window. 3c~~

THIRD FLOOR RIGHT

DONE 2-20-79 Mike J. 2/21/79

~~At the time of the survey, we were unable to gain access to the third floor right apartment. 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.~~

* 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

DU _____

CITY OF PORTLAND
DEPARTMENT OF NEIGHBORHOOD CONSERVATION
HOUSING INSPECTIONS DIVISION
Telephone 775-5451 - Extension #448 - #358

Ch.-Bl.-Lot: 56-D-20
Location: 22 Cushman Street
Project: NDP-RCP
Issued: March 30, 1977
Expired: May 30, 1977

Mr. David DeMello
~~54 Grant Street~~
Portland, Maine 04101

Dear Mr. DeMello: DOUGLAS HILL RD
W. END 625 8461

An examination was made of the premises at 22 Cushman Street, Portland, Maine by Housing Inspector Gough. 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 May 30, 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 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 help this Department in its goal to maintain all Portland residents in decent, safe and sanitary housing.

Sincerely yours,

Joseph E. Gray, Jr., Director
Neighborhood Conservation

Inspector _____

M. Gough

By _____

Lyle D. Noyes,
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" - SECTION(S)

- ~~1. FIRST, SECOND & THIRD FLOOR - REAR PORCHES - repair or replace loose, broken, and rotted treads, stringers & risers. 3b~~
- ~~2. FIRST FLOOR - FRONT HALL - DOOR - replace broken glass. 3c~~
- * ~~3. CELLAR WINDOW - replace broken glass. 2~~
- ~~4. OVERALL ROOF - repair missing and broken gutters & downspouts.~~
- ~~5. FIRST FLOOR - FRONT, RIGHT REAR, & LEFT REAR - repair rot and rotted porch. 3b~~
- ~~6. CHIMNEYS - point up chimneys and replace missing bricks above the roofline. 3d~~
- ~~7. RIGHT REAR - PORCH - repair loose entrance canopy. 3d~~
- ~~FIRST FLOOR RIGHT~~
- ~~8. BEDROOM CEILING - repair inoperative light fixture. 8c~~
- ~~9. FRONT CEILING - remove illegal wiring. 8c~~
- ~~10. KITCHEN CEILING - repair loose tile. 3b~~
- ~~SECOND FLOOR LEFT~~
- ~~11. ATTIC WINDOW - replace missing counter balance cord allowing window sash to remain closed when opened. 3b~~
- ~~SECOND FLOOR RIGHT~~
- ~~12. LIVING ROOM WINDOW - replace broken glass. 3c~~
- ~~13. FRONT BEDROOM CEILING - repair loose plaster. 3b~~

continued
vw

22 Cushman Street cont.

THIRD FLOOR LEFT

- ~~14. KITCHEN CEILING - repair loose light fixture. 80~~
- ~~15. KITCHEN WINDOW - repair rotted sash. 30~~
- ~~16. LIVING ROOM WINDOW - secure glass by replacing points and/or reglazing window. 30~~

THIRD FLOOR RIGHT

At the time of the survey, we were unable to gain access to the third floor right apartment. 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.

* 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.

REINSPECTION RECOMMENDATIONS

LOCATION 2 CUSHMAN
 PROJECT NSD
 OWNER DEWELLON

INSPECTOR Gage

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
7-30-77	5-30-77				

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

DATE		ALL VIOLATIONS HAVE BEEN CORRECTED	
10/2/79	MG	Send "CERTIFICATE OF COMPLIANCE"	<input checked="" type="checkbox"/> "POSTING RELEASE"
		SATISFACTORY Rehabilitation in Progress	
10/3/78	MG	Time Extended To:	11-18-78 WTX
2-25-79	MG	Time Extended to:	5-1-79 OTX
		Time Extended To:	
8-24/79	MG	UNSATISFACTORY Progress	
		Send "HEARING NOTICE"	<input checked="" type="checkbox"/> "FINAL NOTICE"
		"NOTICE TO VACATE"	
		POST Entire	
		POST Dwelling Units	
		UNSATISFACTORY Progress	
		"LEGAL ACTION" To Be Taken	
1/23/78	MG	INSPECTOR'S REMARKS: <u>MUST work done - OTX on</u>	
2/20/79	MG	<u>went thru w BULKER OTX good job</u>	
10/2/79	MG	<u>OK</u>	
		<u>TOM PRUNO ES CON PIRO CALIF - TO PURCHASE</u>	
		INSTRUCTIONS TO INSPECTOR:	

= 30 BSL

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Ms. Sarah Gilbert
310 Spring Street 04101
Portland, Maine 04101

DU 6

CH. 56 BLK. D LOT 20

LOCATION: 22 Cushman Street

PROJECT: NCP-WF
ISSUED: February 3, 1984
EXPIRES: April 3, 1984

Dear Ms. Gilbert:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 22 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 April 3, 1984. 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:


Lyle D. Boyer
Inspection Services Division


Code Enforcement Officer - Merlin Leary (5)

Attachments

jnr:

HOUSING INSPECTION REPORT

OWNER: Ms. Sarah Gilbert

LOCATION: 22 Cushman St. 56-D-20 WE

CODE ENFORCEMENT OFFICER: Merlin Leary (5)

HOUSING CONDITIONS DATED: Feb. 3, 1984 , REPAIRS: Apr. 3, 1984

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.

	<u>SEC. (S)</u>
1. OVERALL EXTERIOR - walls - loose and peeling paint.	108-2
2. FRONT EXTERIOR - dormer - rotted cornice moulding.	108-1
3. RIGHT REAR EXTERIOR - wall - missing corner trim board.	108-1
4. RIGHT FRONT EXTERIOR - roof - missing gutter.	108-1
5. OVERALL EXTERIOR - roof - broken downspouts.	108-1
6. SECOND FLOOR REAR EXTERIOR - fire escape - missing railing.	116-2
7. FRONT HALL - ceiling - loose and peeling paint.	108-2
* 8. LEFT REAR CELLAR - ceiling - leaking.	108-2
 <u>FIRST FLOOR LEFT</u>	
* 9. BATHROOM - ceiling - leaking.	108-2
 <u>FIRST FLOOR RIGHT</u>	
*10. KITCHEN & LIVING ROOM - walls - missing plaster.	108-2
*11. DINING ROOM - ceiling - missing plaster.	108-2
*12. KITCHEN - sink - missing.	111-1
*13. KITCHEN - ceiling - loose and hanging light fixture.	113-5
*14. DINING ROOM - window - broken glass.	108-3
 <u>SECOND FLOOR LEFT</u>	
15. OVERALL DWELLING UNIT - windows - missing counterbalance cords.	108-3
16. OVERALL DWELLING UNIT - windows - missing stops.	108-3
*17. BATHROOM - ceiling - broken plaster.	108-2
*18. LIVING ROOM & MIDDLE BEDROOM - ceilings - loose and hanging light fixture.	113-5
*19. BATHROOM - inoperative toilet.	111-1
*20. BATHROOM - inoperative bathtub.	111-1
*21. MIDDLE BEDROOM - floor - broken boards.	108-2
 <u>THIRD FLOOR LEFT</u>	
*22. BATHROOM - window - missing sash.	108-3
 <u>THIRD FLOOR RIGHT</u>	
*23. KITCHEN & LIVING ROOM - ceilings - missing plaster.	108-2
*24. KITCHEN - sink - missing.	111-1
*25. LIVING ROOM & MIDDLE BEDROOM - ceilings - missing light fixtures.	113-5
26. MIDDLE BEDROOM - windows - missing stops.	108-3
*27. BATHROOM - toilet - missing.	111-1
*28. BATHROOM - lavatory - missing.	111-1
*29. BATHROOM - bathtub or shower - missing.	111-1

*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.



CITY OF PORTLAND

JOSEPH E. McDONOUGH
FIRE CHIEF

February 3, 1984

Ms Sarah Gilbert
310 Spring Street
Portland, Maine 04102

Re: Smoke Detectors

Dear Ms. Gilbert:

During a recent inspection of the property owned by you at 22 Cushman Street, it was noted that smoke detectors were missing in the following areas:

First Floor Right
Second Floor Left
Second Floor Right
Third Floor Left - inoperative
Third Floor Right

25 MRSA §2464 requires that approved smoke detectors be installed in each of the above listed areas. 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.

Sincerely yours,
Joseph E. McDonough
Chief of the Fire Department
City of Portland

Merlin Leary
Merlin Leary 157, Code Enforcement
Officer (5)

cc: Lt. James Collins, Fire Prevention Bureau

jmr

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Ms. Sarah Gilbert
310 Spring Street
Portland, Maine 04101

DU 6

CH. 56 BLK. D LOT 20

LOCATION: 22 Cushman Street

PROJECT: NCP-WE
ISSUED: February 3, 1984
EXPIRES: April 3, 1984

Dear Ms. Gilbert:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 22 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 April 3, 1984. 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 Div. 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 it's 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: Lyle D. Noyes
Inspection Services Division

Merlin Leary
Code Enforcement Officer - Merlin Leary (5)

Attachments

jmr

HOUSING INSPECTION REPORT

OWNER: Ms. Sarah Gilbert

LOCATION: 22 Cushman St. 56-D-20 WE

CODE ENFORCEMENT OFFICER: Merlin Leary (5)

HOUSING CONDITIONS DATED: Feb. 3, 1984 , EXPIRES: Apr. 3, 1984

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>
1. OVERALL EXTERIOR - walls - loose and peeling paint.	108-2
2. FRONT EXTERIOR - dormer - rotted cornice moulding.	108-1
3. RIGHT REAR EXTERIOR - wall - missing corner trim board.	108-1
4. RIGHT FRONT EXTERIOR - roof - missing gutter.	108-1
5. OVERALL EXTERIOR - roof - broken downspouts.	108-1
6. SECOND FLOOR REAR EXTERIOR - fire escape - missing railing.	116-2
7. FRONT HALL - ceiling - loose and peeling paint.	108-2
* 8. LEFT REAR CELLAR - ceiling - leaking.	108-2
<u>FIRST FLOOR LEFT</u>	
* 9. BATHROOM - ceiling - leaking.	108-2
<u>FIRST FLOOR RIGHT</u>	
*10. KITCHEN & LIVING ROOM - walls - missing plaster.	108-2
*11. DINING ROOM - ceiling - missing plaster.	108-2
*12. KITCHEN - sink - missing.	111-1
*13. KITCHEN - ceiling - loose and hanging light fixture.	113-5
*14. DINING ROOM - window - broken glass.	108-3
<u>SECOND FLOOR LEFT</u>	
15. OVERALL DWELLING UNIT - windows - missing counterbalance cords.	108-3
16. OVERALL DWELLING UNIT - windows - missing stops.	108-3
*17. BATHROOM - ceiling - broken plaster.	108-2
*18. LIVING ROOM & MIDDLE BEDROOM - ceilings - loose and hanging light fixture.	113-5
*19. BATHROOM - inoperative toilet.	111-1
*20. BATHROOM - inoperative bathtub.	111-1
*21. MIDDLE BEDROOM - floor - broken boards.	108-2
<u>THIRD FLOOR LEFT</u>	
*22. BATHROOM - window - missing sash.	108-3
<u>THIRD FLOOR RIGHT</u>	
*23. KITCHEN & LIVING ROOM - ceilings - missing plaster.	108-2
*24. KITCHEN - sink - missing.	111-1
*25. LIVING ROOM & MIDDLE BEDROOM - ceilings - missing light fixtures.	113-5
26. MIDDLE BEDROOM - windows - missing stops.	108-3
*27. BATHROOM - toilet - missing.	111-1
*28. BATHROOM - lavatory - missing.	111-1
*29. BATHROOM - bathtub or shower - missing.	111-1

*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.



CITY OF PORTLAND

JOSEPH E. McDONOUGH
FIRE CHIEF

February 3, 1984

Ms. Sarah Gilbert
310 Spring Street
Portland, Maine 04102

Re: Smoke Detectors

Dear Ms. Gilbert:

During a recent inspection of the property owned by you at 22 Cushman Street, it was noted that smoke detectors were missing in the following areas:

First Floor Right
Second Floor Left
Second Floor Right
Third Floor Left - inoperative
Third Floor Right

25 MRSA §2464 requires that approved smoke detectors be installed in each of the above listed areas. 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.

Sincerely yours,
Joseph E. McDonough
Chief of the Fire Department
City of Portland

Merlin Leary
Merlin Leary (5) , Code Enforcement
Officer (5)

cc: Lt. James Collins, Fire Prevention Bureau

jmr

City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP. DATE				2) INSP.				3) FORM NO.				
2 3 8 4				5								
4) TENANT'S NAME				5) Flr #	6) Location	7) Rmg. Tp	8) #Rms	9) #Peo.	10) #All'd	11) St		
CAROL GILLIS				1	LE DU	3	2	4	1			
12) Child Under 10	13) Child 1-6	14)	15) Rent	16) Rent Code	17) Furn.	18) Heat	19) Hot Water	20) Dual Egress	21) Ck'ng	22) Lav	23) Bath	24) Flush
	1-6				NO	OFF	YES	YES	LC	PL	PA	PL
Viol No	Remedy	Cond.	Violation	Location	Room Type	Area Type	Resp Party	Code Sect Violated	Violation Rem. - Date			
*9			Leaking Conditions		Bath	CL	2	102-2				

City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP. DATE: 2 2 84
 2) INSP. 5
 3) FORM NO.

4) TENANT'S NAME: VACANT
 5) Flr #: 1
 6) Location: RI DU 3
 7) Rmg. Tp: 0
 8) #Rms: 4
 9) #Poc: 1
 12) Child Under 10: 1-6
 13) Child 1-6: 1-6
 14) Rent: NO
 15) Rent Code: OFF
 16) Heat: YES
 17) Hot Water: YES
 18) Dual Egress: YES
 19) Ck'ng: LG
 20) Lav: PL
 21) Bath: PB
 22) Flis: PL

Viol No	Remedy	Cond.	Violation	Location	Room Type	Area Type	Resp Party	Code Sect Violated	Violation Rem. - Date
*10		MI	Plaster		KI/LI	WA	2	10F-2	
*11		MI	Plaster		DI	CL	2	10F-2	
*12		MI	Sink		KI		2	111-1	
*13		LO/HA	Light Fixture		KI	CL	2	113-5	
*14		BR	Glass		DI	WI	2	10F-3	

City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP. DATE: 2 2 FY
 2) INSP. 5
 3) FORM NO.
 4) TENANT'S NAME: VACANT
 5) Flr #: 2
 6) Location: LE DU
 7) Rmg. Tp: 3
 8) #Rms: 0
 9) #Peo: 4
 10) #All'd: 1
 11) St: /

12) Child Under 10:
 13) Child 1-6:
 14)
 15) Rent
 16) Rent Code:
 17) Furn: NO
 18) Heat: OK
 19) Hot Water: YES
 20) Dual Egress: YES
 21) Ck'ng: LG
 22) Lav: PL
 23) Bath: RB
 24) Flus: DK

Viol No	Remedy	Cond.	Violation	Location	Room Type	Area Type	Resp Party	Code Sect Violated	Violation Rem. - Date
15		MI	Counter balance cord off	07	DU	WI'S	2	108-3	
16		MI	Stops	07	DU	WI'S	2	108-3	
*17		BR	Plaster		Bath	CL	2	108-2	
*18		LO/HIS	Light Fixtures	MI	BE	CL'S	2	113-5	
*19		IN	Toilet		Bath		2	111-1	
*20		IN	Bath tub		Bath		2	111-1	
*21		BR	Boards	MI	BE	Floor	2	108-2	

City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP. DATE

2 2 84

2) INSP.

OK 1st Inspection

3) FORM NO.

5

4) TENANT'S NAME

DANIELLE VERMETTE

5) Fir #

2

6) Location

RI

7) Rmg. Tp

DU

8) #Rms

3

9) #Peo

1

10) #All'd

4

11) Slr

1

12) Child Under 10

13) Child 1-6

14)

15) Rent

16) Rent Code

17) Furn.

18) Heat

19) Hot Water

20) Dual Egress

21) Ck'ng

22) Lav

23) Bath

24) Flus

Viol No

Remedy

Cond.

Violation

Location

Room Type

Area Type

Resp Party

Code Sect Violated

Violation Rem. -Date

NO

OFF

YES

YES

LC

PL

PL

PL

PL

City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP. DATE				2) INSP.				3) FORM NO.				
2	2	8/1		5								
4) TENANT'S NAME				5) Flr #	6) Location	7) Rmg. Tp	8) #Rms	9) #Peo	10) #All'd.	11) Sfr		
L. BURILE OSTROWSKI				3	LE	DU	3	2	4	1		
12) Child Under 10	13) Child 1-6	14)	15) Rent	16) Rent Code	17) Furn	18) Heat	19) Hot Water	20) Dual Egress	21) Ck'ng	22) Lav	23) Bath	24) Flur
					NO	CL	YES	YES	LC	PL	PL	D
Viol No	Remedy	Cond.	Violation	Location	Room Type	Area Type	Resp Party	Code Sect Violated	Violation	Rem. - Date		
27		M1	Szsh		Bath	WI	2	10F-7				

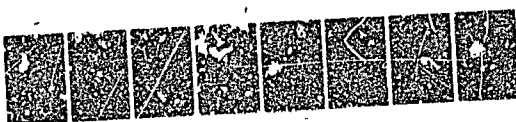
City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP. DATE		2) INSP.		3) FORM NO								
2	2	PV	5									
4) TENANT'S NAME				5) Flr #	6) Location	7) Rmg. Tp	8) #Rms	9) #Peo	10) #All'd.	11) Sfr		
VACANT				3	R1	DV	3	0	4	1		
12) Child Under 10	13) Child 1-6	14)	15) Rent	16) Rent Code	17) Furn.	18) Heat	19) Hot Water	20) Dual Egress	21) Ck'ng	22) Lav	23) Bath	24) Flus
					NC	QFE	YES	YES	LC	PL	PB	PI
Viol No	Remedy	Cond.	Violation	Location	Room Type	Area Type	Resp Party	Code Sect Violated	Violation Rem. - Date			
*23		MI	Plaster		KI	CL'S	2	10F-2				
*24		MI	Sinks		KI		2	111-1				
*25		MI	Light Fixtures		MI	BE CL'S	2	113-5				
26		MI	Stops		MI	BE W/S	2	10F-3				
*27		MI	Toilet		Bath		2	111-1				
*27		MI	Lavatory		Bath		2	111-1				
*27		MI	Bath tub or Shower		Bath		2	111-1				



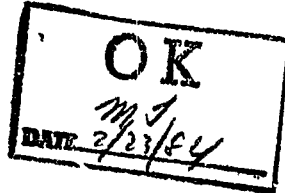


CITY OF PORTLAND

JOSEPH E. McDONOUGH
FIRE CHIEF

February 3, 1984

Ms. Sarah Gilbert
310 Spring Street
Portland, Maine 04102



Re: Smoke Detectors

Dear Ms. Gilbert:

During a recent inspection of the property owned by you at 22 Cushman Street, it was noted that smoke detectors were missing in the following areas:

~~First Floor Right~~
~~Second Floor Left~~
~~Second Floor Right~~
~~Third Floor Left - inoperative~~
~~Third Floor Right~~

25 MRSA §2464 requires that approved smoke detectors be installed in each of the above listed areas. 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.

Sincerely yours,
Joseph E. McDonough
Chief of the Fire Department
City of Portland

Merlin Leary, Code Enforcement
Merlin Leary (5) Officer (5)

cc: Lt. James Collins, Fire Prevention Bureau

jmr

HOUSING INSPECTION REPORT

OWNER: Ms. Sarah Gilbert

CODE ENFORCEMENT OFFICER: Merlin Leary (5)

ADDRESS: 22 Cushman Street

CERTIFICATE OF INSPECTION DATED: November 16, 1984

Continued.

FRONT HALL - door - missing glass.

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Ms. Sarah Gilbert
310 Spring Street
Portland, Maine 04101



DU 6

CH. 56 BLK. D LOT 20

LOCATION. 22 Cushman Street

PROJECT: NCP-WE
ISSUED: February 3, 1984
EXPIRES: April 3, 1984

Dear Ms. Gilbert:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 22 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 April 3, 1984. 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 it's 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: [Signature]
Lyle D. Noyes
Inspection Services Division

[Signature]
Code Enforcement Officer - Merlin Leary (5)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Ms. Sarah Gilbert

LOCATION: 22 Cushman St. 56-D-20 WE

CODE ENFORCEMENT OFFICER: Merlin Leary (5)

HOUSING CONDITIONS DATED: Feb. 3, 1984 , EXPIRES: Apr. 3, 1984

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.

	SEC. (S)
1. OVERALL EXTERIOR walls loose and peeling paint.	108-2
2. FRONT EXTERIOR dormer rotted cornice moulding.	108-1
3. RIGHT REAR EXTERIOR wall missing corner trim board.	108-1
4. RIGHT FRONT EXTERIOR roof missing gutters.	108-1
5. OVERALL EXTERIOR roof broken downspouts.	108-1
6. SECOND FLOOR REAR EXTERIOR fire escape missing railing.	116-2
7. FRONT HALL ceiling loose and peeling paint.	108-2
* 8. LEFT REAR CELLAR ceiling leaking.	108-2
FIRST FLOOR LEFT	
* 9. BATHROOM ceiling leaking.	108-2
FIRST FLOOR RIGHT	
*10. KITCHEN & LIVING ROOM walls missing plaster.	108-2
*11. DINING ROOM ceiling missing plaster.	108-2
*12. KITCHEN sink missing.	111-1
*13. KITCHEN ceiling loose and hanging light fixture.	113-5
*14. DINING ROOM window broken glass.	108-3
SECOND FLOOR LEFT	
15. OVERALL DWELLING UNIT windows missing counterbalance cords.	108-3
16. OVERALL DWELLING UNIT windows missing stops.	108-3
*17. BATHROOM ceiling broken plaster.	108-2
*18. LIVING ROOM & MIDDLE BEDROOM ceilings loose and hanging light fixture.	113-5
*19. BATHROOM inoperative toilet.	111-1
*20. BATHROOM inoperative bathtub.	111-1
*21. MIDDLE BEDROOM floor broken boards.	108-2
THIRD FLOOR LEFT	
*22. BATHROOM window missing sash.	108-3
THIRD FLOOR RIGHT	
*23. KITCHEN & LIVING ROOM ceilings missing plaster.	108-2
*24. KITCHEN sink missing.	111-1
*25. LIVING ROOM & MIDDLE BEDROOM ceilings missing light fixtures.	113-5
*26. MIDDLE BEDROOM windows missing stops.	108-3
*27. BATHROOM toilet missing.	111-1
*28. BATHROOM lavatory missing.	111-1
*29. BATHROOM bathtub or shower missing.	111-1

*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.

REINSPECTION RECOMMENDATIONS

LOCATION 22 Cushman
PROJECT NDD
OWNER Sarah Gilbert

INSPECTOR Leely

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>2-3-84</u>	<u>4-8-84</u>				

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

DATE	ALL VIOLATIONS HAVE BEEN CORRECTED <u>Certificate of Inspection</u> "POSTING RELEASE"
<u>10-30-84</u>	Send "CERTIFICATE OF COMPLIANCE" <u>Inspector</u>
	SATISFACTORY Rehabilitation in Progress
<u>10-28</u>	Time Extended To: <u>November 24</u>
	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

10-24-84 INSPECTOR'S REMARKS: 25 violations corrected 4 remain
10-35-84 All violations corrected send a COC

INSTRUCTIONS TO INSPECTOR:



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

CERTIFICATE OF COMPLIANCE

DATE: May 16, 1989

DU: 6

Housing Inspections Division
Telephone: 775-5451 - Extension 311

Ebbets Associates
c/o Frank Luong
22 Cushman Street
Portland, ME 04102

RE: Premises located at 22 Cushman Street 57-Y-22

Dear Sir:

A re-inspection of the premises noted above was made on May 5, 1989
by Code Enforcement Officer Marland Wing.

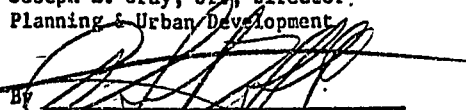
This is to certify that you have complied with our request to correct
violation(s) of the Municipal Code relating to housing conditions as
described in our "Notice of Housing Conditions" dated Oct. 27, 1988.

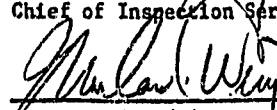
Thank you for your cooperation and your efforts to help us maintain decent,
safe and sanitary housing for all Portland residents.

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 1994.

Sincerely yours,

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

By 
F. Samuel Hoffsee,
Chief of Inspection Services


Marland Wing (5)
Code Enforcement Officer



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

NOTICE OF HOUSING CONDITIONS

DU: 6
CHART-BLOCK-LOT - 57-Y-22
LOCATION: 22 Cushman St.

DISTRICT: 5
ISSUED: October 27, 1983
EXPIRES: December 27, 1988

OK
DATE 5/5/89

Ebbets Associates
c/o Frank Luong
22 Cushman St.
Portland, ME 04102

Dear: Sir:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 22 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 27, 1988. If you are unable to make such repairs within the specified time, I 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.

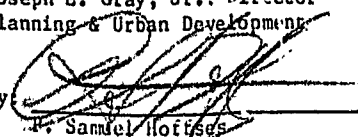
Please Note: You should consult the inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

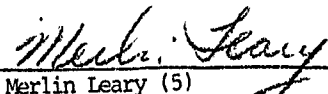
Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in it's 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 Hoffes
Chief of Inspection Services


Merlin Leary (5)
Code Enforcement Officer

Attachments

jmc

389 CONGRESS STREET • PORTLAND, ME 04102

HOUSING INSPECTION REPORT

OWNER: Ebbets Assoc.-c/o Frank Luong

LOCATION: 22 Cushman St. 57-Y-22

CODE ENFORCEMENT OFFICER: Marlin Leary (5)

HOUSING CONDITIONS DATED: October 27, 1988 EXPIRES: December 27, 1988

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. EXTERIOR LEFT REAR PORCH - missing railings.

108-4

5-5-88

9589 Everything complete OK
for COCs
DWD



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

NOTICE OF HOUSING CONDITIONS

DU: 6
CHART-BLOCK-LOT - 57-V-22 56-D-20
LOCATION: 22 Cushman St.

DISTRICT: 5
ISSUED: October 27, 1988
EXPIRES: December 27, 1988

Ebbets Associates
c/o Frank Luong
22 Cushman St.
Portland, ME 04102

Dear: Sir:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 22 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 27, 1988. 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.

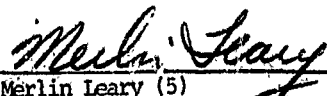
Please contact this office if you have any questions regarding this order.

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 Adrien
Chief of Inspection Services


Merlin Leary (5)
Code Enforcement Officer

Attachments

jml

C B&B
1-2-88
37-113

HOUSING INSPECTION REPORT

OWNER: Ebbets Assoc.-c/o Frank Luong

LOCATION: 22 Cushman St. 57-Y-22

CODE ENFORCEMENT OFFICER: Merlin Leary (5)

HOUSING CONDITIONS DATED: October 27, 1988 EXPIRES: December 27, 1988

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. EXTERIOR LEFT REAR PORCH - missing railings.

108-4



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: October 24, 1988

Ebbets Associates
22 Cushman Street
Portland, ME 04102

Re: Smoke Detectors

Dear Sir:

During a recent inspection of the property owned by you at 22 Cushman St., Portland, ME 04102, it was noted that smoke detectors were missing/inoperable in some locations.

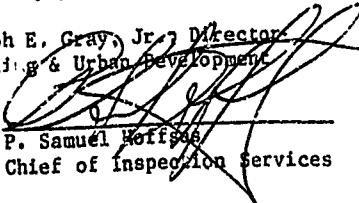
25 MRSA 2464 requires that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit. Failure to comply with this statute may result in a fine of up to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

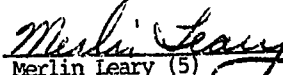
Re-inspection of your property will be made in ten (10) days. Lack of compliance will result in referral of the matter for legal action.

Loss control is a responsibility of your management. Our observations 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


Merlin Leary (5)
Code Enforcement Officer

jmr

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

April 22, 1993

Ebbets. Assoc.
22 Cushman St
Portland, ME 04102

Re: 22 Cushman St
CBL: 056-D-020

Dear Sir,

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