



CITY OF PORTLAND, MAINE

Department of Building Inspections

June 24 2007

Received from Leslie L Pohl

Location of Work 45 Brackett St

Cost of Construction \$ _____

Permit Fee \$ 300.-

Building (IL) ___ Plumbing (IS) ___ Electrical (I2) ___ Site Plan (U2) ___

Other _____

CBL: 044 EC14

Check #: 220

Total Collected \$ 300.-

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

Donna

Inspection Services
Michael J. Nugent
Manager



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND
SECOND NOTICE OF VIOLATION
BILLING NOTIFICATION

January 25, 2000

William H Dawson
Po Box 415
Portland, ME 04112

RE: 45 Brackett St
CBL: 044-E-01400101

Certified Mail Receipt # Z 564 696 204

Dear Mr. Dawson;

An evaluation of your property at *45 Brackett St* on *Jan-25-2000* time revealed that the structure remains non-compliant with the Housing Code of the City of Portland.

Attached is a list of the violations.

This is a **SECOND** notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within days of the date of this notice. A re-inspection of the premises will occur on Feb-25-2000 at which time compliance will be required.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in Title 30-A M.R.S.A. ss 4452.

Please be advised that because this is the second inspection and there are repeat violations, Section 6.2 of the Code requires that you pay a \$75.00 re-inspection fee. This must be paid prior to Feb-25-2000. Failure to pay the assessed fee within 30 days shall cause the City to assess a lien against the property pursuant to Section 1-16 of the Code. Please feel free to contact Marland Wing @ 874-8696, if you wish to discuss the matter or have any questions.

Sincerely,

Marland Wing @ 874-8696
Code Enforcement Officer

CC: Central File
John Corbin

45 Brackett St

City of Portland Housing - Inspection

Owner / Manager:
Dawson William H &
Parcel Id: # of Units:
044- E-01400101
Inspector:
Marland Wing @ 874-8696
Status:
Green 0-4 Violations
Date & Time Requested:
Jan 25, 2000 at
Date of Inspection:
Tuesday, January 25, 2000
Reinspect By:
Friday, February 25, 2000
Reason For Inspection:

Notes:

Compliance ?	Code	Int/Ext	Floor	Apt/Unit No	Location	Repair Code
1.	<input type="checkbox"/>	6-108.1	Exterior		Left	
		Trim sagging gutter and rotted fascia board				
2.	<input checked="" type="checkbox"/>	6-113.5	Interior	1	front	
		Hall ceiling inoperative light fixtures				
3.	<input checked="" type="checkbox"/>	6-108.3	Interior	2	2	overall
		Windows missing glass				
4.	<input checked="" type="checkbox"/>	6-108.2	Interior	2	2	front
		Bedroom ceiling peeling paint				
5.	<input checked="" type="checkbox"/>	6-108.2	Interior	2	2	Living Room
		Wall missing trim and mouldings				
6.	<input type="checkbox"/>	6-113.5	Interior	2	2	Kitchen
		Ceiling missing light fixtures				
7.	<input checked="" type="checkbox"/>	6-114.3	Interior	2	2	Kitchen
		Wall missing baseboard covers				
8.	<input checked="" type="checkbox"/>	6-108.2	Interior	2	2	Kitchen
		Floor - worn linolium				
9.	<input checked="" type="checkbox"/>	6-108.3	Interior	2	2	overall
		Windows won't stay up				
10.	<input checked="" type="checkbox"/>	6-113.5	Interior	2	2	Kitchen
		Wall - loose receptacle				
11.	<input checked="" type="checkbox"/>	6-108.2	Interior	2	2	Front Hall
		Wall - missing sheetrock				
12.	<input type="checkbox"/>	6-113.5	Interior	2	2	Kitchen
		Missing hard wired battery back up smoke detector				

45 Brackett St

Code Enforcement Officer

CBL: 044-E-014

City Of Portland
Inspection Services
RETURN OF SERVICE

On the 28 day of April @ 11:55 AM, 1998, I made service of the Notice of Violation
upon the owner, David Dawson, at 45 Bracket St.

_____ By delivering a copy in hand.

_____ By leaving copies at the individual's dwelling house or usual place of abode
with a person of suitable age or discretion who resides therein and whose
name is _____.

X _____ By delivering a copy to an agent authorized to receive service of process,
and whose name is David Adams, Employee at New House
Mr Dawson is Building at the corner of Bracket + Summer St.
_____ By (describe other manner of service) _____.

DATED: 4-28-98

Dom Reinberg
Signature of Person Making Service
C.E.O.
Title

City Of Portland
Inspection Services
RETURN OF SERVICE

On the 22 day of Sept, 1999, I made service of the NOV.

upon, William H. Dowson, at 45 Brackett St. 12:46 PM
CBL 44-E-14

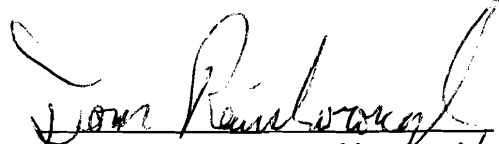
By delivering a copy in hand.

By leaving copies at the individual's dwelling house or usual place of abode with a person of suitable age or discretion who resides therein and whose name is _____.

By delivering a copy to an agent authorized to receive service of process, and whose name is Bi.

By (describe other manner of service) _____.

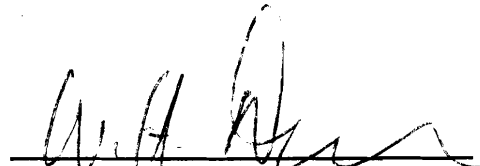
DATED: 9-22


Signature of Person Making Service

C.E.O.

Title

I have received the above referenced documents


Person Receiving Service

Inspection Services
Michael J. Nugent
Manager

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

September 21, 1999

William H Dawson
Po Box 415
Portland, ME 04112

RE: 45 Brackett St
CBL: 044-E-01400101
DU: 3

HAND DELIVER

Dear Mr. Dawson:

An evaluation of your property at 45 Brackett St on Aug-18-1999 revealed that the structure fails to comply with Chapter 6, Article V. of the Code of Ordinances of the City of Portland, The Housing Code. Attached is a list of the violations and copies of the referenced Code sections.

This is a notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within 30 days of the date of this notice. A reinspection of the premises will occur on October 21, 1999 at which time compliance will be required. Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code.

This constitutes an appealable decision pursuant to Section 6-127 of the Code. Please feel free to contact me at 874-8696, if you wish to discuss the matter or have any questions.

Please be advised that the Portland City Council has amended the Building regulations to include a \$75.00 reinspection fee. This violation will automatically cause a reinspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each inspection. A copy of the amendment has been attached for your convenience.

Sincerely

Marland Wing
Code Enforcement Officer
/nbw

45 Brackett St

City of Portland Housing - Inspection

Owner / Manager:
Dawson William H &
Parcel Id: **044- E-01400101**
Inspector:
Marland Wing
Status:

Date & Time Requested:
Aug 18, 1999 at
Date of Inspection:
Wednesday, August 18, 1999
Reinspect By:
Thursday, October 21, 1999
Reason For Inspection:

Notes:

of Units:

10-21-99

Compliance ?	Code	Int/Ext	Floor	Apt/Unit No	Location	Repair Code
1. <input type="checkbox"/>	6-108.1	Exterior			Left	
	Trim sagging gutter and rotted fascia board					
2. <input type="checkbox"/>	6-113.5	Interior	1		front	
	Hall ceiling inoperative light fixtures					
<i>10-21-99</i> <input checked="" type="checkbox"/>	6-108.3	Interior	2		front	
	Hall door missing glass					
4. <input type="checkbox"/>	6-108.3	Interior	2	2	overall	
	Windows missing glass					
5. <input type="checkbox"/>	6-108.2	Interior	2	2	front	
	Bedroom ceiling peeling paint					
<i>10-21-99</i> <input checked="" type="checkbox"/>	6-108.2	Interior	2	2	overall	
	Windows peeling paint					
<i>10-21-99</i> <input checked="" type="checkbox"/>	6-113.5	Interior	2	2	Living Room	
	Wall missing receptacle cover					
8. <input type="checkbox"/>	6-108.2	Interior	2	2	Living Room	
	Wall missing trim & mouldings					
<i>10-21-99</i> <input checked="" type="checkbox"/>	6-113.5	Interior	2	2	Middle Bedroom	
	Wall loose receptacle					
<i>10-21-99</i> <input checked="" type="checkbox"/>	6-113.5	Interior	2	2	Middle Bedroom	
	Ceiling inoperative light fixture					
11. <input type="checkbox"/>	6-113.5	Interior	2	2	Kitchen	
	Ceiling missig light fixture					
<i>10-21-99</i> <input checked="" type="checkbox"/>	6-113.5	Interior	2	2	Kitchen	
	Ceiling loose light fixture					

45 Brackett St

13. ✓	<input type="checkbox"/>	6-114.3	Interior	2	2	Kitchen
		Wall missing baseboard covers				
14. ✓	<input type="checkbox"/>	6-108.2	Interior	2	2	Kitchen
		Floor - worn linolium				
15. ✓	<input type="checkbox"/>	6-108.3	Interior	2	2	overall
		Windows won't stay up				
16. ▼	<input type="checkbox"/>	6-113.5	Interior	2	2	Kitchen
		Wall - loose receptacle				
17. ✓	<input type="checkbox"/>	6-108.2	Interior	2	2	Front Hall
		Wall - missing sheetrock				

Code Enforcement Officer

Inspection Services
Michael J. Nugent
Manager

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

August 19, 1999 9-21-99

William H Dawson
Po Box 415
Portland, ME 04112

RE: 45 Brackett St
CBL: 044-E-01400101
DU: 3

*change Due Dates
and we will hand Deliver*

Dear Mr. Dawson:

Certified Mail Receipt # Z 564 696 395

An evaluation of your property at 45 Brackett St on Aug-18-1999 revealed that the structure fails to comply with Chapter 6, Article V. of the Code of Ordinances of the City of Portland, The Housing Code. Attached is a list of the violations and copies of the referenced Code sections.

This is a notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within 30 days of the date of this notice. A reinspection of the premises will occur on Sep-17-1999 at which time compliance will be required. Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code.

This constitutes an appealable decision pursuant to Section 6-127 of the Code. Please feel free to contact me at 874-8693, if you wish to discuss the matter or have any questions.

Please be advised that the Portland City Council has amended the Building regulations to include a \$75.00 reinspection fee. This violation will automatically cause a reinspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each inspection. A copy of the amendment has been attached for your convenience.

Sincerely

Marland Wing
Marland Wing
Code Enforcement Officer
/sap

45 Brackett St

City of Portland Housing - Inspection

Owner / Manager: Dawson William H &	
Parcel Id: 044- E-01400101	# of Units:
Inspector: Marland Wing	
Status:	
Date & Time Requested: Aug 18, 1999 at	
Date of Inspection: Wednesday, August 18, 1999	
Reinspect By: Friday, September 17, 1999	
Reason For Inspection:	
Notes:	

Compliance ?	Code	Int/Ext	Floor	Apt/Unit No	Location	Repair Code
1.	<input type="checkbox"/>	6-108.1	Exterior		Left	
Trim sagging gutter and rotted fascia board						
2.	<input type="checkbox"/>	6-113.5	Interior	1	front	
Hall ceiling inoperative light fixtures						
3.	<input type="checkbox"/>	6-108.3	Interior	2	front	
Hall door missing glass						
4.	<input type="checkbox"/>	6-108.3	Interior	2	2	overall
Windows missing glass						
5.	<input type="checkbox"/>	6-108.2	Interior	2	2	front
Bedroom ceiling peeling paint						
6.	<input type="checkbox"/>	6-108.2	Interior	2	2	overall
Windows peeling paint						
7.	<input type="checkbox"/>	6-113.5	Interior	2	2	Living Room
Wall missing receptacle cover						
8.	<input type="checkbox"/>	6-108.2	Interior	2	2	Living Room
Wall missing trim & mouldings						
9.	<input type="checkbox"/>	6-113.5	Interior	2	2	Middle Bedroom
Wall loose recepticle						
10.	<input type="checkbox"/>	6-113.5	Interior	2	2	Middle Bedroom
Ceiling inoperative light fixture						
11.	<input type="checkbox"/>	6-113.5	Interior	2	2	Kitchen
Ceiling missig light fixture						
12.	<input type="checkbox"/>	6-113.5	Interior	2	2	Kitchen
Ceiling loose light fixture						

45 Brackett St

13.	<input type="checkbox"/>	6-114.3	Interior	2	2	Kitchen	
Wall missing baseboard covers							
14.	<input type="checkbox"/>	6-108.2	Interior	2	2	Kitchen	
Floor - worn linolium							
15.	<input type="checkbox"/>	6-108.3	Interior	2	2	overall	
Windows won't stay up							
16.	<input type="checkbox"/>	6-113.5	Interior	2	2	Kitchen	
Wall - loose receptacle							
17.	<input type="checkbox"/>	6-108.2	Interior	2	2	Front Hall	
Wall - missing sheetrock							

Code Enforcement Officer

Inspection Services
Michael J. Nugent
Manager

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

August 19, 1999

William H Dawson
Po Box 415
Portland, ME 04112

RE: 45 Brackett St
CBL: 044-E-01400101
DU: 3

Dear Mr. Dawson:

Certified Mail Receipt # Z 564 696 395

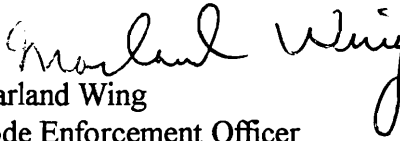
An evaluation of your property at 45 Brackett St on Aug-18-1999 revealed that the structure fails to comply with Chapter 6, Article V, of the Code of Ordinances of the City of Portland, The Housing Code. Attached is a list of the violations and copies of the referenced Code sections.

This is a notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within 30 days of the date of this notice. A reinspection of the premises will occur on Sep-17-1999 at which time compliance will be required. Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code.

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Sincerely


Marland Wing
Code Enforcement Officer
/sap

45 Brackett St

City of Portland Housing - Inspection

Owner / Manager: Dawson William H &	
Parcel Id: 044- E-01400101	# of Units:
Inspector: Marland Wing	
Status:	
Date & Time Requested: Aug 18, 1999 at	
Date of Inspection: Wednesday, August 18, 1999	
Reinspect By: Friday, September 17, 1999	
Reason For Inspection:	
Notes:	

Compliance ?	Code	Int/Ext	Floor	Apt/Unit No	Location	Repair Code
1.	<input type="checkbox"/>	6-108.1	Exterior		Left	
Trim sagging gutter and rotted fascia board						
2.	<input type="checkbox"/>	6-113.5	Interior	1	front	
Hall ceiling inoperative light fixtures						
3.	<input type="checkbox"/>	6-108.3	Interior	2	front	
Hall door missing glass						
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5.	<input type="checkbox"/>	6-108.2	Interior	2	2	front
Bedroom ceiling peeling paint						
6.	<input type="checkbox"/>	6-108.2	Interior	2	2	overall
Windows peeling paint						
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Wall missing trim & mouldings						
9.	<input type="checkbox"/>	6-113.5	Interior	2	2	Middle Bedroom
Wall loose recepticle						
10.	<input type="checkbox"/>	6-113.5	Interior	2	2	Middle Bedroom
Ceiling inoperative light fixture						
11.	<input type="checkbox"/>	6-113.5	Interior	2	2	Kitchen
Ceiling missig light fixture						
12.	<input type="checkbox"/>	6-113.5	Interior	2	2	Kitchen
Ceiling loose light fixture						

45 Brackett St

13.	<input type="checkbox"/>	6-114.3	Interior	2	2	Kitchen	
Wall missing baseboard covers							
14.	<input type="checkbox"/>	6-108.2	Interior	2	2	Kitchen	
Floor - worn linolium							
15.	<input type="checkbox"/>	6-108.3	Interior	2	2	overall	
Windows won't stay up							
16.	<input type="checkbox"/>	6-113.5	Interior	2	2	Kitchen	
Wall - loose receptacle							
17.	<input type="checkbox"/>	6-108.2	Interior	2	2	Front Hall	
Wall - missing sheetrock							

Code Enforcement Officer

Inspection Services
Michael J. Nugent
Manager

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND
SECOND NOTICE OF VIOLATION
BILLING NOTIFICATION

October 28, 1999

William H. Dawson
PO Box 415
Portland, ME 04112

RE: 45 Brackett St.
CBL: 044-E-01400101

Dear Mr. Dawson:

An evaluation of your property continues to fail to comply with

Attached is a list of the

*2nd Notice of Violation
Billable*

*3 Viol's remaining
Re-inspected 1-25-00*

*M. Wing 44-E-014
C B C*

9 revealed that the structure

DU 3 unit 1

This is a **SECOND** notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within 30 days of the date of this notice. A re-inspection of the premises will occur on November 27, 1999 at which time compliance will be required.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in Title 30-A M.R.S.A. Ss 4452.

Please be advised that because this is the second inspection and there are repeat violations, Section 6.2 of the Code requires that you pay a \$75.00 re-inspection fee. This must be paid prior to November 27, 1999. A Certificate of Compliance will not be issued until all re-inspection fees are paid. Failure to pay the assessed fee within 30 days shall cause the City to assess a lien against the property pursuant to Section 1-16 of the Code. Please feel free to contact me at 874-8696, if you wish to discuss the matter or have any questions.

Sincerely

Marland Wing
Code Enforcement Officer

Cc: Central File
John Corbin

45 Brackett St

City of Portland Housing - Inspection

Owner / Manager:
Dawson William H &
Parcel Id: # of Units:
044- E-01400101
Inspector:
Marland Wing
Status:

Date & Time Requested:
Oct 21, 1999 at
Date of Inspection:
Thursday, October 21, 1999
Reinspect By:
Saturday, November 27, 1999
Reason For Inspection:

Notes:

Compliance ?	Code	Int/Ext	Floor	Apt/Unit No	Location	Repair Code
1. <input checked="" type="checkbox"/>	6-108.1	Exterior			Left	
Trim sagging gutter and rotted fascia board						
2. <input type="checkbox"/>	6-113.5	Interior	1		front	
Hall ceiling inoperative light fixtures						
3. <input type="checkbox"/>	6-108.3	Interior	2	2	overall	
Windows missing glass						
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Bedroom ceiling peeling paint						
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Ceiling missing light fixtures						
7. <input type="checkbox"/>	6-114.3	Interior	2	2	Kitchen	
Wall missing baseboard covers						
8. <input type="checkbox"/>	6-108.2	Interior	2	2	Kitchen	
Floor - worn linolium						
9. <input type="checkbox"/>	6-108.3	Interior	2	2	overall	
Windows won't stay up						
10. <input type="checkbox"/>	6-113.5	Interior	2	2	Kitchen	
Wall - loose receptacle						
11. <input type="checkbox"/>	6-108.2	Interior	2	2	Front Hall	
Wall - missing sheetrock						

3, 113.5 2nd Fl Missing hard wired battery Back up
Smoke Detector

Code Enforcement Officer

Inspection Services
Michael J. Nugent
Manager



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND
SECOND NOTICE OF VIOLATION
BILLING NOTIFICATION

February 25, 2000

William H. Dawson
Po Box 415
Portland, ME 04112

RE: 45 Brackett St
CBL: (044-E-01400101)

Certified Mail Receipt # Z 564 696 450

Dear Mr. Dawson;

An evaluation of your property at 45 *Brackett St* on *Feb-24-2000* time revealed that the structure remains noncompliant with the Housing Code of the City of Portland.

Attached is a list of the violations.

This is a **SECOND** notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within days of the date of this notice. A re-inspection of the premises will occur on Mar-24-2000 at which time compliance will be required.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in Title 30-A M.R.S.A. ss 4452.

Please be advised that because this is the second inspection and there are repeat violations, Section 6.2 of the Code requires that you pay a \$75.00 re-inspection fee. This must be paid prior to Mar-24-2000. Failure to pay the assessed fee within 30 days shall cause the City to assess a lien against the property pursuant to Section 1-16 of the Code. Please feel free to contact Tom Markley @ 874-8705, if you wish to discuss the matter or have any questions.

Sincerely,


Tom Markley @ 874-8705
Code Enforcement Officer

CC: Central File
John Corbin

City of Portland Housing - Inspection

Owner / Manager:
Dawson William H &
 Parcel Id: # of Units:
044- E-01400101
 Inspector:
Tom Markley @ 874-8705
 Status:
Green 0-4 Violations
 Date & Time Requested:
Feb 24, 2000 at
 Date of Inspection:
Thursday, February 24, 2000
 Reinspect By:
Friday, March 24, 2000
 Reason For Inspection:

 Notes:
 2/25/00 Third violation notice
 bill per Tom Markley

Compliance ?	Code	Int/Ext	Floor	Apt/Unit No	Location	Repair Code
1.	<input type="checkbox"/> 6-108.1	Exterior			Left	
	Trim sagging gutter and rotted fascia board					
2.	<input checked="" type="checkbox"/> 6-113.5	Interior	1		front	
	Hall ceiling inoperative light fixtures					
3.	<input checked="" type="checkbox"/> 6-108.3	Interior	2	2	overall	
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4.	<input checked="" type="checkbox"/> 6-108.2	Interior	2	2	front	
	Bedroom ceiling peeling paint					
5.	<input checked="" type="checkbox"/> 6-108.2	Interior	2	2	Living Room	
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6.	<input type="checkbox"/> 6-113.5	Interior	2	2	Kitchen	
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	Floor - worn linolium					
9.	<input checked="" type="checkbox"/> 6-108.3	Interior	2	2	overall	
	Windows won't stay up					
10.	<input checked="" type="checkbox"/> 6-113.5	Interior	2	2	Kitchen	
	Wall - loose receptacle					
11.	<input checked="" type="checkbox"/> 6-108.2	Interior	2	2	Front Hall	
	Wall - missing sheetrock					
12.	<input type="checkbox"/> 6-113.5	Interior	2	2	Kitchen	
	Missing hard wired battery back up smoke detector					

45 Brackett St

City of Portland Housing - Inspection

Owner / Manager:

Dawson William H &

Parcel Id: # of Units:

044- E-01400101

Inspector:

Marland Wing @ 874-8696

Status:

Green 0-4 Violations

Date & Time Requested:

Jan 25, 2000 at

Date of Inspection:

Tuesday, January 25, 2000

Reinspect By:

Friday, February 25, 2000

Reason For Inspection:

Notes:

Compliance ?	Code	Int/Ext	Floor	Apt/Unit No	Location	Repair Code
	Description of Violation					
1.	<input type="checkbox"/>	6-108.1	Exterior		Left	
	Trim sagging gutter and rotted fascia board					
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7.	<input checked="" type="checkbox"/>	6-114.3	Interior	2	2	Kitchen
	Wall missing baseboard covers					
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	Floor - worn linolium					
9.	<input checked="" type="checkbox"/>	6-108.3	Interior	2	2	overall
	Windows won't stay up					
10.	<input checked="" type="checkbox"/>	6-113.5	Interior	2	2	Kitchen
	Wall - loose receptacle					
11.	<input checked="" type="checkbox"/>	6-108.2	Interior	2	2	Front Hall
	Wall - missing sheetrock					
12.	<input type="checkbox"/>	6-113.5	Interior	2	2	Kitchen
	Missing hard wired battery back up smoke detector					

389 Congress St. * Portland, ME * Phone:(207) 874-8704

City Of Portland
Inspection Services
RETURN OF SERVICE

On the 15th day of MAY, ~~1999~~ ²⁰⁰⁰, I made service of the Notice of violation

upon, MR. William Dawson, at residence 34 Brackett St.
for Viol's. on 45 Brackett St. 44-E-014

X

By delivering a copy in hand.

By leaving copies at the individual's dwelling house or usual place of abode with a person of suitable age or discretion who resides therein and whose name is _____.

By delivering a copy to an agent authorized to receive service of process, and whose name is _____.

By (describe other manner of service) _____.

DATED: 5-15-00

[Signature]
Signature of Person Making Service

Title

I have received the above referenced documents

[Signature]
Person Receiving Service

FOR
File

45 Brackett St
44-E-014

Inspection Services
Michael J. Nugent
Manager

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

NOTICE OF INTENT TO PROSECUTE

May 8, 2000

William H. Dawson
Po Box 415
Portland, ME, 04112

RE: 45 Brackett St
CBL: 044-E-01400101

CERTIFIED MAIL# Z 397 902 000

** Marland
hand delivered*

Dear Mr. Dawson,

An evaluation of your property at 45 Brackett St on May-02-2000 revealed that the structure and premises fails to comply with previous violation notices sent on August 18, 1999, September 21, 1999, October 27, 1999, January 25, 2000, and February 25, 2000.

Attached are the violations.

The property continues to be in violation of the housing code of the City of Portland.

This is a notice of intent to prosecute. The matter is being referred to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code, and in Title 30-A M.R.S.A. ss 4452.

Please be advised that because this is a letter of intent to prosecute and there are repeat violations, Section 6.2 of the Code requires that you pay a \$75.00 re-inspection fee. This must be paid prior to Mar-24-2000. Failure to pay the assessed fee within 30 days shall cause the City to assess a lien against the property pursuant to Section 1-16 of the Code. Please feel free to contact Marland Wing @ 874-8696, if you wish to discuss the matter or have any questions.

Sincerely

Marland Wing @ 874-8696
Code Enforcement Officer
cc/Central File

45 Brackett St

City of Portland Housing - Inspection

Owner / Manager: **Dawson William H &**
Parcel Id: **044- E-01400101** # of Units:
Inspector: **Marland Wing @ 874-8696**
Status: **Green 0-4 Violations**
Date & Time Requested: **May 2, 2000 at**
Date of Inspection: **Tuesday, May 02, 2000**
Reinspect By: **Friday, March 24, 2000**
Reason For Inspection:

Notes:
05/08/2000 Notice of intent to prosecute. 2 violations have been corrected, 1 remaining. M. Wing
2/25/00 Third violation notice bill per Tom Markley

Compliance ?	Code	Int/Ext	Floor	Unit No	Area	Repair Code
<input type="checkbox"/>	6-113.5	Interior	2	2	Kitchen	
Violation: Maintenance of lighting fixtures						
Notes: Missing hard wired battery back up smoke detector						

Inspection Report

Certificate of Compliance

Notice of Violation Sec. _____ Days _____

Refuse Violation Notice Sec. _____ Days _____

T.A.C.I. Notice 1 Sec. _____ Days _____

T.A.C.I. Notice 2 Sec. _____ Days _____

Notice of Intent to Prosecute Sec. _____ Days _____

Stop Work Order Sec. _____ Days _____

Posting Notice Sec. _____ Days _____

Junk Car Sec. _____ Days _____

Violation # 3

Date of Inspection: 5/7/00

CBL: _____

Site Address: 45 Brackett St

DU: _____ Insp.# 1 Moving

Inspection due to complaint: Yes/No

Owners Name and Address:

(Telephone if known)

Billable

#	Code	E/I	FI	Apt	Location	Description of Violation
						<i>Re-inspected 5-3-00</i>
						<i>2 viol's corrected</i>
						<i>1 - Remaining</i>

*2/25
11/25
9/18
9/21
10/16
10/27*

Inspection Services
Michael J. Nugent
Manager



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND
SECOND NOTICE OF VIOLATION
BILLING NOTIFICATION

February 25, 2000

William H. Dawson
Po Box 415
Portland, ME 04112

775-3643 Not in Sewall

RE: 45 Brackett St
CBL: (044-E-01400101)

Certified Mail Receipt # Z 564 696 450

Dear Mr. Dawson;

An evaluation of your property at *45 Brackett St* on *Feb-24-2000* time revealed that the structure remains noncompliant with the Housing Code of the City of Portland.

Attached is a list of the violations.

This is a **SECOND** notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within days of the date of this notice. A re-inspection of the premises will occur on Mar-24-2000 at which time compliance will be required.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in Title 30-A M.R.S.A. ss 4452.

Please be advised that because this is the second inspection and there are repeat violations, Section 6.2 of the Code requires that you pay a \$75.00 re-inspection fee. This must be paid prior to Mar-24-2000. Failure to pay the assessed fee within 30 days shall cause the City to assess a lien against the property pursuant to Section 1-16 of the Code. Please feel free to contact Tom Markley @ 874-8705, if you wish to discuss the matter or have any questions.

Sincerely,


Tom Markley @ 874-8705
Code Enforcement Officer

CC: Central File
John Corbin

45 Brackett St

City of Portland Housing - Inspection

Owner / Manager:
Dawson William H &
Parcel Id: # of Units:
044- E-01400101
Inspector:
Tom Markley @ 874-8705
Status:
Green 0-4 Violations
Date & Time Requested:
Feb 24, 2000 at
Date of Inspection:
Thursday, February 24, 2000
Reinspect By:
Friday, March 24, 2000
Reason For Inspection:

Notes:
2/25/00 Third violation notice
bill per Tom Markley

Compliance ?	Code	Int/Ext	Floor	Apt/Unit No	Location	Repair Code
5/2 <input checked="" type="checkbox"/>	6-108.1	Exterior			Left	
	Trim sagging gutter and rotted fascia board					
2. <input checked="" type="checkbox"/>	6-113.5	Interior	1		front	
	Hall ceiling inoperative light fixtures					
3. <input checked="" type="checkbox"/>	6-108.3	Interior	2	2	overall	
	Windows missing glass					
4. <input checked="" type="checkbox"/>	6-108.2	Interior	2	2	front	
	Bedroom ceiling peeling paint					
5. <input checked="" type="checkbox"/>	6-108.2	Interior	2	2	Living Room	
	Wall missing trim and moldings					
6. 5/2 <input checked="" type="checkbox"/>	6-113.5	Interior	2	2	Kitchen	
	Ceiling missing light fixtures					
7. <input checked="" type="checkbox"/>	6-114.3	Interior	2	2	Kitchen	
	Wall missing baseboard covers					
8. <input checked="" type="checkbox"/>	6-108.2	Interior	2	2	Kitchen	
	Floor - worn linolium					
9. <input checked="" type="checkbox"/>	6-108.3	Interior	2	2	overall	
	Windows won't stay up					
10. <input checked="" type="checkbox"/>	6-113.5	Interior	2	2	Kitchen	
	Wall - loose receptacle					
11. <input checked="" type="checkbox"/>	6-108.2	Interior	2	2	Front Hall	
	Wall - missing sheetrock					
12. <input type="checkbox"/>	6-113.5	Interior	2	2	Kitchen	
	Missing hard wired battery back up smoke detector					

Inspection Services
Michael J. Nugent
Manager

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND
SECOND NOTICE OF VIOLATION
BILLING NOTIFICATION

October 28, 1999

William H. Dawson
PO Box 415
Portland, ME 04112

RE: 45 Brackett St.
CBL: 044-E-01400101

Dear Mr. Dawson:

HAND DELIVER

An evaluation of your property at 45 Brackett St. on October 21, 1999 revealed that the structure continues to fail to comply with the Housing Code of the City of Portland.

Attached is a list of the violations.

This is a **SECOND** notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within 30 days of the date of this notice. A re-inspection of the premises will occur on November 27, 1999 at which time compliance will be required.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in Title 30-A M.R.S.A. Ss 4452.

Please be advised that because this is the second inspection and there are repeat violations, Section 6.2 of the Code requires that you pay a \$75.00 re-inspection fee. This must be paid prior to November 27, 1999. A Certificate of Compliance will not be issued until all re-inspection fees are paid. Failure to pay the assessed fee within 30 days shall cause the City to assess a lien against the property pursuant to Section 1-16 of the Code. Please fee free to contact me at 874-8696, if you wish to discuss the matter or have any questions.

Sincerely

Marland Wing
Code Enforcement Officer

Cc: Central File
John Corbin

45 Brackett St

City of Portland Housing - Inspection

Owner / Manager:
Dawson William H &
Parcel Id: # of Units:
044- E-01400101
Inspector:
Marland Wing
Status:

Date & Time Requested:
Oct 21, 1999 at
Date of Inspection:
Thursday, October 21, 1999
Reinspect By:
Saturday, November 27, 1999
Reason For Inspection:

Notes:

Compliance ?	Code	Int/Ext	Floor	Apt/Unit No	Location	Repair Code
1.	<input type="checkbox"/>	6-108.1	Exterior		Left	
		Trim sagging gutter and rotted fascia board				
2.	<input type="checkbox"/>	6-113.5	Interior	1	front	
		Hall ceiling inoperative light fixtures				
3.	<input type="checkbox"/>	6-108.3	Interior	2	2	overall
		Windows missing glass				
4.	<input type="checkbox"/>	6-108.2	Interior	2	2	front
		Bedroom ceiling peeling paint				
5.	<input type="checkbox"/>	6-108.2	Interior	2	2	Living Room
		Wall missing trim and mouldings				
6.	<input type="checkbox"/>	6-113.5	Interior	2	2	Kitchen
		Ceiling missing light fixtures				
7.	<input type="checkbox"/>	6-114.3	Interior	2	2	Kitchen
		Wall missing baseboard covers				
8.	<input type="checkbox"/>	6-108.2	Interior	2	2	Kitchen
		Floor - worn linolium				
9.	<input type="checkbox"/>	6-108.3	Interior	2	2	overall
		Windows won't stay up				
10.	<input type="checkbox"/>	6-113.5	Interior	2	2	Kitchen
		Wall - loose receptacle				
11.	<input type="checkbox"/>	6-108.2	Interior	2	2	Front Hall
		Wall - missing sheetrock				

Code Enforcement Officer

389 Congress St. * Portland, ME * Phone:(207) 874-8704

Inspection Services
Michael J. Nugent
Manager

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND
SECOND NOTICE OF VIOLATION
BILLING NOTIFICATION

February 25, 2000

William H. Dawson
Po Box 415
Portland, ME 04112

RE: 45 Brackett St
CBL: (044-E-01400101)

Certified Mail Receipt # Z 564 696 450

Dear Mr. Dawson;

An evaluation of your property at 45 *Brackett St* on *Feb-24-2000* time revealed that the structure remains noncompliant with the Housing Code of the City of Portland.

Attached is a list of the violations.

This is a **SECOND** notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within days of the date of this notice. A re-inspection of the premises will occur on Mar-24-2000 at which time compliance will be required.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in Title 30-A M.R.S.A. ss 4452.

Please be advised that because this is the second inspection and there are repeat violations, Section 6.2 of the Code requires that you pay a \$75.00 re-inspection fee. This must be paid prior to Mar-24-2000. Failure to pay the assessed fee within 30 days shall cause the City to assess a lien against the property pursuant to Section 1-16 of the Code. Please feel free to contact Tom Markley @ 874-8705, if you wish to discuss the matter or have any questions.

Sincerely,


Tom Markley @ 874-8705
Code Enforcement Officer

CC: Central File
John Corbin

45 Brackett St

City of Portland

Housing - Inspection

Owner / Manager:
Dawson William H &
Parcel Id: # of Units:
044- E-01400101
Inspector:
Tom Markley @ 874-8705
Status:
Green 0-4 Violations
Date & Time Requested:
Feb 24, 2000 at
Date of Inspection:
Thursday, February 24, 2000
Reinspect By:
Friday, March 24, 2000
Reason For Inspection:

Notes:
2/25/00 Third violation notice
bill per Tom Markley

Compliance ?	Code	Int/Ext	Floor	Apt/Unit No	Location	Repair Code
1.	<input type="checkbox"/>	6-108.1	Exterior		Left	
		Trim sagging gutter and rotted fascia board				
2.	<input checked="" type="checkbox"/>	6-113.5	Interior	1	front	
		Hall ceiling inoperative light fixtures				
3.	<input checked="" type="checkbox"/>	6-108.3	Interior	2	2	overall
		Windows missing glass				
4.	<input checked="" type="checkbox"/>	6-108.2	Interior	2	2	front
		Bedroom ceiling peeling paint				
5.	<input checked="" type="checkbox"/>	6-108.2	Interior	2	2	Living Room
		Wall missing trim and mouldings				
6.	<input type="checkbox"/>	6-113.5	Interior	2	2	Kitchen
		Ceiling missing light fixtures				
7.	<input checked="" type="checkbox"/>	6-114.3	Interior	2	2	Kitchen
		Wall missing baseboard covers				
8.	<input checked="" type="checkbox"/>	6-108.2	Interior	2	2	Kitchen
		Floor - worn linolium				
9.	<input checked="" type="checkbox"/>	6-108.3	Interior	2	2	overall
		Windows won't stay up				
10.	<input checked="" type="checkbox"/>	6-113.5	Interior	2	2	Kitchen
		Wall - loose receptacle				
11.	<input checked="" type="checkbox"/>	6-108.2	Interior	2	2	Front Hall
		Wall - missing sheetrock				
12.	<input type="checkbox"/>	6-113.5	Interior	2	2	Kitchen
		Missing hard wired battery back up smoke detector				

**CITY OF PORTLAND
HTE**

Date: 2/25/00

Name & Address:

William Dawson
Po Box 415
Portland, ME 04112

Description of Services:

Hte Code: *IN128*

REINSPECTION FEE

RE: 45 Brackett St.
CBL: 044-E-014

Amount Due: 75.00

5th NOTICE - PAYMENT FOR INSPECTION

Inspection Report

Certificate of Compliance

- Notice of Violation Sec. _____ Days _____
- Refuse Violation Notice Sec. _____ Days _____
- T.A.C.I. Notice 1 Sec. _____ Days _____
- T.A.C.I. Notice 2 Sec. _____ Days _____
- Notice of Intent to Prosecute Sec. _____ Days _____
- Stop Work Order Sec. _____ Days _____
- Posting Notice Sec. _____ Days _____
- Junk Car Sec. _____ Days _____

#	Code	E/I	FI	Apl	Location	Description of Violation

Violation # 3
 Date of Inspection: 24 Feb 2000
 CBL: 44-E-14
 Site Address: 45 Brackett ST.
 DU: _____ Insp.# 7
 Inspection due to complaint: Yes/No.
 Owners Name and Address:
 (Telephone if known)

William H. Dawson
PO Box 415
Portland, ME 04112

45 Brackett St

City of Portland Housing - Inspection

Owner / Manager:
Dawson William H &
Parcel Id: # of Units:
044- E-01400101
Inspector:
Marland Wing @ 874-8696
Status:
Green 0-4 Violations
Date & Time Requested:
Jan 25, 2000 at
Date of Inspection:
Tuesday, January 25, 2000
Reinspect By:
Friday, February 25, 2000
Reason For Inspection:

Notes:

Compliance ?	Code	Int/Ext	Floor	Apt/Unit No	Location	Repair Code
1. <input type="checkbox"/>	6-108.1	Exterior			Left	
	Description of Violation					
	Trim sagging gutter and rotted fascia board					
2. <input checked="" type="checkbox"/>	6-113.5	Interior	1		front	
	Hall ceiling inoperative light fixtures					
3. <input checked="" type="checkbox"/>	6-108.3	Interior	2	2	overall	
	Windows missing glass					
4. <input checked="" type="checkbox"/>	6-108.2	Interior	2	2	front	
	Bedroom ceiling peeling paint					
5. <input checked="" type="checkbox"/>	6-108.2	Interior	2	2	Living Room	
	Wall missing trim and mouldings					
6. <input type="checkbox"/>	6-113.5	Interior	2	2	Kitchen	
	Ceiling missing light fixtures					
7. <input checked="" type="checkbox"/>	6-114.3	Interior	2	2	Kitchen	
	Wall missing baseboard covers					
8. <input checked="" type="checkbox"/>	6-108.2	Interior	2	2	Kitchen	
	Floor - worn linolium					
9. <input checked="" type="checkbox"/>	6-108.3	Interior	2	2	overall	
	Windows won't stay up					
10. <input checked="" type="checkbox"/>	6-113.5	Interior	2	2	Kitchen	
	Wall - loose receptacle					
11. <input checked="" type="checkbox"/>	6-108.2	Interior	2	2	Front Hall	
	Wall - missing sheetrock					
12. <input type="checkbox"/>	6-113.5	Interior	2	2	Kitchen	
	Missing hard wired battery back up smoke detector					

Inspection Services
Michael J. Nugent
Manager

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

October 13, 2000

David Epright
21 Redland Road
Portland, ME 04102

RE: 45 Brackett St
CBL: 044-E-01400101

Dear David Epright:

Certified Mail Receipt # 7099 3400 0019 5716 2131

An evaluation of your property at 45 Brackett St on Oct-11-2000 revealed that the structure fails to comply with Chapter 6, Article V. of the Code of Ordinances of the City of Portland, The Housing Code. Attached is a list of the violations.

This is a notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within 30 days of the date of this notice. A re-inspection of the premises will occur on Nov-13-2000 at which time compliance will be required. Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code.

This constitutes an appealable decision pursuant to Section 6-127 of the Code. Please feel free to contact Marland Wing @ 874-8696, if you wish to discuss the matter or have any questions.

Please be advised that the Portland City Council has amended the Building regulations to include a \$75.00 re-inspection fee. This violation will automatically cause a re-inspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each inspection.

Sincerely,

Marland Wing @ 874-8696
Code Enforcement Officer

45 Brackett St

City of Portland

Housing - Inspection

Compliance ?	Code	Int/Ext	Floor	Unit No	Area	Repair Code
1.	<input type="checkbox"/>	6-113.5	Interior	2	2	Throughout
Violation: Maintenance of lighting fixtures						
Notes: hard wired battery back up smoke det. Are required in each unit						

Owner / Manager: David Epright	
Parcel Id: 044- E-01400101	# of Units:
Inspector: Marland Wing @ 874-8696	
Status: Green 0-4 Violations	
Date & Time Requested: Oct 11, 2000 at	
Date of Inspection: Wednesday, October 11, 2000	
Reinspect By: Monday, November 13, 2000	
Reason For Inspection:	
Notes: first notice of violation	

Inspection Services
Michael J. Nugent
Manager

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

February 12, 2001

David Epright
21 Redland Road
Portland ME 04102

RE: 45 Brackett St
CBL: 044 E01400101

Dear David Epright:

A re-inspection at the above noted property was made on December 5, 2000.

This is to certify that you have complied with our request to correct the violation(s) of the Municipal Code relating to housing conditions noted on our letter dated February 12, 2001.

Thank you for your cooperation. If you have any questions, feel free to contact this office Marland Wing @ 874-8696.

Sincerely,

A handwritten signature in cursive script that reads "Marland Wing".

Marland Wing @ 874-8696
Code Enforcement Officer
gg

Inspection Services
Michael J. Nugent
Manager

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

October 13,2000

David Epright
21 Redland Road
Portland, ME 04102

RE: 45 Brackett St
CBL: 044-E-01400101

Dear David Epright:

Certified Mail Receipt # 7099 3400 0019 5716 2131

An evaluation of your property at 45 Brackett St on Oct-11-2000 revealed that the structure fails to comply with Chapter 6. Article V. of the Code of Ordinances of the City of Portland, The Housing Code. Attached is a list of the violations.

This is a notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within 30 days of the date of this notice. A re-inspection of the premises will occur on Nov-13-2000 at which time compliance will be required. Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code.

This constitutes an appealable decision pursuant to Section 6-127 of the Code. Please feel free to contact Marland Wing @ 874-8696, if you wish to discuss the matter or have any questions.

Please be advised that the Portland City Council has amended the Building regulations to include a \$75.00 re-inspection fee. This violation will automatically cause a re-inspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each inspection.

Sincerely,

Marland Wing @ 874-8696
Code Enforcement Officer

/

45 Brackett St

City of Portland

Housing - Inspection

Compliance ? Code Int/Ext Floor Unit No Area Repair Code

Owner / Manager: David Epright	
Parcel Id: 044- E-01400101	# of Units:
Inspector: Marland Wing @ 874-8696	
Status: Green 0-4 Violations	
Date & Time Requested: Oct 11, 2000 at	
Date of Inspection: Wednesday, October 11, 2000	
Reinspect By: Monday, November 13, 2000	
Reason For Inspection:	
Notes: first notice of violation	

1.	<input type="checkbox"/>	6-113.5	Interior	2	2	Throughout	
Violation: Maintenance of lighting fixtures							
Notes: hard wired battery back up smoke det. Are required in each unit							

Inspection Services
Michael J. Nugent
Manager

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

February 12, 2001

David Epright
21 Redland Road
Portland ME 04102

RE: 45 Brackett St
CBL: 044 E01400101

Dear David Epright:

A re-inspection at the above noted property was made on December 5, 2000.

This is to certify that you have complied with our request to correct the violation(s) of the Municipal Code relating to housing conditions noted on our letter dated February 12, 2001.

Thank you for your cooperation. If you have any questions, feel free to contact this office Marland Wing @ 874-8696.

Sincerely,

Marland Wing @ 874-8696
Code Enforcement Officer
gg