

115 Brackett Street

SHAW-WALKER



CITY OF PORTLAND

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

January 20, 1983

Mary Faye Griffith
IU # 115-2
115 Brackett Street
Portland, Maine 04101

cc: Christie M. & Walter Eisenbach
IU 115-1
115 Brackett Street
Portland, Maine 04101

DU: 2

Re: 115 Brackett Street .45-F-19 NDP

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

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

Good maintenance is the best way to protect the value of your property and neighborhood.

Please feel free to call on us if we can be of assistance to you.

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

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

M. Leary
Code Enforcement Officer M. Leary (5)

jmr

MARY FAYE GRIFFITH
City of Portland LU (LIVING UNIT) 115-2

NEIGHBORHOOD CONSERVATION
Check Off Sheet
STRUCTURE INSPECTION SCHEDULE

MURPHY M. & WALTER E. SENBACH
LU (LIVING UNIT) 115-1
Housing Inspection Division

Insp. Name M. LEAHY

2) Insp. Date	3) Insp. Type	4) Proj. Code	5) Assr's: Chart	6) Bl.	7) Lot	8) Cens. Tract	9) Blk.	10) Insp.	11) Form No.
1-19-53	NCP	NDD		46 E	12				
12) Hous. No.	13) Sec. H. No.	14) Suff.	15) Direc.	16) Street Name	17) St. Design.				
1				Blackett St	Street				
18) Owner or Agent:		MARY FAYE GRIFFITH		115 Blackett St		Portland, Maine		19) State	20) Bldg's Rat.
		LU # 115-2		115 Blackett St		Portland, Maine		00	1
21) Address:								00	1
22) City and State:		Portland, Maine		115 Blackett St		Portland, Maine		04101	
23) D. Units	24) Occ. D. U.'s	25) Rm Units	26) Occ. R. U.'s	27) No. Occupants	28) Com'l U.	29) Bldg. Type	30) Stories	31) Const. Mac.	32) O. B's
2	2					DC	2 1/2	wood	11
33) C. H.	34) Pho.	35) Zoned For	36) Actual Land Use	37) D. D.	38) Lks. Ad. Bth. Fac.	39) Disp.	40) Closing Date		
VPS					Yes No			Cd. Viol.	
EXTERIOR - Structure				Gd. Viol.	INTERIOR - Structure				8
Foundation	EX/FO	✓	3a	Limit	LI	✓		8e	
Walls	EX/WAL	✓	3a	Elec. Wiring	EW	✓		3b	
Roof	RO	✓	3d	Floors	FL	✓		3b	
Porch	PO	✓	3d	Walls	IN/WAL	✓		3b	
Stairs	EX/SR	✓	3d	Ceilings	CE	✓		3c	
Steps	SP	✓	3c	Windows	IN/WIL	✓		3c	
Doors	DO	✓	3c	Airshafts	AS	✓		3a	
Windows	EX/WI	✓	3a	Roof Rafters	ROR	✓		4e	
Eaves	EA	✓	3a	Sanitation	SAN	✓		3d	
Trim	TR	✓	3e	Stairways	IN/SRW	✓		3d	
Chimney	EX/CH	✓	3a	Stair Treads	SRT	✓		6d	
Gutters	GU	✓	3a	Wastelines	WSL	✓		6c	
Roof Drains	RD	✓	3d	Supply Lines	SUL	✓		3e	
Bulkhead	BU	✓	4e	Stacks	ST	✓		3e	
Outbuildings	GR - SH	✓		Flues	FU	✓		3e	
Yard	YA	✓	4d	Vents	VE	✓		3e	
Garbage	GA	✓	4d	Chimney	N/Ch	✓		9c	
Rubbish	RU	✓	4d	Heating Equip. Furnace - FU	Spaceheater - SPH	✓		4b	
Containers	CO	✓	3e	Bsmt. Sanitation Litter - LI	Debris - DE	✓		3a	
Drainage	DR	✓	4e	Dampness - DM		✓		8c	
Infestation	IN-CR-FL	✓	4e	Lighting	BS/LI	✓		8e	
Rat	RA	✓	4e	Elec. Panel	EL/PA	✓		3d	
Other	FE	✓	10	Stairs	BS/SR	✓		3a	
Fire Escape	DE	✓	10	Foundation	IN/FO	✓		3a	
Dual Egress	DW	✓		Floor Joists	FL/JO	✓		3a	
Driveways	WA	✓		Carrying Timbers	CA/TI	✓		3a	
Walks	FN	✓		Sills	SI	✓		5f	
Fences				Bsmt. D. U. Conforms BDU					

Remarks on reverse side

+

CERTIFICATE
OF
COMPLIANCE

CITY OF PORTLAND

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

January 3, 1978

Classic Properties
Attention: Mr. Don DeOreo
62 Gray Street
Portland, Maine 04102

Re: Premises located at 115 Brackett Street, Portland, Maine 45-F-21 - NDP

Dear Mr. DeOreo:

A re-inspection of the premises noted above was made on December 8, 1977
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 April 1, 1976.

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

In order to aid in the preservation of Portland's existing housing
inventory, it shall be the policy of this department to inspect
each residential building at least once every five years.
Although a property is subject to re-inspection at any time during
the said five year period, the next regular inspection of this
property is scheduled for 1983.

Sincerely yours,

Joseph E. Gray, Jr., Director
Neighborhood Conservation

Inspector: M. Gough

M. Gough

By Lyle D. Noyes

Lyle D. Noyes
Chief of Housing Inspections

Jan 76

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND
DEPARTMENT OF HEALTH & SOCIAL SERVICES
HOUSING DIVISION
Telephone 775-5451 - Extension 448

DU'

Classic Properties - Attn: Mr. Don DeOreo
62 Gray Street
Portland, Maine 04102

Ch.-Bl.-Lot: 45-F-21
Location: 115 Brackett Street
Project: NDP
Issued: April 1, 1976
Expired: June 1, 1976

OK
DATE 12877

Dear Mr. DeOreo:

An examination was made of the premises at 115 Brackett 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 June 1, 1976. 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.

Your cooperation will help this Department in its goal to maintain all Portland residents in decent, safe and sanitary housing.

Sincerely yours,

David C. Bittenbender
Director
Health & Social Services

Inspector M. Gough

By [Signature] Chief of Housing Inspections

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

STRUCTURAL

- 12-71. WALLS - Exterior - Repair or replace loose, broken, clapboards. 3a
- 12-72. ROOF - Repair the leaking roof. 3a
- 12-73. FRONT & REAR HALL - Ceilings - Repair inoperative light fixtures. 8a
- (1st & 2nd FLOOR)
- 12-74. 1st & 2nd FLOOR - FRONT & REAR HALL - Ceilings and Walls - Replace loose, missing plaster. 3b
- 12-75. 1st REAR HALL - Door - Replace broken glass. 3c
- 12-76. 2nd FLOOR REAR - Stairs - Repair wobbly railing. 3d
- 12-77. BULKHEAD - Repair the leaking bulkhead. 3d
- 12-78. YARD - Overall - Clean up the rubbish and debris and dispose of it properly. 4a
- 12-79. RIGHT ROOF - Replace the rotted cornice molding. 3a
- 12-80. CELLAR - Repair the inadequate heating system. 9c

FIRST FLOOR - Overall

- 12-81. BATHROOM - Floor - Replace rotted floor boards. 6a
- 12-82. BATHROOM - Toilet - Repair leaking waste line. 6d
- 12-83. RIGHT REAR BEDROOM - Ceiling - Repair inoperative light fixture. 8a
- 12-84. RIGHT REAR BEDROOM - Window - Repair rotted sash. 3c
- 12-85. KITCHEN, DINING ROOM & LIVING ROOM - Window - Repair rotted sash. 3c

CONTINUED....

115 Brackett Street, continued....

SECOND FLOOR - Overall

- | | |
|---|----|
| 127*16. KITCHEN - Sink - Repair the leaking trap. | 6d |
| 127*17. LIVING ROOM - Window - Replace the rotted sash. | 3c |
| KITCHEN - Window - " " " | 3c |

THIRD FLOOR - Overall

- | | |
|--|----|
| 127*18. KITCHEN - Stairway - Replace the missing railing. | 3d |
| 127*19. BATHROOM - Provide hot and cold water lines. | 6a |
| KITCHEN - " " " " " | 6a |
| 127*20. LIVING ROOM - Ceiling - Repair leaking skylight. | 3a |
| 127*21. LIVING ROOM - Floor - Repair loose floor boards. | 3d |
| KITCHEN - Floor - " " " | 3d |
| 127*22. LIVING ROOM - Ceiling & walls - Repair loose plaster. | 3b |
| KITCHEN - Ceiling & walls - " " " | 3b |
| 127*23. LIVING ROOM - Wall - Repair inoperative electrical outlet. | 8e |
| KITCHEN - Wall - " " " | 8e |
| 127*24. BATHROOM - Replace missing toilet, lavatory and shower. | 6a |
| 127*25. KITCHEN - Sink - Replace the kitchen sink. | 6a |
| 127*26. BATHROOM - Replace missing hot & cold water lines. | 6c |
| KITCHEN - " " " " " | 6c |
| 127*27. BATHROOM - Replace missing waste line. | 6c |
| KITCHEN - " " " " " | 6c |
| 127*28. LIVING ROOM - Window - Replace the missing sash. | 3c |
| KITCHEN - " " " " " | 3c |
| 127*29. LIVING ROOM - Window - Secure loose glass by replacing panes and/or reglazing. | 3c |
| KITCHEN - " " " " " | 3c |
| 127*30. FRONT BED ROOM - Wall - Replace the missing electric outlet. | 8e |
| 127*31. FRONT BED ROOM - Window - Replace missing sash. | 3c |
| 127*32. FRONT BED ROOM - Ceiling - Replace missing light fixture. | 8e |

*WHEN MAKING REPAIRS FIRST PRIORITY SHOULD BE GIVEN TO THOSE ITEMS WITH ASTERISKS AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

LDN:rj

REINSPECTION RECOMMENDATIONS

INSPECTOR Quayle

LOCATION 115 Macmillan
 PROJECT NAP
 OWNER Clayton

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
APR 1 ST	JUN 1 ST				

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

DATE		ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" <input checked="" type="checkbox"/> "POSTING RELEASE" <input checked="" type="checkbox"/>
5/1/77	MG	SATISFACTORY Rehabilitation In Progress
7/2	MG	Time Extended To OTR To JUL 1 (LOAN)
1-11	MG	Time Extended To OTR 30 DAYS loan being processed
	MG	Time Extended To loan entire slow OTR 30 DAYS
		UNSATISFACTORY Progress Send "HEARING NOTICE" _____ "FINAL NOTICE" _____
		"NOTICE TO VACATE" _____ POST Entire _____
		POST Dwelling Units _____
		UNSATISFACTORY Progress Request "LEGAL ACTION" Be Taken _____
5/1/77	MG	INSPECTOR'S REMARKS: <u>9000 from loan job OK</u>
		INSTRUCTIONS TO INSPECTOR: _____