

109 - 111 Brackett Street



SHAW-WALKER
#SC03-38

CERTIFICATE
OF
COMPLIANCE

CITY OF PORTLAND
Department of Health & Social Services
Housing Inspections Division
Telephone: 775-5451 - Extension 448

June 14, 1976

Classic Properties
c/o Mr. Donald DeOreo
62 Gray Street
Portland, Maine 04102

Re: Premises located at 109-111 Brackett Street, Portland, Maine 45-F-33 NDP

Dear Mr. DeOreo:

A re-inspection of the premises noted above was made on June 10, 1976
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 September 3, 1974.

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 1981.

Sincerely yours,
David C. Bittenbender
Director
Health & Social Services

By *David C. Bittenbender*
Chief of Housing Inspections

Inspector

M. Gough
M. Gough

/gg

LDN/72

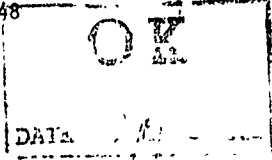
NOTICE OF HOUSING CONDITIONS

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CITY OF PORTLAND
Health Department - Housing Division
Telephone 775-5451 - Extension 448

Location: 45-F-33
109-111 Brackett Street
Project: General (NDP 4)
Issued: 9-3-74
Expires: 11-3-74

Classic Properties
c/o Mr. Donald DeOreo
62 Cray Street
Portland, Maine



Dear Mr. DeOreo:

An examination was made of the premises at 109-111 Brackett Street
Portland, Maine, by Housing Inspector Cough. Violations of Municipal
Codes relating to housing conditions were found as described in detail below.

In accordance with provisions of the above mentioned Codes, you are requested to correct these
defects on or before November 3, 1974. 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.

Very truly yours,

~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~
Health Director

Inspector _____

By _____
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING"

	Section(s)
1. Repair the broken downspout - right wall.	
2. Replace the missing asphalt shingles overall.	3-a
3. Replace the loose plaster - first floor front hall ceiling - 111 Brackett.	3-a
4. Replace the rotted treads - right porch.	3-d
5. Replace the rotted railing - right porch.	3-d
6. Point up the chimney.	3-d
7. Point up the foundation.	3-a
8. Repair the loose entrance canopy - rear porch.	3-a
9. Replace the rotted treads - left porch.	3-d
10. Install a central heating system.	3-d
11. Paint exterior trim overall.	
12. Install an asphalt driveway.	
13. Install a cement cellar floor.	
14. Install storm and screen windows overall.	
15. Determine the reason and remedy the condition that causes the furnace to blow excessively in all apartments.	
16. Replace the broken glass (skylite) in the attic.	8-c
17. Determine the reason and remedy the condition that causes the roof to leak.	3-c
18. Replace the rotted treads - second floor left porch.	3-a
19. Replace the broken treads - cellar stairs.	3-d
20. Replace the rotted bulkhead door.	3-d
21. Replace the missing rail (terrace) - third floor front.	3-d
22. Replace the missing knob - cellar door.	3-d

continued -

109-111 Brackett Street - continued

First Floor - rear

23. Replace the loose ceiling plaster in the kitchen, bathroom, living room, rear bedroom, middle bedroom and front bedroom. 3-b
24. Replace the loose sash in the windows of the kitchen, bathroom, living room, rear bedroom, middle bedroom and front bedroom. 3-a
25. Determine the reason and remedy the condition that causes the floor to sag in the kitchen and bathroom. 3-b
26. Repair the broken frame in the kitchen door. 3-d
27. Repair the leaking sink trap in the kitchen. 6-d
28. Repair the inoperative ceiling light in the kitchen. 8-a
29. Install a lavatory in the bathroom. 6-a
30. Repair the inoperative ceiling light in the bathroom. 8-a
31. Repair the worn living room floor. 3-b
32. Install an electric outlet in the bathroom. 3-c
- *33. Repair the broken glass in the bathroom window. 3-c
34. Replace the missing sash cords in the bathroom window. 8-a
35. Repair the inoperative light in the living room ceiling. 3-c
- *36. Replace the broken glass in the middle bedroom window. 3-b
37. Repair the worn floor in the middle bedroom. 8-a
38. Repair the inoperative ceiling light - middle bedroom. 8-a

Second Floor - rear

39. Replace the loose ceiling plaster in the kitchen and bathroom. 3-b
40. Replace the loose tile - living room ceiling. 3-b
41. Replace the missing putty in the windows of the kitchen, bathroom, living room, front bedroom and middle bedroom. 3-c
42. Replace the rotted sash - front bedroom ceiling. 3-c
43. Replace the rotted sash - front bedroom window. 3-c
44. Determine the reason and remedy the condition that causes the kitchen floor to sag. 3-b
45. Determine the reason and remedy the condition that causes the bathroom floor to sag. 3-b
46. Install an electric outlet in the bathroom. 8-a
47. Repair the inoperative light fixture on the bathroom ceiling. 8-a

First Floor - front

- *48. Replace the rotted sash in the window of the kitchen, right front bedroom and right rear bedroom. 3-c
49. Install an electric outlet in the bathroom. 3-c
50. Repair the loose sash in the living room window. 3-b
51. Repair the loose plaster on the ceiling of the right rear bedroom. 3-c
52. Replace the rotted sash in the dining room window. 3-c

Second Floor - front

53. Repair the loose ceiling tile in the kitchen. 3-b
54. Repair the loose plaster - rear bedroom ceiling. 3-b
55. Replace the missing putty in the windows of the kitchen, bathroom, living room, rear bedroom, middle bedroom and front bedroom. 3-c
56. Provide counter top space in the kitchen. 3-b
57. Determine the reason and remedy the condition that causes the floor in the kitchen to sag. 3-b
58. Install an electric outlet in the bathroom. 3-c
- *59. Replace the broken glass in the rear bedroom window. 3-c
- *60. Replace the broken glass in the middle bedroom window. 3-c

*WHEN MAKING YOUR REPAIRS, FIRST PRIORITIES 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

INSPECTOR T. J. [Signature]

LOCATION 109-11 Broadway, NY
 PROJECT ND D
 OWNER [Signature]

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
9-3-74	11-3-74				

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

9/15/74	MG	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" <input checked="" type="checkbox"/> "POSTING RELEASE" <input type="checkbox"/>
10/4/74	MG	SATISFACTORY Rehabilitation in Progress Time Extended To VTX pending from order re 11-4
12/1/74	MG	Time Extended To VTX " " RE 11/5
1/2/75	MG	Time Extended To VTX " " RE 12/5
4/12/75	MG	ATX 30 DAYS FOR completion
		UNSATISFACTORY Progress Send "HEARING NOTICE" _____ "FINAL NOTICE" _____
		"NOTICE TO VACATE" _____ POST Entire _____ POST Dwelling Units _____
		UNSATISFACTORY Progress Request "LEGAL ACTION" Be Taken _____
10/1/74	MG	INSPECTOR'S REMARKS: VTX pending from order re 11-4
1/1/75	MG	same re 12-3-74
7/2/74	MG	same re 12/5
1/2/75	MG	same re 1/1/75
4/12/75	MG	ATX TO COMPLETE 30 DAYS TO 5-22-75
9-10	MG	OK CFC
INSTRUCTIONS TO INSPECTOR: _____		

113 Brackett Street. 45-F-22


SHAVEN WALKER
45503-31

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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 113 Brackett Street - 45-F-22 - 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

By

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

Inspector M. Gough

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ldn/76

NOTICE OF HOUSING CONDITIONS

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CITY OF PORTLAND
DEPARTMENT OF HEALTH & SOCIAL SERVICES
HOUSING DIVISION
Telephone 77-5451 - Extension 448

Ch.-Bl.-Lot: 45-F-22
Location: 113 Brackett St.
Project: NDP
Issued: April 1, 1976
Expired: June 1, 1976

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

OK
DATE 12877

Dear Sirs:

An examination was made of the premises at 113 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 Chief of Housing Inspections

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

STRUCTURAL

- 1. FRONT DOOR - Repair the sticking front door. 3c
2. 1st & 2nd FLOOR REAR HALL - Windows - Repair the rotted sash. 3c
3. YARD - Overall - Clean up the rubbish and debris in yard and dispose of it properly. 4c
4. CELLAR - Hot water heater - Repair the leaking supply line. 6c
5. 1st FLOOR REAR HALL - Door - Repair the broken door. 3c
6. CELLAR - Door - Repair the loose door. 3c
7. 1st FLOOR REAR HALL - Door - Replace missing knob. 3c
8. 1st FLOOR REAR HALL - Door - Repair broken stoop. 3c
9. EXTERIOR WALL - Overall - Repair or replace loose, broken, missing clapboards. 3a
10. ROOF - Overall - Repair broken downspouts and gutters. 3a
11. CHIMNEY - Point up the chimney above roof line. 3a
12. FOUNDATION - Point up the overall foundation. 3a
13. FOUNDATION - Determine the reason and remedy the condition causing leakage. 3a
14. 1st FLOOR FRONT PORCH - stairs - Repair the loose tread. 3d
15. 2nd FLOOR REAR HALL - Ceiling & walls - Replace the missing plaster. 3b
16. 1st & 2nd FLOOR REAR HALL - Windows - Secure glass by replacing points and/or reglazing window. 3c
17. 1st FLOOR FRONT HALL - Door - Replace the broken glass. 3d
18. ROOF - Repair the leaking roof. 3a
19. CELLAR - Repair the inoperative central heating system. 3a

CONTINUED....

113 Danforth Street, continued....

FIRST FLOOR - Overall

- 120 20. BATHROOM - Windows - Secure glass by replacing points and/or reglazing. 3c
- 120 KITCHEN - Windows - " " " " " " " " " " " " 3c
- 120 21. BATHROOM - Floor - Repair rotted floor boards. 3b
- 120 22. DINING ROOM - Ceiling - Repair the loose tile. 3b
- 120 KITCHEN - Ceiling - " " " " " " " " " " " " 3c
- 120 23. KITCHEN - Window - Replace the broken glass. 6d
- 120 24. KITCHEN - Sink - Repair the leaking sink trap. 6c
- 120 25. KITCHEN - Sink - Repair the leaking sink tap. 3c
- 120 26. DINING ROOM - Windows - Replace missing counter balance cords allowing window sash to remain elevated when opened. 3c
- 120 BATHROOM - Windows - " " " " " " " " " " " " 3c
- 120 KITCHEN - Windows - " " " " " " " " " " " " 3c
- 120 27. DINING ROOM - Windows - Replace broken glass. 3c
- 120 BATHROOM - Windows - " " " " " " " " " " " " 8a
- 120 KITCHEN - Windows - " " " " " " " " " " " " 3b
- 121 28. LEFT REAR BEDROOM - Wall - Remove illegal wiring. 3c
- 121 29. LEFT REAR BEDROOM - Ceiling - Replace loose plaster. 3c
- 121 30. LEFT REAR BEDROOM - Window - Repair loose sash. 3c
- 121 31. LEFT REAR BEDROOM - Window - Replace rotted sash. 3c
- 121 32. RIGHT REAR BEDROOM - Window - Replace counter balance cords allowing window sash to remain elevated when opened. 3c
- 121 33. RIGHT REAR BEDROOM - Window - Replace missing knob. 3b
- 121 34. RIGHT REAR BEDROOM - Door - Replace missing knob. 3a
- 121 35. FLOORS - Overall - Determine the reason and remedy the condition causing floors to sag. 3c
- 121 36. FRONT BEDROOM - Window - Replace rotted sash. 3c

SECOND FLOOR - Overall

- 125 37. BATHROOM - Wall - Replace missing plaster. 3b
- 125 38. DINING ROOM - Windows - Secure glass by replacing points and/or reglazing. 3c
- 125 BATHROOM - Windows - " " " " " " " " " " " " 3c
- 125 KITCHEN - Windows - " " " " " " " " " " " " 3c
- 125 39. DINING ROOM - Windows - Replace missing counter balance cords allowing window sash to remain elevated when opened. 3c
- 125 BATHROOM - Windows - " " " " " " " " " " " " 3c
- 125 KITCHEN - Windows - " " " " " " " " " " " " 3c
- 125 40. FRONT BEDROOM - Windows - " " " " " " " " " " " " 3c
- 125 REAR BEDROOM - Windows - " " " " " " " " " " " " 3c
- 125 41. Provide a temperature of at least 68 degrees Fahrenheit in all rooms between Sept. 15 and May 15 of each year. 3c

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.

LDH:rl

REINSPECTION RECOMMENDATIONS

LOCATION PROJECT OWNER
113 B...
...
...

INSPECTOR G...

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

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

DATE	INSPECTOR	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE"	<input checked="" type="checkbox"/>	"POSTING RELEASE"
12-7-77	MG	SATISFACTORY Rehabilitation in Progress		
4-4-78	MG	Time Extended To <u>ATX</u> TO <u>JUL 1/78</u> <u>LOAN</u>		
7-21	MG	Time Extended To <u>OTX</u> TO <u>Aug-21</u> <u>loan</u>		
8-1	MG	Time Extended To <u>ACT OTX</u> TO <u>7-6-77</u> <u>loan status</u>		
		UNSATISFACTORY Progress Send "HEARING NOTICE"		"FINAL NOTICE"
		"NOTICE TO VACATE" POST Entire		
		POST Dwelling Units		
		UNSATISFACTORY Progress Request "LEGAL ACTION" Be Taken		

INSPECTOR'S REMARKS: 9,000 loan of C...

INSTRUCTIONS TO INSPECTOR: