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August 24, 1979 / X

CERTIFICATE

COMPLIANCE

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CITY OF PORTLAND

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

Mr. Ronald A. Vincent WedgewoorkApertments 94 Park Avenue

Portland, Maine 04101 285-287 Bracket: Street, Portland, Maine NCP-WE 54-F-41 Premises located at Re:

Dear Mr. Vincent;

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A re-inspection of the premises noted above was made on _ 8/15/79 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 ______9/19/77____

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 _____Aug. 1984

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

Lyle D. Noyes,

Chief of Housing Inspections

Inspector

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ADMINISTRATIVE HEARING DECISION Gity of Portland Boartment of Neighborhood Conservation Bousing Inspections Division Telephone: 775-5451 - Ext. 448 - 358 Date	City of Portland Deartment of Neighborhood Conservation Housing Inspections Division Telephone: 775-5451 - Ext. 448 - 358 Date	City of Portland Bepartment of Neighborhood Conservation Housing Inspections Division Telephone: 775-5451 - Ext. 448 - 358 DateNarch 27, 1979 March 24, Vincent Wedgewood Apartments 94 Park Avenue Portland, Kaine 04101 DateNarch 27, 1979 Re: Premises located at285-287 Brackent: Street, Portland, Maine XOP-WE 54-F-61 Dear Mr. Vincent: You are hereby notified thata reinspection and your request for additional: time on
Department of Neighborhouse Distribution Housing Inspections Division Telephone: 775-5451 - Ext. 448 - 358 Mr. Ronald A. Vincent Weighborhouse Apartments 96 Parit Avenue Portland, Maine 04101 Re: Premises located at285-287 Brackett Street, Portland, Maine ::::::::::::::::::::::::::::::::::::	Department of Neighborhood Baytistion Date Teacher Division Notice Inspections Division Date Teacher Division Neighborhood Apartments Date Date Teacher Division Notice Baytistion Date Date Date Date Notice modified that 285-287 Dretexts Street, Fortland, Haine 302-485 54-5-41 Dear Hr, Vincent: Date Date Date Date Teacher Division Teacher Division Not are hereby notified that 1 reinspection and your request for additional time Teacher Division	Department of Neighborhood control Date Index Exp How Sig Inspections Division Telephone: 775-5451 - Ext. 448 - 358 Image: Signature of Neighborhood control Date Yer, Ronald A. Vincent Yer Avanue Date Date Telephone: 775-5451 - Ext. 448 - 358 Yer, Ronald A. Vincent Yer Avanue Date Date Date Telephone: 775-651 Yer Bark Avanue Portland, Maine 04101 Date Date Date Telephone: 787-5451 Re: Premises located at 285-287 Drackett Street, Portland, Maine 300-904 Main e 300-904 Street, 787-5451 Dear Mr. Vincent: Date Date Date Street, Portland, Maine 300-904 Dear Mr. Vincent: You are hereby notified that a reinspection and your request for additional time on March 26, 1979 _, regarding our "Notice of Housing Conditions" at the above referred previses resulted in the decision noted below. XX Expiration time extended to April 26, 1979 in order to complete the vorki in on the attached list. Notice modified as follows.
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Wedgewood Apartments BT 94 Park Avenue DATE Portland, Maine 04101 DATE Re: Premises located at285-287 Brathstt Street; Portland, Maine _NOP-WE 54-F-41 Dear Mr, Vincent: You are hereby notified thata reinspection and your request for additional time: onMarch 26, 1979, regarding our "Notice of Housing Conditions" at the above referred previses resulted in the decision noted below. XXExpiration time extended toApril 26, 1979 in order to complete the work in	Windgewood Apartmanns DATE 96 Farst Avenue DATE DATE DATE Dear Hr, Vincont: You are hereby notified that <u>a reinspection and your request for additional time</u> on <u>Morch 26, 1979</u> , regarding our "Notice of Housing Conditions" at the above referred prewises resulted in the decision noted below. IX Expiration time extended to <u>April 26, 1979 in order to complete the work in</u> progress to corroct the resulting three (3) Housing Code violations as shown on the attached list. Notice modified as follows. Please notify this office if all violations are corrected before the above centioned dates, so that a "Certificate of Compliance" may be issued. Very truly yours, Joseph E. Gray, Jr., Director Neighborhood Conservation M. Gougi Herris	Widgewood Apartments BT
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NOTICE OF HOUSING CON	NDITIONS	DU <u>\$12</u>
City of Portland Department of Neighborhood Conservation Housing Inspections Division Fel. 775-5451 - Ext. 448 - 358	ChBlLot: Location: Project: Issued: Expired:	54-F 11 285-287 Brackatt Street NCP-West End Sept. 19, 1977 Doc. 19, 1977
r. Ronald A. Vincent edgewood Apartments 44 Park Avenu? Fortland, Maine 04101	Expired	
Maine, by Housing Inspector <u>Gouge</u> Maine, by Housing Inspector <u>Gouge</u> to housing conditions were found as described in a In accordance with provisions of the above mentio these defects on or before <u>Dec. 19, 1977</u> arrange a satisfactory repair schedule if you are cified time. We will assume the repairs to be in the days from this date and, on reinspection with that the premises have been brought into complian office if you have any questions regarding this h	Ned Codes, you are . You may code to make such a progress if we do hin the time set for note with Code Stand Notice.	requested to correct intact this office to ch repairs within the spe- not hear from you within rth above, will anticipate ards. Please contact this all Portland residents in
Inspector Me Cough	Joseph E. Gray Neighborhood C By Lufe D. Noyes Chief of Houst	, Jr. Director onservation United States of Control of
EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM S 	Espeir Loose one	kg-pipe-on-furnscer
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1	265-257 Brackett Street continued 265-257 Brackett Street continued 167/14. KIRGHEN; DINING ROOM - CEILING - determine the reason and remedy the condition which causes signs of leakage	
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i i	10715 FITCHEN	ł
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	* WHEN MAXING JOUR HAZARDS TO THE HEALTH OR SAFATE C.	
	Constitute and the City of Portland Building Inspection Department,	
	CONSTITUTE EXTREME HAZARDS TO THE infinite of Constitution Department, We suggest you contact the City of Portland Building Inspection Department, 389 Congress Street, Tel, 775-5451 to determine if any of the items listed above require 389 congress Street, Tel, 775-5451 to determine if any of the items listed above require 389 congress Street, Tel, 775-5451 to determine if any of the items listed above require	
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د رو و<u>الار</u> د وجد مساولا 22 Monument Sq. 169293005 AND CONDERNATIONAL AVIANA 207-773-6000 1 sta Portland, Maine 04111 Sept. 15, 1977 Mr. MacIssac Dept. of Neighborhood Conservation Room 315 Portland City Hall Portland, Maine O4101 285-287 Brackett Street, Portland Re: 54-F-41 NDP Dear Mr. MacIssac: Miss Dorothy Plummer, owner of the subject property; has asked me to advise you that on today's date we have sold the apertment building to Ronald A. Vincent of Portland. The subject code violation letter was Exhibit A as an integral part of the sales contract. Mr. Vincent has been made aware of the violations and has a greed to undertake these responsibilities directly with the city. Thank you for your past co-operation in this matter. 9-1977 Very truly yours, SEND NEW CHINER 人名 Richard M. Perkins Realtor C.C.: Miss Dorothy Plummar & Mr. Ronald A. Vincent Wedgewood Apartments 94 Park Avenue Portland, Maine RMP/lc Marl info

NOTICE OF HOUSING CONDITIONS

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

Dorothy Plummer 140 Eastern Promonade Portland, Maine 04101

ChB1Lot:	54-F-41		
Location:	285-287	Brackett	Stteet
Project:	NCP-WE		
Issued:	May 19,	1977	
Expired:	July 19	, 1977	

Dear Ms. Plummer:

Portland, An examination was made of the premises at 285-287 Brackett Street Violations of Municipal Codes relating Maine, by Housing Inspector <u>Cough</u>. Violation to housing conditions were found as described in detail below.

In accordance with provisions of the above mentioned Codes, you are requested to correct th accordance with provisions of the above mentioned codes, you are requested to correct these defects on or before ________________. You may contact this office to arrange a satisfactory repair schedule if you are unable to make such repairs within the spacified time. We will assume the repairs to be in progress if we do not hear from you within ten days from this date and, on reinspection within the time set forth above, will anticipate that the premises have been brought into compliance with Code Standards. Please contact this office if you have any questions regarding this Notice. 

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

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Inspector	Joseph E. Gray, Jr. Director Neighborhood Conservation By Lyle D. Noyes Chief of Housing Inspections TANDARDS FOR HOUSING" - Section(5)
EXISTING VIOLATIONS OF CHAPTER OF	
	light fixture. 8e
* 1. PRONT CELLAR CEILING - repair inoperative	n monoir loose smoke pipe on furnace, 90
* 1. FRONT CELLAR CEILING - FEDALT INDERACIVE * 2. SECOND FLOOR DWELLIN, UNIT AT 267 BRACKET	1. • repart roose amone pape on a set
	65aEV.
	r loose treads-285 Brackett
4. FIRST FLOOR - RIGHL MAR - FORMER PROJECT	aint. 3a
5. OVERALL EXTERIOR WALL - I CHOVE PEELing P	ac 285 Brankett 30
* 6. RIGHT CELLAR WINDOW - replace broken gla	89 - 200 Dracatte 40
* 7. MIDDLE FURNACE - replace missing relay B	witch cover. 4e
* 8. MIDDLE FURNACE - CHCIDBE OPEN DAL ALLOS	T - CETLING & WALL - ropair or replace loose,
9. FIRST, SECOND & THIRD - FRONT & REAR HAL	L - CEILING & WALL - repair or replace loose, 30
& missing plaster.	• •
	•
FIRST FLOOR	oht fixture. 8e
* 10. LIVING ROOM CEILING - replace missing li	3b
11. LEFT FRONT BEDROOM CEILING - repair loos	e plaster. 3b
TO DATEDOON LIVING ROOM & KIICHEN - CELLI	ING - repair roose proceed 34
13. PANERY- DOOR - replace missing knob.	
13. PANERY- DOOR - LEPINCE MIDDLES MIDDLES	
continued	
<b>V</b> (3	
	-

#### 287 Brachett Street continued 김 홍종 :

14. KITCHEN, DINING ROOM - CEILING - determine the reason and remedy the condition 38 which causes signs of leakage. ha

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15. KITCHEN - install radiator.

### SECOND FLOOR- 285 Brackett

16. HALL, KITCHEN & LIVING ROOM - CEILING- repair loose plaster.

- 17. PANTRY CEILING- repair loose plaster.
- 18. KITCHEN install radiator.
- 19. FRONT, MIDDLE & REAR BEDROOM CEILING repair loose plaster. 20. KITCHEN CEILING - determine the reason and remedy the condition which causes
- signs of leakage.

### THIRD FLOOR - 285 Brackett St.

At the time of the survey, we were unable to gain access to the third flowr, (285 Frackett and 287 Brackett) apartments. We suggest that if there are any conditions which need correcting in these spartments that you make the repairs while doing the work on the rest of the structure.

#### A.た 節時言 FIRST FLOOR - 287 Brackett

21. FRONT - DEN CEILING - repair inoperative light fixture. 22. PANTRY, DEN - CEILING & WALL - repair or replace locse and missing plaster. 23. RIGHT REAR & RIGHT MIDDLE - BEDROOM CEILING & VALL - repair or replace loose & 24. KATCHEN, & BATHROOM - CEILING & WALL - rapair or replace loose and missing plaster.

25. BATHROOM - repair leak in flush toilet supply line. 26. KITCHEN - install radiator.

### SECOND FLOOR - 287 Exackett

27. KITCHEN - provide heating facilities.

- 28. FRONT BEDROOM CEILING repair loose plaster. 29. DINING ROOM, RITCHEN, & PANTRY-CEILING & WALL repair loose plaster. 30, KITCHEN, LIVING BOOM & DINING ROOM - WINDOW - Becura glass by raplacing points
- and/or reglazing window. * 31. SECOND FLOOR - MIDDLE BEDROOM - CEILING - repair illegal light fixture.
- * 32. DINING ROOM CEILING repair illegal light fixture.
- * 33. DINING ROOM CEILING repair illegel wiring to light fixture.

WHEN MAKING YOUR REPAIRS, FIRST PRIORITY IS TO BE GIVEN TO ITEMS WITH ASTERISKS, AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR EAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

We suggest you contact the City of Portland Building Inspection Department, 389 Congress Street, Tel, 775-5451 to determine 1" any of the items listed above require a building or alteration permit.

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# CITY OF PORTLAND

JOSEPH E. McDONOUGH FIRE CHIEF

La a statistic and the states of the

February 10, 1984 ok AR.

Wedgewood Apartments 94 Park Avenue Portland, ME 04101

Re: Smoke Detectors

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Dear Sir:

During a recent inspection of the property owned by you at 285 Bracket: St. it was noted that sinke detectors were missing in the following areas:

> Apartment 2 Apartment 3 Apartment 4 Apartment 5 Apartment 9

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

Code Enforcement Officer (51)

cc: Lt. Janes Collins, Fire Prevention Bureau

109 MIDDLE STREET . PORTLAND, MAINE 04101 . TELEPHONE (207) 775-6361



# <u>CITY OF PORTLAND</u>

JOSEPH E. McDONOUGH

February 10, 1984

Wedgewood Apartments 94 Park Avenue Portland, ME 04101 Re: Smoke Detectors

Dear Sir:

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

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

cc: Lt. James Collins, Fire Prevention Bureau

109 MIDDLE STREET . PORTLAND, MAINE 04101 . TELEPHONE (207) 775-6361

Officer (51)



NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Wedgewood Apts. 94 Park Avenue Portland, Maine 04101

BLK. F LOT 54 CH. LOCATION: 285-287 Brackett St.

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PROJECT:	NCP-WE	, Ť,
ISSUED:	February	17, 1984
EXPIRES:	April 17,	1984

Dear Sir:

You are hereby notified, as owner or agent, that an inspection was made of the premises at <u>285-287 Brackett Street</u> by Code Enforcement Officer <u>Arthur Rowe</u> 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 <u>April 17, 1984</u>. 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,

Lyle D. Noyes

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

Inspection Services Division

Section to the second

Code Enforcement Officer - Arthur Rowe (8)

Attachments

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### HOUSING INSPECTION REPORT

# OMIER: We gewood Apts.

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CODE ENFORCEMENT CITICEN: Arthur Rowe (8)

HOUSING CONDITIONS DATED: Feb. 17, 1984 . ENDIRES: Apr. 17, 1984

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

LOCATION: 285-287 Brackett St. 54-F-41

WE

SEC. (S)

108-2 108-3 108-4 108-3 114-2

113 108-3

REAR HALL - wall - damaged plaster.
 REAR HALL - door - missing trim.
 SECOND FLOOR FRONT - hall - missing balusters.
 SECOND FLOOR FRONT HALL - window - broken glass.
 CELLAR - floor - fuel feed line - unprotected.

FIRST FLOOR - APARIMENT #2 6. KITCHEN - ceiling - missing electric fixture. 7. LIVING ROOM - window - broken glass.

# NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

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LOCATION:	285-287 Brackett St.
PROJECT:	NCP-WE
ISSUED:	February 17, 1984
EXPIRES:	April 17, 1984

Wedgewood Apts. 94 Park Avenue Portland, Maine 04101

You are hereby notified, as owner or agent, that an inspection was made of the premises at 285-287 Brackett Street by Code Enforcement Officer <u>Arthur Rowe</u> Violations of Article V of the Municipal Ordinance (Housing Code) were found as des-AL _____ BY CODE ENCICEMENT OFFICE ______ ALUNC KOWE 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 in accordance with the provisions of the above mentioned code, you are noted, or and the total of the correct those defects on or before <u>April 17, 1984</u>. 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 satisfactory repairs the provision to be in provision and on regimenation within 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

BV Lyle D. Noyes

Inspection Services Division

Arthur Rowe (8) Code Enforcement Officer

Attachments

jmr

HOUSING INSPECTION REPORT

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1. REAR HALL 2. REAR HALL 3. SECOND FLC 4. SECOND FLC 5. CELLAR - f FIRST FLOOR - 6. KITCHEN - 7. LIVING ROOM	OR FRONT - ha OR FRONT HALL COR FRONT HALL	all - missi	ng baluste	rs. lass. ed.	·	<u>SEC.(S)</u> 108-2 108-3 108-4 108-3 114-2	•
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# CERTIFICATE OF INSPECTION

City of Portland Housing Inspections Division Department of Urban Development Tel: 775-5451 Ext. 311 - 312

Wedgewood Apts. 94 Park Avenue Portland, Maine 04101

Coce Enforcement

Enclosure

jmr

AT MARKEN

Officer

A. Rowe

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Re: Premises located at: 285-287 Brackett St. Dear Sir: 54-F-41

An inspection of the above referred premises was recently completed by Code Enforcement Officer <u>Arthur Rowe</u> Although the structure does not meet the minimum standards as described in Although the structure does not meet the minimum standards as described in the Housing Code, it has been determined that no major code deficiencies

Items included on the enclosed list should be corrected as part of your

Items included on the encrosed rist should be corrected as part of your normal maintenance procedures in order to avoid extensive repairs in the Thank you for your cooperation and your efforts to help us maintain

decent, safe, and sanitary housing for all Portland residents. Please do not hesitate to call this office if you have any questions

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DATE April 24, 1984 -

DU: 12

WF:

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

P. Samuel Hoff tes,

Chief of Inspection Services

HOUSING INSPECTION REPORT OWNER: Wedgewood Apts. CODE ENFORCEMENT OFFICER Arthur Rowe (8) 285-287 Brackett Street Portland, Maine 54-F-41 WE Certificate of Inspection - Dated: REAR HALL - door - missing trim. FOUNDATION - point. HAND RAIL LEFT REAR STEPS - replace missing hand rail. 

Joyar . Please send off the CoAI w/ notations. ARove 

			CONTITIONS	
NOTICE	OF	HOUSTING	CONDITIONS	

CITY OF PORTLAND, MAINE

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сн.	54	BLK. F	_LOT_41
100	ATION	: 285-28	37 Brackett S

NCP-WE

February 17, 1984

April 17, 1984

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

Wedgewood Apts. 94 Park Avenue Portland, Maine 04101

PROJECT:

ISSUED:

EXPIRES:

You are hereby notified, as owner or agent, that an inspection was made of the premises at <u>285-287 Brackett Street</u> by Code Enforcement Officer <u>Arthur Rowe</u> Violations of Article V of the Nunicipal 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 In accordance with the provisions of the above mentality. If you are unable to to correct those defects on or before <u>April 17, 1984</u>. If you are unable to arrange a make such repairs within the specified time, you may contact this office to arrange a from 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.

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

Your cooperation will aid this department in it's goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

efy truly yours, Jøseph E. Gray, Jr., Director Planning & Urban Development

Lyle D. Noyes Inspection Services Division

Arthur Rowe (8) Code Enforcement Officer

Attachments

jmr

## HOUSING INSPECTION REPORT

سینج است است	OWNIER: Wedgewood Apts.	St. 54-F-41 WE
	CODE ENFORCE ENT OFFICER: Arthur Rowe (8)	
	HOUSING CONDITIONS DATED: Feb. 17, 1984 , EXPIRES: Apr. 17, 1984	"NOUSING CODE",
	HOUSING CONDITION: DATED: Feb. 17, 1984 , ALLINE I MUNICIPAL CODES, ITEMS LISTED ELLOW ARE IN VIOLATION OF ARTICLE V OF THE MUNICIPAL CODES, AND MUST BE CORRECTED ON OR BEFORE THE EXPINATION DATE.	SEC. (S)
	<ul> <li>REAR HALL - wall - damaged plaster.</li> <li>REAR HALL - door - missing trim.</li> <li>SECOND FLOOR FRONT - hall - missing balusters.</li> <li>SECOND FLOOR FRONT PALL - window - broken glass.</li> <li>CELLAR - floor - fuel feed line - unprotected.</li> </ul>	108-2 108-3 108-4 108-3 114-2
	FIRST FLOOR - APARTMEN: #2 **** KITCHEN - ceiling - missing electric fixture. 	113 108-3
	S. point foundation	108-2
	9. replace missing hand rail left new other	108-4

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	Rowe	s. 74	PROJECT	285-287 1- NCM-UR	
INSPECTOR	<u>/ 1002</u>		OWNER	Wedgewood	
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# CITY OF PORTLAND

C BB

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT INSPECTION SERVICES DIVISION

NOTICE OF HOUSING CONDITIONS

DU: 12 CHART-BLOCK-LOT - 54-F-41 LOCATION: 285-287 Brackett Street

DISTRICT: 5 ISSUED: October 21, 1988 EXPIRES: December 21, 1988

Carleton Investment Assoc. 84 Carleton Street Portland, MS 04102

#### Dear Sir:

You are hereby notified, as owner or agent, that an inspection was made of the premises at <u>285-287 Brackett Street</u> by Code Enforcement Officer <u>Merlin Leary</u>. 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 <u>December 21, 1988</u>. If you are unable to make such repairs within the specified time, you may contact this office to errange 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 acticle of the City Code.

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

Your cooperation will hid 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., Phrecist Flanning, Urban (Jeven mark)

Chief of Inspection Services

Merlin Leary (5) Code Enforcement Officer

Attachments

THE 319 CONGRESS STREET . POSTI AND HAINE THE

A REAL CONTRACTOR AND A REAL AND A

FOUSING INSPECTION REPORT

Third in the structure ...

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 OWNER: Carleton Investment Assoc.
 LOCATION: 285-287 Brackett St. 54-F-41

 CODE ENFORCEMENT OFFICER: Merlin Leary (5)

 HOUSING CONDITIONS DATED: October 21, 1988

 EXPIRES: December 21, 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.

3. 4.	INTERIOR CELLAR - ceiling - illegal wiring. INTERIOR FURNACE INOPERATIVE DAMPER. INTERIOR SECOND FLOOR FRONT HALL - assorted boxes, etc. INTERIOR THIRD FLOOR, APT. #1 - BATHROOM - wall - broken plaster.	SEC.(S) 113-5 114-2 109-4 108-2
э.	IMERIOR THIRD FLOOR LEFT REAR HALL - stairway - buckled and broken plaster	108-2

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

A THE REAL PROPERTY AND A PROPERTY A

CITY OF PO:RTLAND, MAINE ¹⁹⁰ CUNGRESS STREET PORTLAND, MAINE 04101 (207) 775-5451



P. SAMUEL HOFFSES, CHIEF INSPECTION SERVICES DIVISION

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

Date: October 21, 1988

Carleton Investment Associates 84 Carleton Street Portland, ME 04102

Re: Smoke Decectors

Dear Sir:

During a recent inspection of the property owned by you at <u>285-287 Brackett</u> St., <u>Portland</u>, <u>Maine</u>, it was noted that smoke detectors were missing/inoperable in some locations.

25 MRSA 2454 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 resul: 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 Planning & Urb Βv hief of inspection Services

Merlin Leary (5)

Code Enforcement Officer

imr

INSPECTION SERVICES LIVISION - HOUSING INSPECTION SCHEDULE Insp. Date: 10-6-ff Complaint 5 year X Fire Inspector's Name M Lezi Dist. 5 Property Address: 265 - 267 Bischaft C-B-L: 54-15-11 Legal Unit _Exist. Units: 2 Stories: 3 <u>*HSSOC*</u> Stand. ist:____N.O.H.C.___L.O.D.__ Owner or Agent Address ø Violation CODE VIOLATION DESCRIPTION F1. LOCATION Ext. Int. Apt. No. eiling ה המן 113-5 12r Hon 114 -ZMDP 109-4 1XPS #/ 108-> 310 4.0% 1NF - 7 Staliway ١ 12. 1 7 ~ Land a monthly we do not the second second to an a the second second second second second second second second No Alaka

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CITY OF PORTLAND

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Inspection Services Samuel P. Hoffses Chief



Planning and Urhan Development Joseph E. Gray Jr. Director

### CITY OF PORTLAND

March 18, 1993

Carleton Investment Assoc. 84 Carleton St (Apt 2) Portland,ME 04102

> Re: 285-289 Brackett St CBL #: 054-F-041 DU: 12

Dear Sir,

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

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

Good maintenance is the besc 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,

16love

Kathleen A. Lowe Code Enforcement Officer

Samuel

Chief of Inspection Services

389 Congress Street · Portland, Maine 04101 · (207) 874-8704

Inspection Services Samuel P. Hoffses Chief



Planning and Urban Development Joseph E. Gray Jr. Director

### CITY OF PORTLAND

November 29, 1994

WEST BRACKETT INC 204 SPRING ST PORTLAND ME 04102

> Re: 285 Brackett St CBL: 054- - F-041-001-C1 DU: 12

Dear Sir:

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

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

Please contact me in this office at 874-8300 X 8707 between 8:00-9:00AM or 4:00-5:00PM to make arrangements to inspect the building.

Sincerely,

Amy impsoff

Code Enforcement Officer

389 Congress Street · Portland, Maine 04101 · (207) 874-8704

Inspection Services P. Samuel Hoffses Chief



Planning and Urban Development Joseph E. Gray Jr. Director

### **CITY OF PORTLAND**

January 12, 1995

WEST BRACKETT INC 204 SPRING ST PORTLAND ME 04102

> Re: 285 Brackett St CBL: 054- - F-041-001-01 DU: 12

Dear Sir:

You are hereby notified, as owner or agent, that an inspection was made of the above referenced property. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspections Report".

In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. 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 this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles 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.

Sincerely,

Amy Simpson Code Enforcement Officer

Mary, Schmuckal Asst. Chief of Inspection Services

389 Congress Street • Portland, Maine 04101 • (207) 874-8704 • FAX 874-8716 • TTY 874-8936

#### HOUSING INSPECTION REPORT

Location: 285 Brackett St Housing Conditions Date: January 12, 1995 Expiration Date: March 13, 1995

Items listed below are in violation of Article V of the Municipal Codes, "Housing Codes", and must be corrected before the expiration date:

1.	INT - THROUGHOUT -	113.50
	PROVIDE RECEPTACLE/SWITCH PLATE COVERS	110.00
2.	EXT - FIRE MCCAPE -	108.40
· ·	REPLACE LATTICEWORK WITH BALUSTERS & 4" O.C.	100.10
J. /	INT - BASEMENT - THROUGHOU'	113,50
	PROVIDE JUNCTION BOX COVERS	220130
	INT - BASEMENT -	113.50
	PULL ALL OLD WIRING	112.20

Addendum: Please contact Mr. Sven Borglund, electrical inspector for the City of Portland, for additional information about item #3. Telephone: 874-8300, ext. 8694.