

235 Brackett Street 55-C-11



NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Mr. Anthony Russo & James Flanagan Jts.
P. O. Box 593
Portland, Maine

DU 10

CH. 55 BLK. B LOT 41

PROJECT: NCP-NDP
ISSUED: November 21, 1983
EXPIRES: January 21, 1984

LOCATION: 235 Brackett St.

Dear Mr. Russo & Mr. Flanagan:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 235 Brackett St., Portland, Me. by Code Enforcement Officer Merlin Leary. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspection Report".

In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before January 21, 1984. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with The Housing Code Standards.

Please 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 of
Planning & Urban Development

By Lyle D. Noyes
Lyle D. Noyes
Inspections Services Division

Merlin Leary
Code Enforcement Officer Merlin Leary (5)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Anthony Russo & James Flanagan Jts. LOCATION: 235 Brackett St. 55-B-41 NDP

CODE ENFORCEMENT OFFICER: Merlin Leary (5)

HOUSING CONDITIONS DATED: Nov. 21, 1983 , EXPIRES: January 21, 1984

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

	<u>SEC. (S)</u>
* 1. FRONT & RIGHT MIDDLE EXTERIOR -- roof - missing shingles.	108-1
* 2. LEFT REAR PORCH - stairs - missing hand rail.	108-4
3. LEFT REAR & RIGHT MIDDLE EXTERIOR - roof - broken and rotted moulding.	108-1
<u>FIRST FLOOR - APARTMENT #3</u>	
* 4. KITCHEN - ceiling - missing ventilation.	114-1
<u>SECOND FLOOR - APARTMENT #5</u>	
* 5. BATHROOM - missing flush toilet, lavatory & bathtub or shower.	111-2
<u>SECOND FLOOR - APARTMENT #7</u>	
* 6. BATHROOM - missing flush toilet, lavatory and bathtub or shower.	111-2

*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.

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Mr. Anthony Russo & James Flanagan Jts.
P. O. Box 593
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DU 10

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By Lyle D. Noyes
Lyle D. Noyes
Inspections Services Division

Merlin Leary
Code Enforcement Officer - Merlin Leary (5)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Anthony Russo & James Flanagan Jts. LOCATION: 235 Brackett St. 55-B-41 NDP

CODE ENFORCEMENT OFFICER: Merlin Leary (5)

HOUSING CONDITIONS DATED: Nov. 21, 1983 , EXPIRES: January 21, 1984

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11/21/83

FOR YOUR INFORMATION

The following excerpts are from Article V of the City of Portland Housing Code regulating "Minimum Standards for Housing."

SECTION 107 - MINIMUM STANDARDS FOR DWELLINGS ESTABLISHED

There are hereby established minimum standards for buildings used for dwelling purposes in the City. All such buildings not now conforming to these standards will be required to meet such minimum standards, and buildings newly constructed or converted for such purposes shall meet such minimum standards. The standards set forth herein are intended to be minimum only and shall not be construed otherwise, nor shall they apply wherever a greater standard is required by any other ordinance or law. (Code 1968, §307.1)

SECTION 125 - RESTRICTION ON CONVEYANCE OF PROPERTY; EXCEPTION.

It shall be a violation of this article for any person to sell, transfer, or otherwise dispose of any property against which an order has been issued by the building authority under the provisions of this article unless he or she shall first furnish to the grantee a true copy of any such order and shall at the same time notify the building authority in writing of the intent to so transfer either by delivering the notice to the building authority and receiving a receipt therefor or by registered mail, return receipt requested, giving the name and address of the person to whom the transfer is proposed. In the event of a violation of this section, such person shall be subject to a penalty as provided in section 1-15, in addition to any penalty which may be imposed for failure to comply with any order of the building authority. (Code 1968, §307.19)

SECTION 126 - RESPONSIBILITY HEREUNDER MAY NOT BE TRANSFERRED.

No contract or agreement between owner and/or operator and occupant relating to compliance with the terms of this article shall be effective in relieving any person of responsibility for compliance with the provisions of this article as set forth herein. (Code 1968 §307.20)

SECTION 130 - VIOLATIONS

Any person violating any of the provisions of this article or failing or neglecting or refusing to obey any order or notice of the building authority issued hereunder shall be subject to a penalty as provided in section 1-15. (Code 1968, §307.24; Ord. No. 133-75, 2-19-75) (a fine of not less than \$50.00 nor more than \$1,000.00 and each day's violation shall be considered to be a separate offense.)

RE: 235 BRACKETT ST. 55-B-41 NDP - OWNER: Anthony Russo & James Flanagan Jts.

AS THE NEW OWNER of the above, we must inform you that SECTION 125 - RESTRICTION ON CONVEY OF PROPERTY, does apply to this property as the Inspection Services Division has an open file in this case.

If you have any question regarding this matter, please call the Inspection Services Division, City Hall, 775-5451, Ext. 311 or 319.

New Owners letter & NOHC
Mr Anthony Russo & James Flanagan
P.O. Box 593
Portland, ME

VOID new NOHC
sent 11-8-87

Date November 17, 1982

Wagon JTS
ll ll

NDP

our request for addition-
office of Housing

decision noted below.

Expiration extended to December 18, 1982 in order to
complete the work in progress to correct the remaining 6 Housing
Code violations as listed on attached Notice of Housing
Conditions.

Notice modified as follows:

Please notify this office if all violations are corrected before the above
mentioned dates, so that a "Certificate of Compliance" may be issued.

Very truly yours,

Joseph E. Gray, Jr.
Director of Planning and Urban
Development

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

In Attendance:

Mr. Morang
Merlin Leary

Encl.
jmr

Alex Tomko Mgr

ADMINISTRATIVE DECISION

883-6405

VOID new NOHC sent 11-1-82

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

Date November 17, 1982

Mr. Frank Morang
235 Brackett Street
Portland, Maine--04101

Anthony Russo & James Flanagan JTS
P.O. Box 593 45 North St
Portland, Me

Re: Premises located at 235 Brackett St. 55-B-41 NDP

Dear Mr. Morang:

You are hereby notified that a reinspection and your request for addition-
time on October 15, 1982, regarding our "Notice of Housing
Conditions"
at the above referred premises resulted in the decision noted below.

Expiration time extended to December 18, 1982 in order to
complete the work in progress to correct the remaining 6 Housing
Code violations as listed on attached Notice of Housing
Conditions.

Notice modified as follows:

Please notify this office if all violations are corrected before the above
mentioned dates, so that a "Certificate of Compliance" may be issued.

Very truly yours,

Joseph E. Gray, Jr.
Director of Planning and Urban
Development

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

In Attendance:

Mr. Morang
Merlin Leary

Encl.
jmr

HOUSING INSPECTION REPORT

OWNER: Mr. Frank Morang

CODE ENFORCEMENT OFFICER - Merlin Leary (5)

235 Brackett Street, Portland, Maine 55-B-41 NDP NOHC - 3-19-82
Administrative Decision dated November 17, 1982 continued:

ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL CODE" - MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED.

- * 1. FRONT & RIGHT MIDDLE EXTERIOR - roof - missing shingles.
- * 2. LEFT REAR PORCH -- stairs - missing hand rail.
- 4. LEFT REAR & RIGHT MIDDLE EXTERIOR - roof - broken and rotted moulding.

FIRST FLOOR - APARTMENT #3
* 8. KITCHEN - ceiling - missing ventilation.

SECOND FLOOR - APARTMENT #5
* 9. BATHROOM - missing flush toilet, lavatory & bathtub or shower.

SECOND FLOOR - APARTMENT #7
* 11. BATHROOM - missing flush toilet, lavatory and bathtub or shower.

*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.

SEC. (S)

3-a / 108-1

3-d / 108-4

3-a / 108-1

7 / 114-1

6-d / 111-2

6-d / 111-2

1:30
57 Exchange St

CITY OF PORTLAND, MAINE
DEPARTMENT OF URBAN DEVELOPMENT
HOUSING INSPECTIONS DIVISION

NOTICE OF HEARING

DATE: July 20, 1982

Mr. Frank Morang
235 Brackett Street
Portland, Maine 04101

Re: Premises located at 235 Brackett St. 55-B-41 NDP

Dear Mr. Morang:

Because of your failure to comply with previous NOTICES, you are hereby invited to appear in Room 315, City Hall, 389 Congress Street, Portland, Maine at 9:00 a.m. on August 4, 1982, to show cause why legal action should not be taken against you for violations of the Municipal Codes relating to housing conditions at the above referred premises, as described more fully in the attached copy of the original NOTICE received by you on or about _____.

FAILURE TO APPEAR MAY RESULT IN PROSECUTION

Please notify this office at once if you have corrected all violations before the above noted hearing/date. Telephone 775-5451 Extension 311 - 318.

Joseph E. Gray, Jr., Director of
Planning and Urban Development

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

Requested by Mark Leary
Code Enforcement Officer Leary (5)

Enclosure

Jmr Owner came into office and discussed violations
see sub on apt for 15 Aug

HOUSING INSPECTION REPORT

OWNER: Mr. Frank Morong (CODE ENFORCEMENT OFFICER) - Leary (5)

235 Brackett St., Portland, Me. 55-B-41 NCP-NJP Notice of Housing Conditions
 DATED March 19, 1982 EXPIRES: June 19, 1982

ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL CODES - MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED.

	SEC.(S)
* 1. FRONT & RIGHT MIDDLE EXTERIOR - roof - missing shingles.	3-a
* 2. LEFT REAR - PORCH - stairs - missing hand rail.	3-d
3. FRONT HALL door - missing latch assembly.	3-c
4. LEFT REAR & RIGHT MIDDLE EXTERIOR - roof - broken and rotted moulding.	3-a
* 5. CELLAR - missing fire door with self closure.	9-c
* 6. CELLAR - furnace - missing combustion ventilation.	9-c
<u>BASEMENT - APARTMENT #4</u>	
* 7. BATHROOM - ceiling - missing ventilation.	7
<u>FIRST FLOOR - APARTMENT #3</u>	
* 8. KITCHEN - ceiling - missing ventilation.	7
<u>SECOND FLOOR - APARTMENT #5</u>	
* 9. BATHROOM - missing flush toilet, lavatory & bathtub or shower.	6-d
<u>SECOND FLOOR - APARTMENT #6</u>	
* 10. BATHROOM - missing ventilation.	7
<u>SECOND FLOOR - APARTMENT #7</u>	
* 11. BATHROOM - missing flush toilet, lavatory and bathtub or shower.	6-d
<u>THIRD FLOOR RIGHT REAR</u>	
* 12. BATHROOM - ceiling - missing ventilation.	7

*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.

~~At the time of the survey, we were unable to gain access to the Third Floor Right Front Apartment. We suggest that if there are any conditions which need correcting in these apartments that you make the repairs while doing the work on the rest of the structure.~~

NOTICE OF HOUSING CONDITIONS

772-24FC

CITY OF PORTLAND, MAINE

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

Mr. Frank Morong
235 Brackett Street
Portland, Maine 04101

DU 10

Ch. 55 Blk. B Lot 41
Location: 235 Brackett St.

Project: NCP-NDP
Issued: March 19, 1982
Expires: June 19, 1982

Dear Mr. Morong:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 235 Brackett St., Portland, Me. by Code Enforcement Officer Merlin Leary. Violations of Chapter 307 of the Municipal Codes (Minimum Standards for Housing) 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 June 19, 1982. 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 Code Standards.

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

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 of
Planning & Urban Development

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

Merlin Leary
Code Enforcement Officer - Leary (5)

Attachments:

jur

HOUSING INSPECTION REPORT

OWNER: Mr. Frank Morong

CODE ENFORCEMENT OFFICER - Leary (5)

235 Brackett St., Portland, Me. 55-B-41 NCP-NDP Notice of Housing Conditions

DATED: March 19, 1982 EXPIRES: June 19, 1982

ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL CODES - MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED.

* 1. FRONT & RIGHT MIDDLE EXTERIOR - roof - missing shingles.	SEC. (9)
* 2. LEFT REAR - PORCH - stairs - missing hand rail.	3-a
3. FRONT HALL - door - missing latch assembly.	3-d
4. LEFT REAR & RIGHT MIDDLE EXTERIOR - roof - broken and rotted moulding.	3-c
* 5. CELLAR - missing fire door with self-closure.	3-a
* 6. CELLAR - furnace - missing combustion ventilation.	9-c
<u>BASEMENT - APARTMENT #4</u>	
7. BATHROOM - ceiling - missing ventilation.	7
<u>FIRST FLOOR - APARTMENT #3</u>	
* 8. KITCHEN - ceiling - missing ventilation.	7
<u>SECOND FLOOR - APARTMENT #5</u>	
* 9. BATHROOM - missing flush toilet, lavatory & bathtub or shower.	6-d
<u>SECOND FLOOR - APARTMENT #6</u>	
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<u>THIRD FLOOR RIGHT REAR</u>	
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At the time of the survey, we were unable to gain access to the Third Floor Right Front Apartment. We suggest that if there are any conditions which need correcting in these apartments that you make the repairs while doing the work on the rest of the structure.

REINSPECTION RECOMMENDATIONS

LOCATION 235 Brackoff St
 PROJECT NDP
 OWNER Frank Morang

INSPECTOR Leary

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
3-19-87	6-19-87				

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

DATE	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE"	"POSTING RELEASE"
	SATISFACTORY Rehabilitation in Progress	
8-19-87 (M)	Time Extended To: <u>September 20, 1987</u>	
10-15-87 (M)	Time Extended To: <u>November 15, 1987</u>	
9-19-87 (M)	Time Extended To: <u>October 20</u>	
7-15-82 (M)	UNSATISFACTORY Progress Send "HEARING NOTICE"	"FINAL NOTICE"
	NOTICE TO VACATE POST Entire _____ POST Dwelling Units _____	
	UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken _____	

7-15-87 INSPECTOR'S REMARKS: Unable to contact Mr Morang. Send
a hearing notice.
 8-19-87 Met Mr Morang at property. He will have furnace
done by within two weeks.
 10-15-87 Met Mr Morang at property what in progress.
6 violations remain.
 9-19-87 Outstanding in progress.
 11-8-83 11 violation recommendations. Property has
changed hands.

INSTRUCTIONS TO INSPECTOR:

ADMINISTRATIVE DECISION

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

Date November 17, 1982

Mr. Frank Morang
235 Brackett Street
Portland, Maine 04101

Re: Premises located at 235 Brackett St. 55-B-41 NDP

Dear Mr. Morang:

You are hereby notified that a reinspection and your request for additional time on October 15, 1982, regarding our "Notice of Housing Conditions" at the above referred premises resulted in the decision noted below.

Expiration time extended to December 18, 1982 in order to complete the work in progress to correct the remaining 6 Housing Code violations as listed on attached Notice of Housing Conditions.

Notice modified as follows:

Please notify this office if all violations are corrected before the above mentioned dates, so that a "Certificate of Compliance" may be issued.

Very truly yours,

Joseph E. Gray, Jr.
Director of Planning and Urban
Development

By Lyle D. Myles
Lyle D. Myles
Inspection Services Division

In Attendance:

Mr. Morang
Merlin Leary

Encl.
jmr

HOUSING INSPECTION REPORT

OWNER: Mr. Frank Morang

CODE ENFORCEMENT OFFICER - Merlin Leary (5)

235 Brackett Street, Portland, Maine 55-B-41 NDP NOHC - 3-19-82
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P31 0925655

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL
(See Reverse)

SENT TO		Mr. Frank Morang	
STREET AND NO		235 Brackett St.	
PO STATE AND ZIP CODE		Portland, Me. 04101	
POSTAGE		\$	
CONSULT POSTMASTER FOR FEES	CERTIFIED FEE	\$	
	SPECIAL DELIVERY	\$	
	RESTRICTED DELIVERY	\$	
	OPTIONAL SERVICES	\$	
	RETURN RECEIPT SERVICE	\$	
SHOW TO WHOM AND DATE DELIVERED			
SHOW TO WHOM DATE AND ADDRESS OF DELIVERY			
SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY			
SHOW TO WHOM DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY			
TOTAL POSTAGE AND FEES		\$	
POSTMARK OR DATE			

Re: 235 Brackett St. - Leary (5)

PS Form 3800, Apr. 1976

PS Form 3811, Jan. 1978

SENDER: Complete items 1, 2, and 3.
Add your address in the "RETURN TO" space on reverse.

1. The following service is requested (check one.)
- Show to whom and date delivered.....
 - Show to whom, date and address of delivery.....
 - RESTRICTED DELIVERY
Show to whom and date delivered.....
 - RESTRICTED DELIVERY.
Show to whom, date, and address of delivery. \$.....

(CONSULT POSTMASTER FOR FEES)

2. ARTICLE ADDRESSED TO:

Mr. Frank Morang
235 Brackett Street
Portland, Maine 04101

3. ARTICLE DESCRIPTION: REGISTERED NO. CERTIFIED NO. INSURED NO.

0925655

(Always obtain signature of addressee or agent)

I have received the article described above.
SIGNATURE Addressee Authorized agent

Frank Morang

4. DATE OF DELIVERY:

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE:



CLERK'S INITIALS

Re: 235 Brackett St. - Leary (5)

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

CITY OF PORTLAND, MAINE
DEPARTMENT OF URBAN DEVELOPMENT
HOUSING INSPECTIONS DIVISION

NOTICE OF HEARING

DATE: July 20, 1982

Mr. Frank Morang
235 Brackett Street
Portland, Maine 04101

Re: Premises located at 235 Brackett St. 55-B-41 NDP

Dear Mr. Morang:

Because of your failure to comply with previous NOTICES, you are hereby invited to appear in Room 315, City Hall, 389 Congress Street, Portland, Maine at 9:00 a.m. on August 4, 1982, to show cause why legal action should not be taken against you for violations of the Municipal Codes relating to housing conditions at the above referred premises, as described more fully in the attached copy of the original NOTICE received by you on or about _____.

FAILURE TO APPEAR MAY RESULT IN PROSECUTION

Please notify this office at once if you have corrected all violations before the above noted hearing date. Telephone 775-5451 Extension 311 - 318.

Joseph E. Gray, Jr., Director of
Planning and Urban Development

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

Requested by Merlin Leary
Code Enforcement Officer Leary (5)

Enclosure

Jm.r

Hearing held 8-4
TX

HOUSING INSPECTION REPORT

OWNER: Mr. Frank Morong

CODE ENFORCEMENT OFFICER - Leary (5)

235 Brackett St., Portland, Me. 1 MCP-NDP Notice of Housing Conditions
DATED: March 19, 1982 EXPIRES ne 19, 1982

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At the time of the survey
Apartment. We suggest
apartments that you m

access to the Third Floor Right Front
tions which need correcting in these
the work on the rest of the structure.

C O C ✓

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

^{MORONG}
Mr. Frank Morong
235 Brackett Street
Portland, Maine 04101

DU 10

Ch. 55 Blk. B Lot 41
Location: 235 Brackett St.

Project: NCP-NDP
Issued: March 19, 1982
Expires: June 19, 1982

Dear Mr. Morong:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 235 Brackett St., Portland, Me. by Code Enforcement Officer

Merlin Leary. Violations of Chapter 307 of the Municipal Codes (Minimum Standards for Housing) 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 June 19, 1982. 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 Code Standards.

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

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

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

By Lyle D. Noyes/Bun
Lyle D. Noyes,
Inspection Services Division

Merlin Leary
Code Enforcement Officer - Leary (5)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Mr. Frank Morong CODE ENFORCEMENT ICER - Leary (5)
235 Brackett St., Portland, Me. 55-B-41 NCP-NDP Notice of Housing Conditions
DATED: March 19, 1982 EXPIRES: June 19, 1982

ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL CODES - MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED.

	<u>SEC.(S)</u>
* 1. FRONT & RIGHT MIDDLE EXTERIOR - roof - missing shingles.	3-a
* 2. LEFT REAR - PORCH - stairs - missing hand rail.	3-d
3. FRONT HALL - door - missing latch assembly.	3-c
4. LEFT REAR & RIGHT MIDDLE EXTERIOR - roof - broken and rotted moulding.	3-a
* 5. CELLAR - missing fire door with self-closure.	9-c
* 6. CELLAR - furnace - missing combustion ventilation.	9-c
<u>BASEMENT - APARTMENT #4</u>	7
* 7. BATHROOM - ceiling - missing ventilation.	
<u>FIRST FLOOR - APARTMENT #3</u>	7
* 8. KITCHEN - ceiling - missing ventilation.	
<u>SECOND FLOOR - APARTMENT #5</u>	6-d
* 9. BATHROOM - missing flush toilet, lavatory & bathtub or shower.	
<u>SECOND FLOOR - APARTMENT #6</u>	7
*10. BATHROOM - missing ventilation.	
<u>SECOND FLOOR - APARTMENT #7</u>	6-d
*11. BATHROOM - missing flush toilet, lavatory and bathtub or shower.	
<u>THIRD FLOOR RIGHT REAR</u>	7
*12. BATHROOM - ceiling - missing ventilation.	

*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.

At the time of the survey, we were unable to gain access to the Third Floor Right Front Apartment. We suggest that if there are any conditions which need correcting in these apartments that you make the repairs while doing the work on the rest of the structure.

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CITY OF PORTLAND, MAINE

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Inspections Services Division
Tel. 775-5451 - Ext. 311 - 318 - 319

Mr. Frank Morong
235 Brackett Street
Portland, Maine 04101

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

By _____
Lyle D. Noyes,
Inspection Services Division

Code Enforcement Officer - Leary (5)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Mr. Frank Morong CODE ENFORCEMENT OFFICER - Leary (5)

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<u>BASEMENT - APARTMENT #4</u>	
7. BATHROOM - ceiling - missing ventilation.	7
<u>FIRST FLOOR - APARTMENT #3</u>	
* 8. KITCHEN - ceiling - missing ventilation.	7
<u>SECOND FLOOR - APARTMENT #5</u>	
* 9. BATHROOM - missing flush toilet, lavatory & bathtub or shower.	6-d
<u>SECOND FLOOR - APARTMENT #6</u>	
*10. BATHROOM - missing ventilation.	7
<u>SECOND FLOOR - APARTMENT #7</u>	
*11. BATHROOM - missing flush toilet, lavatory and bathtub or shower.	6-d
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At the time of the survey, we were unable to gain access to the Third Floor Right Front Apartment. We suggest that if there are any conditions which need correcting in these apartments that you make the repairs while doing the work on the rest of the structure.

City of Portland

Health Department
DWELLING UNIT SCHEDULE

Housing Inspection Division

INSP DATE

2/23/22

OK 1st Inspection

INSP

FORM NO.

FLR.# LOCATION RMG.TP. #RMS. #PEO. #ALL'D SLRRM.

1 # DU 2 2 3 1

TENANTS NAME

Child Un.10 Child 1-6 + Lead Survey - Results Rent Rent Code Furn Hot Water Dual Egrs. Ck'ng. Heat Lav. Bath Flush

YES YES LG 1' OFF PL PB PL

KITCHEN
(X) Plaster - L, C, M, - Ceiling/Walls 3(b)
(X) Windows - loose, broken glass, glaze 3(c)
(X) Sash/Frames - broken, missing, worn 3(c)
(X) Floor - loose, worn, dam., buckled 3(b)
(X) Doors - Knob/lk - missing - Panels/Frames dam. 3(b)
(X) Counter/Stor. Space Yes No (X)
(X) Sink - chipped, cracked, leaks 6(d)
(X) Range - improper stack, flue, vent 3(e)
(X) Refrigerator Space Yes No
(X) Plumbing (a) 6(a) Water Supply Hot L Cold 6(c)
(X) Electrical (a)
(X) Sanitation (a)

LIVING ROOM
(X) Plaster - L, C, M, - Ceiling/Walls 3(b)
(X) Windows - loose, broken, glaze 3(c)
(X) Sash/Frames - broken, missing, worn 3(c)
(X) Floor - loose, worn, damaged 3(b)
(X) Door - knob/lk - missing - Panels/Frames d.m. 3(b)
(X) Electrical (c)
(X) Sanitation (c)

Bedrooms and/or other rooms
() Plaster - L, C, M - Ceiling/Walls 3(b)
() Windows - Loose, broken, glaze 3(c)
() Sash/Frames - broken, missing, worn 3(c)
() Floors - loose, worn, damaged 3(b)
() Door - knobs/lk - missing - Panels/Frames dam. 3(b)
() Electrical (e)
() Sanitation (e)
() Clothes Closet Yes No
Sanitation - Vermin O R

Plumbing Electrical

REMARKS:

City of Portland

Health Department
DWELLING UNIT SCHEDULE

Housing Inspection Division

INSP DATE

4 23 18 72

OK 1st Inspection

INSP

FORM NO.

1 2

TENANTS NAME DEBORAH FOX FLR.# 1 LOCATION #2 DU 1 #RMS. 1 #PEO. 1 #ALL'D 2 SLPRM. 1

Child Un.10 Child 1-6 + Lead Survey Results Rent Rent Code Furn Hot Water Dual Egrs. Ck'ng. Heat Lav. Bath Flush

KITCHEN: Plaster - L, C, M, - Ceiling/Walls 3(b); Windows - loose, broken glass, glaze 3(c); Sash/Frames - broken, missing, worn 3(c); Floor - loose, worn, dam., buckled 3(b); Doors - Knob/lk - missing - Panels/Frames dam. 3(b); Counter/Stor. Space Yes No 6(d); Sink - chipped, cracked, leaks 3(e); Range - improper stack, flue, vent - 6(c); Refrigerator Space Yes No 6(c); Plumbing (a) 6(a) Water Supply Hot Cold 6(c); Electrical (a); Sanitation (a)

LIVING ROOM: Plaster - L, C, M, - Ceiling/Walls 3(b); Windows - loose, broken, glaze 3(c); Sash/Frames - broken, missing, worn 3(c); Floor - loose, worn, damaged 3(b); Door - knob/lk - missing - Panels/Frames dam. 3(b); Electrical (c); Sanitation (c)

Bedrooms and/or other rooms: Plaster - L, C, M - Ceiling/Walls 3(b); Windows - Loose, broken, glaze 3(c); Sash/Frames - broken, missing, worn 3(c); Floors - loose, worn, damaged 3(b); Door - knobs/lk - missing - Panels/Frames dam. 3(b); Electrical (e); Sanitation (e); Clothes Closet Yes No

Plumbing Electrical Sanitation - Vermin O R

REMARKS:

City of Portland

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

2 23 87

2) INSP.

3) FORM NO.

4) TENANT'S NAME

JOHN PATCH

5) Flr. # 6) Location 7) Rmg. Tp. 8) #Rms. 9) #Peo. 10) #All'd 11) Slp. Rms.

12) Child Under 10 13) Child 1-6 14) 15) Rent 16) Rent Code 17) Furn. 18) Heat 19) Hot Water 20) Dual Egress 21) Ck'ng 22) Lav. 23) Bath 24) Flush

Viol. No. Remedy Cond. Violation Location Room Type Area Type Resp. Party Code Sect. Violated Rem. - Date

*9 MI Flush toilet, lavatory & bath tub or shower

2 6D

City of Portland

Health Department
DWELLING UNIT SCHEDULE

Housing Inspection Division

INSP DATE

2/23/12

OK 1ST Inspection

INSP

FORM NO.

FLR.# LOCATION RMG.TP. #RMS. #PEO. #ALL'D SLPRM.

2 #9 DU 1 1 2 1

TENANTS NAME
ALAN MC DERMOTT

Child Un.10 Child i-6 + Lead Survey - Results Rent Rent Code Furn Hot Water Dual Egrs. Ck'ng. Heat Lav. Bath Flush

KITCHEN
Plaster - L, C, M, - Ceiling/Walls 3(b)
Windows - loose, broken glass, glaze 3(c)
Sash/Frames - broken, missing, worn 3(b)
Floor - loose, worn, dam., buckled 3(b)
Doors - Knob/lk - missing - Panels/Frames dam. 3(b)
Counter/Stor. Space Yes No 6(d)
Sink - chipped, cracked, leaks 3(e)
Range - improper stack, flue, vent -
Refrigerator Space Yes No 6(c)
Plumbing (a) 6(a) Water Supply Hot Cold
Electrical (a)
Sanitation (a)

LIVING ROOM
Plaster - L, C, M, - Ceiling/Walls 3(b)
Windows - loose, broken, glaze 3(c)
Sash/Frames - broken, missing, worn 3(c)
Floor - loose, worn, damaged 3(b)
Doors - Knobs/lk - missing, Panels/Frames dam. 3(b)
Electrical (d)
Sanitation (d)

Bedrooms and/or other rooms
Plaster - L, C, M - Ceiling/Walls 3(b)
Windows - Loose, broken, glaze 3(c)
Sash/Frames - broken, missing, worn 3(c)
Floors - loose, worn, damaged 3(b)
Door - knobs/lk - missing - Panels/Frames dam. 3(b)
Electrical (e)
Sanitation (e)
Clothes Closet Yes No
Sanitation - Vermin O R

Plumbing Electrical

REMARKS:

City of Portland

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

2) INSP.

3) FORM NO.

4) TENANT'S NAME

5) Flr.#

6) Location

7) Rmg. Tp.

8) #Rms.

9) #Peo.

10) #All'd

11) Slp. Rms.

1 Not Available

3 RIF

12) Child Under 10

13) Child 1-6

14)

15) Rent

16) Rent Code

17) Furn.

18) Heat

19) Hot Water

20) Dual Egress

21) Ck'ng

22) Lav.

23) Bath

24) Flush

Viol. No.

Remedy

Cond.

Violation

Location

Room Type

Area Type

Resp. Party

Code Sect. Violated

Violation Rem. - Date



CITY OF PORTLAND

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

April 1, 1981

Mr. Frank C. Morang
Dutton Hill Road
Gray, Maine 04039

Re: 235 Brackett Street 55-C-14 WE
Second Floor Right Rear Apartment

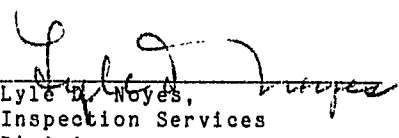
Dear Mr. Morang:

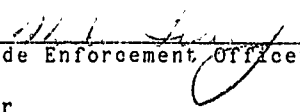
This is to inform you, as owner or agent of the property located at 235 Brackett St., Portland, Maine, that we have released the second floor right rear apartment from posting.

Therefore, you may rent the apartment to others or occupy it yourself.

If any additional information is desired, visit or call this office.

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

By 
Lyle A. Noyes,
Inspection Services
Division


Code Enforcement Officer - Leary (5)

jmr