

**City of Portland, Maine – Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 464 Cumberland Avenue		Owner: Timothy J. Douglas Erlich		Phone: 780-8146		Permit No: <b>990898</b>	
Owner Address: #82		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: n/a		Address:		Phone:		Permit Issued: <b>PERMIT ISSUED</b> <b>AUG 20 1999</b> <b>CITY OF PORTLAND</b>	
Past Use: Single Family		Proposed Use: same		COST OF WORK: \$ 350.00		PERMIT FEE: \$ 30.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R3 Type: 5B B00096 Signature: [Signature]	
Proposed Project Description: Replace rotted porch boards & steps				Signature:		Signature: [Signature]	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zone: CBL: 046-A-003	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: Kathy		Date Applied For: 8/12/99		Signature:		Date:	

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Please call Timothy or Rebecca when ready 780-8146

**PERMIT ISSUED WITH REQUIREMENTS**

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

24

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS: \_\_\_\_\_ DATE: 8/12/99 PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

**Zoning Appeal**

Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

**Historic Preservation**

Not in District or Landmark  
 Does Not Require Review  
 Requires Review

Action:

Approved  
 Approved with Conditions  
 Denied

Date: 8/12/99

CEO DISTRICT 2

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED**

**Building or Use Permit Pre-Application  
Additions/Alterations/Accessory Structures  
To Detached Single Family Dwelling**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

**NOTE\*\*If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.**

Location/Address of Construction: <u>464 CUMBERLAND AVE</u>			
Tax Assessor's Chart, Block & Lot Number Chart# <u>046</u> Block# <u>A</u> Lot# <u>003</u>		Owner: <del>XXXX</del> <u>TIMOTHY N. &amp; REBECCA ERMLICH</u>	Telephone#: <del>XXXX</del> <u>207-780-8146</u>
Owner's Address: <u>464 CUMBERLAND AVE., PORTLAND</u>		Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$ 350-</u> Fee <u>\$ 30-</u>
Proposed Project Description:(Please be as specific as possible) <u>REPLACE ROTTED PORCH BOARDS, STEPS CLAPBOARDS &amp; WINDOW SILLS</u>			
Contractor's Name, Address & Telephone			Rec'd By: <u>(K)</u>

S/P

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

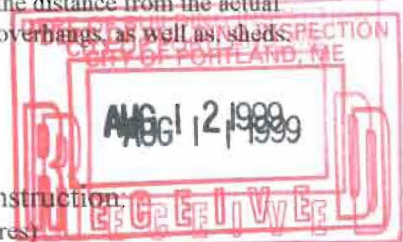


You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement ✓
- 2) A Copy of your Construction Contract, if available ✓
- 3) A Plot Plan (Sample Attached) ✓

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as sheds.
- pools, garages and any other accessory structures.
- Scale and required zoning district setbacks



**4) Building Plans (Sample Attached) ✓**

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

**Certification**

I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <u>Timothy N. Ermlich</u>	Date: <u>7/21/99</u>
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Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.



## WARRANTY DEED

I, **Harvey P. Wasserman** of 521 Brighton Ave., Portland, Maine 04103, for consideration paid, grant to

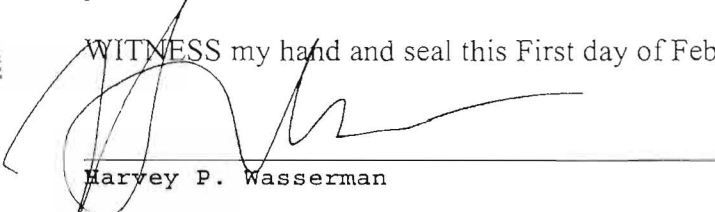
**Timothy N. Ermlich and Rebecca H. Ermlich**

of 464 Cumberland Avenue, Portland, ME 04101 as joint tenants and not as tenants in common, their heirs and assigns forever, with WARRANTY COVENANTS, the following described land in Portland, County of Cumberland, and State of Maine:

See Exhibit A attached hereto and made a part hereof

Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.

WITNESS my hand and seal this First day of February, 1999.

  
\_\_\_\_\_  
Harvey P. Wasserman

State of Maine,  
County of Cumberland,

Personally appeared before me Harvey P. Wasserman and acknowledged the foregoing instrument to be his free act and deed.

  
\_\_\_\_\_  
James A. Hopkinson, Attorney at Law

98-2667

Warranty Deed  
EXHIBIT A

PROPERTY AT: 464 Cumberland Ave., Portland, ME 04101

Harvey P. Wasserman  
to  
Timothy N. Ermlich and Rebecca H. Ermlich

A certain lot or parcel of land, with the buildings thereon, situated on the southerly side of Cumberland Avenue in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on said southerly side of Cumberland Avenue one hundred one and seven tenths (101.7) feet easterly from the intersection of the easterly side of State Street with said Cumberland Avenue; thence westerly by Cumberland Avenue twenty-six (26) feet to a point opposite the center of a brick partition wall dividing the house on the lot hereby conveyed from the house on the lot adjoining on the West; thence southerly to and through the center of said partition wall about ninety and ninety-three hundredths (90.93) feet; thence easterly on a line at right angles with State Street twenty-five and eight tenths (25.89) feet; thence northerly eighty-eight and forty-three hundredths (88.43) feet to Cumberland Avenue and the point of beginning.

Reference is hereby made to warranty deed from Richard W. Chamberlain and Katherine C. Muller to Harvey P. Wasserman, dated September 24, 1992 and recorded in the Cumberland County Registry of Deeds in Book 10299, Page 94.

RECEIVED  
RECORDED REGISTRY OF DEEDS

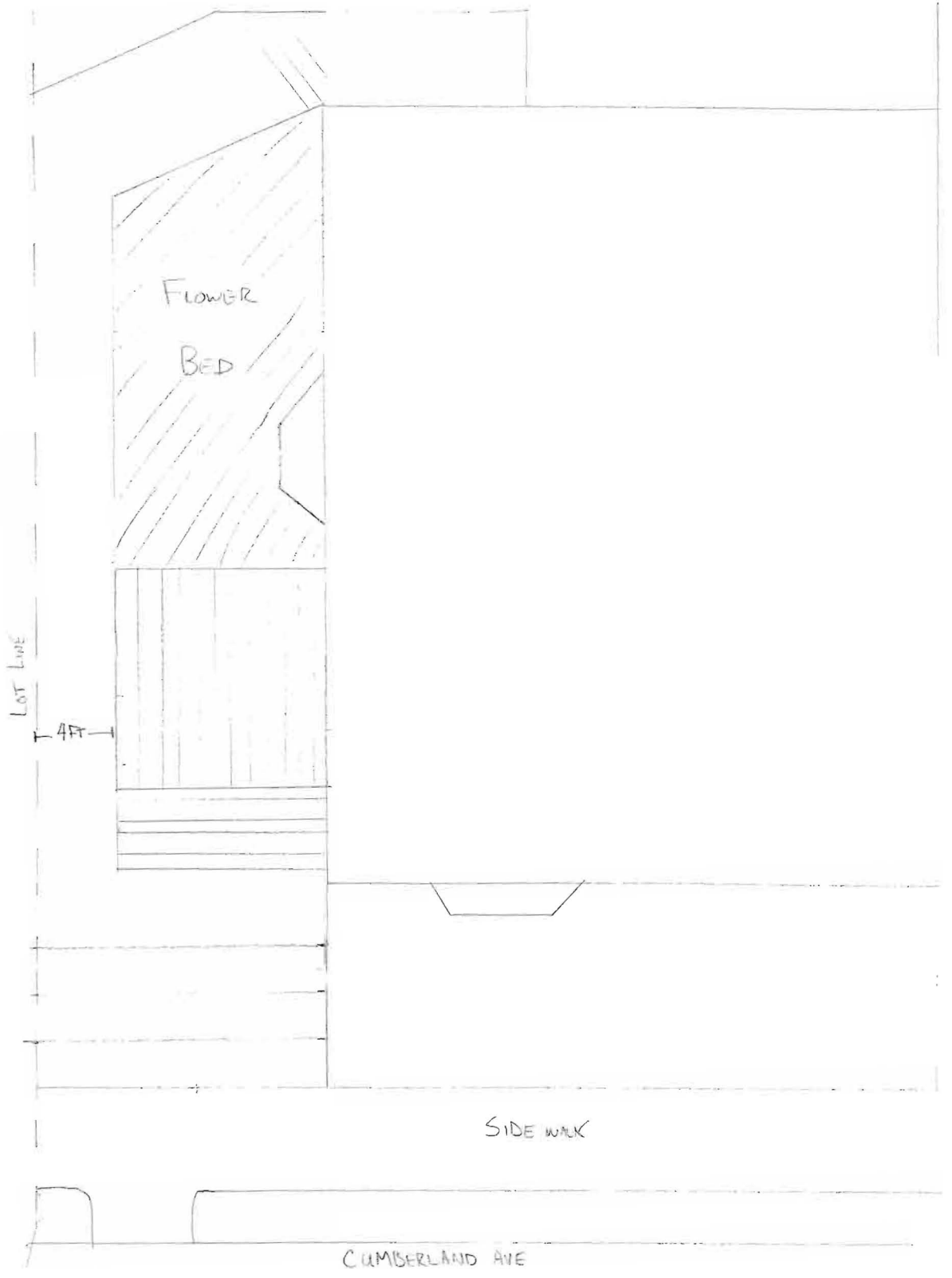
1999 FEB -2 PM 2: 15

CUMBERLAND COUNTY

*John B. O'Brien*



PLOT PLAN



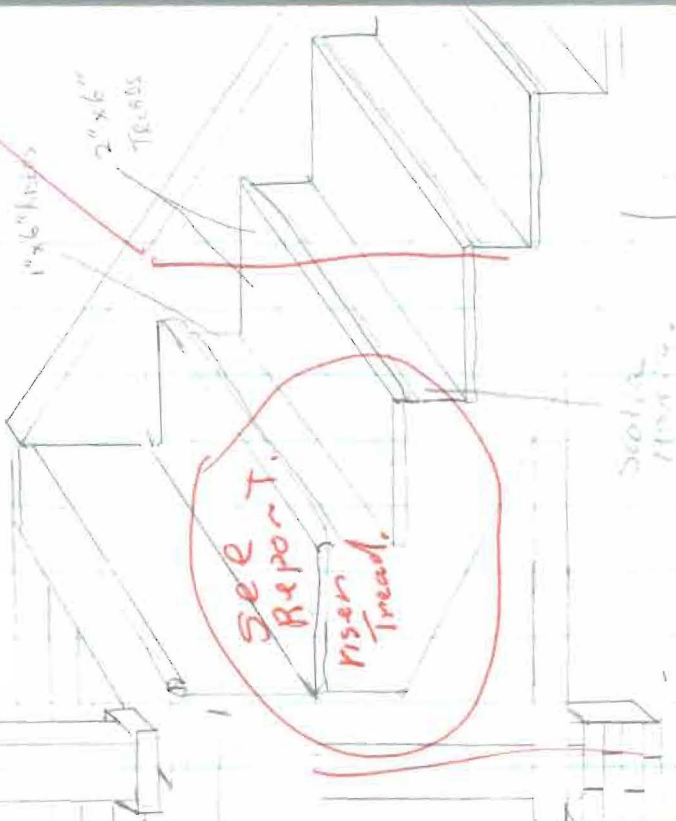
Guard



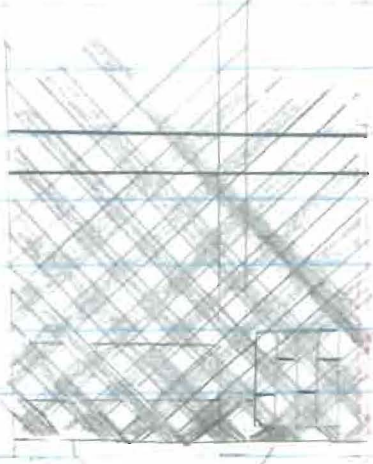
5/4" x 6" FLEANS

Handrail

Handrail



147"



LATTICE WORK

(PRESSURE TREATED  
SILVER, MIT  
AV. SLOAN)

4"

SEE  
REPORT.  
Riser  
Tread.

200 1/2  
100 1/2

200 1/2  
100 1/2  
CONC. SLOAN

August 11, 1999

Department of Planning and Urban Development  
Inspection Services, City of Portland  
Portland City Hall, 4<sup>th</sup> Floor  
389 Congress Street  
Portland, ME 04101

**Re: Application for Building Permit – Porch repair at 464 Cumberland Avenue**

Dear City Inspector,

Please accept the following letter as reasoning for and description of the repair of our front porch. We hope to complete the project by September 1, 1999.

**REASONS FOR WORK**

We have decided to repair our front porch for both safety and aesthetic purposes. The home inspection report completed before the purchase of our home recommends that, for safety, all rotted treads on the stairs and planks on the porch floor be replaced. Upon removing the rotted boards, it was clearly evident that all of the wood on the stairs and most of the porch floor was rotted and in need of immediate attention. The porch skirting is also rotted through and falling off. Although the skirting does not present a safety issue, its dilapidated condition significantly impacts the aesthetics of the porch. Framing of the porch, joists and posts are intact and do not require repair.

The date of construction of the stairs and the porch floor is unknown. While removing the stairs and floor boards, we did notice that they were secured with machine-made nails.

It is our intent to keep all decorative features of the porch and house intact and to retain its existing structural style and appearance. The work that we will do on the porch will be limited to the stairs, porch floor and skirting. We will model the repairs to our porch after the example from *Stylistic Features pp. 29 - 32*, provided to us by Deb Andrews of the Historic Preservation Committee.

**PROPOSAL FOR FRONT PORCH**

**1. STAIRS**

- We have removed the existing stairs, which are constructed of standard 5/4"x6" (treads) and 1"x6" (risers) wood planks.
- We will rebuild stairs in same fashion as old stairs using standard *\*\*pressure treated* wood planks. (see *\*\* below*)
- The wood planks that we will use do have rounded, or "bull-nosed" edges.
- Each tread will be constructed using two 2"x6" planks.
- Each riser will be constructed using one 1"x6" planks; each of the four stringers will be one pre-cut 2"x8" plank.
- The treads will over-hang the risers by approximately 1 ½".
- Standard Scotia moldings will be used to finish under the tread, at the top of the riser.



## 2. **PORCH FLOOR**

- We have removed all rotted floorboards on the porch, which are standard 5/4" x6" wood planks.
- The floorboards that butt up against the house, and the floorboards on the outside edge of the porch do not show any signs of rot damage and will remain in place.
- To maintain the uniformity of the floorboards and the dimensions of the porch, we will use standard 5/4" x6" pressure treated wood planks to rebuild the floor.

## 3. **SKIRTING**

- We have removed the skirting from the porch, which was constructed of 1"x2" straight posts that extended from the bottom of the porch to the ground.
- We will replace the skirting with heavy-duty privacy square lattice, as is found at Rufus Deering Lumber.
- As per the example on page 29 of *Stylistic Features*, the skirting will be framed within planks matching the width of the support columns.

## 4. **FUTURE WORK**

- This fall, the porch will be painted, along with the entire house, in a matching color scheme.
- Before painting, the rotting eaves beneath the mansard will be replaced in-kind.
- The brick foundation on the porch side of the house will also need to be re-pointed.

*\*\* Please Note: We asked the advice of the carpenters at Rufus Deering Lumber regarding the advantages of using Fir, as recommended by the Preservation Committee, or pressure-treated wood. We were told that both Fir and Pressure-treated wood will last about the same amount of time. The advantages of fir, are in the beauty and smoothness of its grain. Since we will be painting the entire porch, the beauty of the grain is not a factor. The disadvantages in addition to being more costly per foot, are that it is available in only 1x4 planks which will make it impossible to maintain uniformity with the remaining floorboards. With this advice, and using our best judgement, we have decided that the pressure treated wood is the best material for our project.*

## **ATTACHMENTS**

Recent photos of the existing stairs (photocopies)

House inspection report (see page 3)

Copy of Deed

Plot Plan

Sketch of work to be done on porch

Copy of receipt verifying payment of lien due to previous owner's sewer bill

We are investing considerable amounts of time, energy and money into our home. Our goal is to improve the structural integrity of the house and restore its beauty, so that it may be lived in and enjoyed for another 128 years. Thank you for your assistance in this process.

Sincerely,



Timothy and Rebecca Ermlich



# CITY OF PORTLAND, MAINE

FINANCE DEPARTMENT  
TREASURY AND COLLECTION DIVISION  
SEWER USER FUND

P.O. BOX 544, 1 CANAL PLAZA  
PORTLAND, MAINE 14112

PHONE  
874-8300

*Kasserman Harvey P*

YEAR 99A1

ACCOUNT NO. W09100

THANK YOU  
46-A-3  
1999 AUG 10 PM 3:30

CBL ACCOUNT .....

SEWER	376.98
INTEREST	9.43
COST	6.96
TOTAL	\$ 393.37

This bill becomes a receipt when perforated "PAID."  
KEEP YOUR RECEIPT. The payment of this bill does  
not prevent the collection of previous unpaid taxes.

STATE OF MAINE  
City of Portland

NOTICE OF LIEN – SEWER USER

30-A M.R.S.A § 3406  
38 M.R.S.A. § 1208

**TO:** WASSERMAN HARVEY P  
12 NEWELL ST  
GORHAM ME 04038

I, Duane G. Kline, Director of Finance of the City of Portland in the County of Cumberland, hereby notify you that a sewer user assessment of \$ 376.98 has been assessed to you for real estate located in said City and described as follows:

46-A-3  
CUMBERLAND AVE 466  
CALLED 464

said tax maps on file in the office of the Tax Assessor of the City of Portland; that a lien is claimed on said real estate to secure payment of said assessment; that said assessment was committed to me for collection on April 23, 1999; and that payment of said sewer user assessment together with interest of \$ 9.43, which has been added to and becomes part of said assessment, making a total of \$ 386.41 demanded of you within thirty (30) days from the date of this notice, which is being sent to you today, this 23th day of July, 1999.

Costs:            Statutory Fee:  
  
                      Certified mail,  
                      return receipt  
                      requested fee: \$ 6.96  
  
Total due        : \$ 393.37



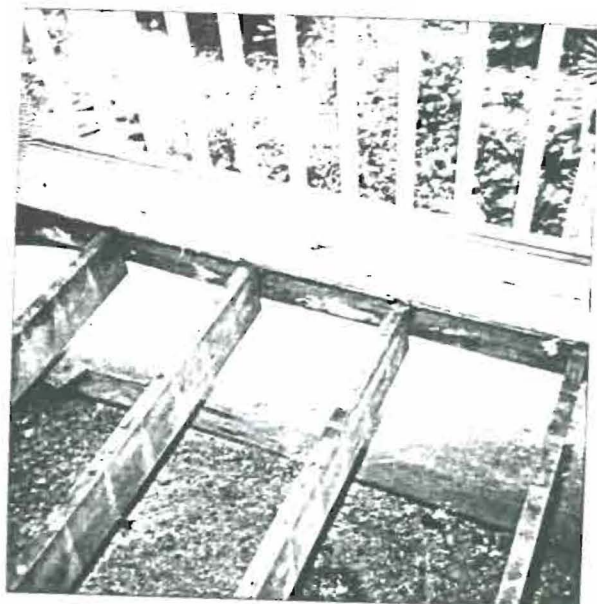
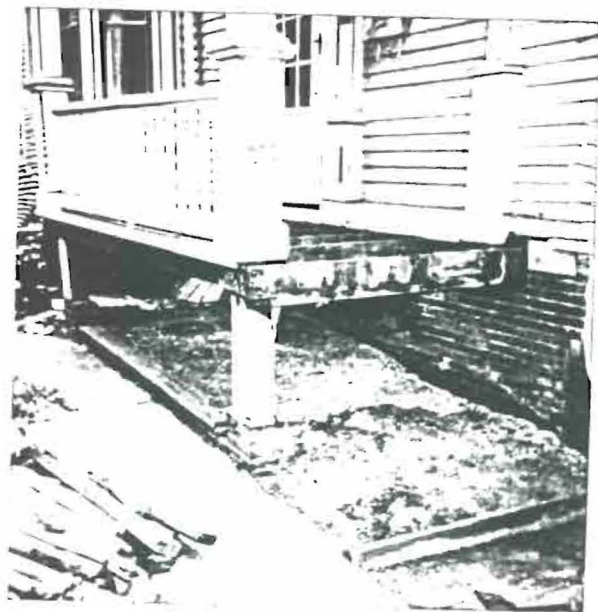
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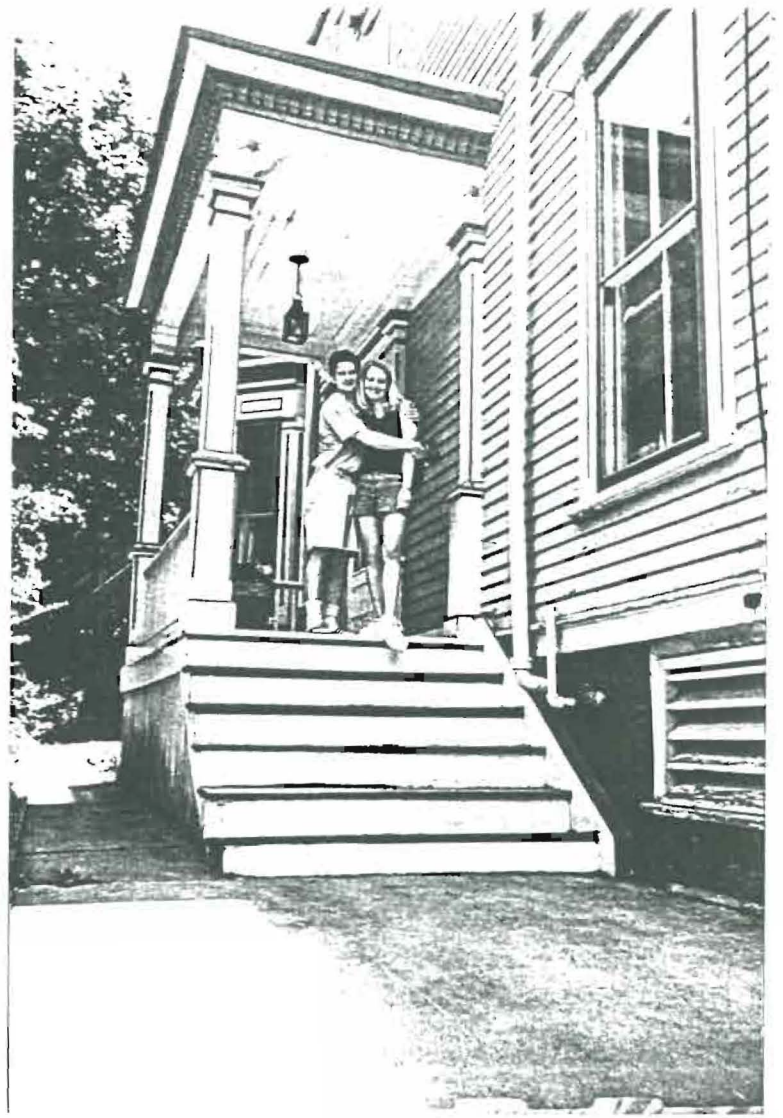
Director of Finance  
City of Portland, Maine

**Payment must be received in full by 12:00 noon, August 23, 1999 to avoid having a lien placed against your property. Payment must be by cash or certified check only.** If you cannot pay the assessment because of poverty or infirmity you may apply to the municipal officers for an abatement or to establish an installment payment plan.

**Account: W0910099A1**















**HOME**  
INSPECTIONS PLUS

295 Forest Avenue, Suite 400, Portland, ME 04101 • (207) 772-5554 / (800) 720-5554

December 2, 1998

Mr. and Mrs. Timothy N. Ermlich  
20 West Street #33  
Portland, ME 04102

**Re: 464 Cumberland Avenue, Portland, Maine**

Dear Mr. and Mrs. Ermlich:

On December 2, 1998, I inspected the above property. The inspection was performed in your presence; the owner and two real estate agents were also on the premises. The weather was fair.

This report is organized into numerous sections, each representing a different system or aspect of this home. For each section, the system is described and evaluated, and any observed deficiencies are reported. It is understood that, in addition to the contents of this report, information about some or all of these systems may have been orally transmitted by me at the time of the inspection.

This report highlights deficiencies that are considered significant enough to deserve attention within the next few years. Some deficiencies that relate to the structure, to the major systems of this home, or to safety, may require corrective action sooner. This report will provide guidance in assessing the seriousness of these significant deficiencies. Minor deficiencies, which often involve matters of cosmetics or personal preference, are beyond the scope of my inspection and, in general, are omitted.

My overall assessment of this property is based on a comparison with other buildings of similar age and type which I have inspected.

### OVERVIEW

This building is considered to be in average condition for its age and type. It was built using standard-quality construction methods and materials. With normal continuing maintenance, this building should serve you well for the duration of your ownership.



### DESCRIPTION

This home is a three story, single-family townhouse dwelling with wood clapboards on the exterior walls and an asphalt/fiberglass shingle and slate roof surfacing.

For purposes of this report, directions concerning this home (rear, left side, right side, etc.) are given with reference to a viewer standing on Cumberland Avenue and facing the building.

### STRUCTURE

This home is constructed of site-built wood framing, supported by a brick and stone perimeter foundation. The roof is pitched, mansard-style.

Where visible, the foundation, the columns, and the primary structural framing of this home are sound. No evidence of significant rot, insect damage or other structural deterioration was seen.

However, I recommend that the deteriorated brick support columns in the basement be repaired soon, to help prevent possible floor settlement.

Also, in the near future, the left front exterior brick portion of the foundation should be repointed, to help prevent settlement.

With the space above the top floor ceilings inaccessible, the roof framing was not visible for inspection.

### ROOF

The roofing material on this home is of asphalt/fiberglass shingles and roll roofing, and slate. Inspection was performed by going onto the roof, and from upstairs windows.

The shingles on the left side of the top roof this home appeared to be in fair to good condition; many more years of satisfactory service can be expected. The remaining shingles on this home, including the "fringe" shingles at the rear of the second floor, appeared to be near the end of their serviceable life, and resurfacing is recommended at this time.

As we discussed, the joints between newer shingles and the slate roofing on the right side of this building are vulnerable to leakage. To the extent possible, resurfacing of both right and left roofs should be done jointly, to assure a watertight seal.

The rear roof is of built-up tar and gravel. Evidence of some past leakage was noted around a skylight. Resurfacing of this roof should be considered soon; the roofing should be made to blend properly with the rubber membrane at the right side.

Some missing/broken slates on the mansard side roofs are in need of replacement soon.

The gutter system on this building appeared deteriorated. I recommend that the entire gutter system be investigated in the near future, and that repairs or replacement be completed as necessary.

Cleaning and maintenance of the gutter system should be accomplished at least annually.

### **BASEMENT WATER ENTRY**

No significant evidence of past basement water entry was observed. However, keep in mind that moist basements in New England buildings is common. Even with the most extensive precautions, water entry can occur in almost any basement under certain conditions. If significant water entry is noted, a sump pump can be installed.

As we discussed, the gutter downspouts should be made to discharge well away from the foundation to help prevent leakage into the basement.

Also, a dehumidifier is recommended, to help prevent mildewing, odor and other effects of moisture which occur in many basements.

### **EXTERIOR**

The exterior walls of this home are covered with wood clapboards and trim. These materials are showing signs of deterioration; loose and rotted trim and some damaged clapboards were noted.

I recommend repainting of the exterior siding and trim. Before this is done, the more deteriorated siding and trim should be properly replaced, and flashing and caulking applied as necessary to prevent future water-related damage.

The exterior porches and steps appeared generally sound. However, because of the apparent lean in the front porch, I recommend further investigation. Any rotted support posts or other structural components should be properly replaced. Also, the rotted decking on the front porch should be replaced soon for safety.



The rear deck should be treated with a wood preservative every two or three years to help prevent drying and cracking.

The rotted bulkhead cover is in need of replacement at this time.

The deteriorated front concrete steps are in need of repair or replacement. In their present condition, accidental falling is a possibility.

The rear chimney on this building is leaning and in need of repointing above the roofline, as we discussed. I recommend further investigation by a competent mason. At a minimum, all loose and missing mortar should be properly replaced; as we discussed, it may be advisable to remove the portion of this chimney above the roofline.

### HEATING SYSTEM

This residence is heated by a gas-fired steam heating unit, located in the basement. The heating unit was operating at the time of my inspection. It appeared to be functioning properly. Although a newer unit probably would provide greater efficiency, this unit could serve you well for the foreseeable future.

I recommend that this heating unit be serviced prior to the coming heating season, and at least annually thereafter. Also, as we discussed, some owner maintenance of steam heating systems is necessary. The condensate sump should be drained from time to time, and the system water replenished.

Consideration should be given to installing new control valves on the radiators in this home, to help provide greater control over individual room temperatures. Consultation with your heating servicer is recommended.

The disconnected coal heating unit in the basement should not be used without a full evaluation, cleaning and the approval of a competent licensed heating professional.

The fuel tank in the basement appeared half-full; to help prevent possible contamination from leakage, I recommend emptying and possible removal of the tank.

### ELECTRICAL SYSTEM

This building is equipped with an electrical system that provides 120/240 volts of electricity at an adequate level of capacity. This system should satisfy your electrical usage needs for the duration of your ownership.

Where visible, the circuit breakers, panels, wiring and fixtures in this home are in serviceable condition. A random test of outlets and switches indicated no problems.

However, as is typical of a building of this age, many of the rooms have electrical receptacles that are ungrounded and relatively few in number. For convenience and safety, you may wish to consider some upgrading of this system in the future.

Some of the wiring in this home appeared to be of "do-it-yourself" quality. For example, the stapled cable at the rear stairway is a possible fire hazard. For safety and code compliance, I recommend further investigation of the wiring corrective action by a licensed electrician as necessary.

The loose, non-working fixture in the downstairs bathroom should be properly re-installed. Also, the lighting fixture at the top of the third floor stairway was not functioning at the time of my inspection. Corrective action, which may involve simple bulb replacement, is recommended.

Ground fault interrupt circuit breakers (GFCIs) are recommended at all of the sinks, and at any exterior outlets. These devices, which are sensitive to wiring defects, are important for your safety.

The GFCI in the second floor bathroom is installed on an ungrounded circuit, making it non-functional. Proper grounding by a licensed electrician is recommended as soon as possible, to make this device functional and safe.

### **PLUMBING SYSTEM**

The service piping for this home consists primarily of copper. Water pressures throughout the house were checked and found to be adequate. The fixtures appeared to be functioning properly.

Hot water for this home is provided by a gas-fired water heater, located in the basement. Typically, such units can be expected to serve satisfactorily for five to ten years before needing replacement.

The drain piping in this building is of copper, cast iron and PVC (plastic). This system is in satisfactory operating condition where visible. However, some of the older drain piping could leak, and replacement of some sections may become necessary soon.

Some open drainpipes were noted in the rear portion of the basement; to prevent odors and possible leakage from backup, I recommend that these pipes be properly sealed.



### INTERIOR

The interior surfaces in this building are generally in satisfactory condition at this time, showing some effects of wear and aging.

Some loose tiles were noted at the bathtub, as we discussed; repairs are needed at this time. The tilework should be kept in good condition, to avoid possible structural damage to the walls and floors.

The peeling wallpaper noted in the bathroom probably has resulted from excessive humidity. I recommend that a ventilating fan be installed in both bathrooms; these should be ducted to the outdoors.

The older windows are double-hung units with single-pane glass. Considerable window maintenance will be needed soon, including replacement of broken/frayed sash cords and cracked panes, putty replacement and repainting of the sashes.

The bathroom skylight consists of a single pane of plexiglass. For greater heating efficiency and to help prevent condensation, replacement with a good-quality double-pane skylight is recommended.

The loose lower panel on the dishwasher should be properly reattached or replaced.

### HAZARDOUS MATERIALS

Every effort is made during my inspection to identify conditions or materials which could be hazardous or unsafe. However, no guarantees or representations are made regarding conditions which were not reasonably detectable or were beyond the scope of a general inspection of this type. If you are particularly concerned about a possible risk which is not addressed by this inspection report, consultation with a testing specialist is recommended.

Lead paint was used widely in residential buildings before 1978. Therefore, it is possible that lead paint exists on the interior and/or exterior of this home. The greatest risk is during paint removal while redecorating; proper breathing equipment should be used.

The remnants of heating pipe insulation visible in the basement is likely to contain asbestos. However, this can only be determined with certainty by a qualified asbestos testing facility. Released asbestos fibers from damaged asbestos insulation can be a cause of serious health problems. Remedial action involves either removal or encapsulation.

No other evidence of asbestos-containing materials was observed in the accessible portions of this building. However, asbestos has been used in a number of building materials over the years, and not all such materials would be visible in an inspection of this type. Care



should be taken when renovations are undertaken to identify and protect against the effects of these materials, if they are found.

Carbon monoxide detectors are recommended in this home, for your protection in case of heating system or other malfunction.

### MISCELLANEOUS

A diligent inspection of all visible areas in this home revealed no evidence of termite or other destructive insect activity. However, although no current evidence of destructive insect activity was noted, this report should not be construed as a guarantee or warranty against present or future insect infestation or damage.

With the space above the top floor ceilings inaccessible, the levels of insulation and ventilation could not be determined. A minimum of six inches of insulation is recommended; for greater energy savings, twelve inches is preferred.

Proper framing and a permanent attic hatch cover should be installed, to permit periodic access.

I recommend that the basement bulkhead opening be properly insulated, for greater heating efficiency and comfort. Also, the basement windows should be equipped with storm panes.

### EXCLUSIONS AND LIMITATIONS

This inspection and report exclude items which are concealed or are not readily accessible to the inspector. The inspector is not required to move personal property, furniture, equipment, carpeting, debris or other materials which may impede access or limit visibility. Latent defects and deficiencies are omitted from this inspection and report. No surface materials were removed and no destructive testing was undertaken.

Keep in mind that even the most comprehensive inspection cannot reveal every condition that you may consider important to your ownership. There are risks to ownership, and not all conditions can be identified without disassembling the building. The inspector is not responsible for conditions which could not be seen or which were beyond the scope of this inspection.

The following systems and items are not included in the inspection unless specifically requested and agreed to in advance:

Swimming pools; recreational equipment and appliances; intercom and speaker systems; fire and burglar alarm systems; sprinkler systems; washers, dryers, portable dishwashers, refrigerators, window air conditioners and other non-fixed appliances; furnace heat exchangers; solar energy systems; underground utilities or storage tanks; personal property; central vacuum systems; water treatment equipment; cosmetic items; playground equipment; sewage disposal systems, including but not limited to cesspools, leaching beds, septic tanks, grease traps, distribution boxes, drywells and drain fields.

Issues of compliance with any past or present building codes and/or governmental regulations are excluded.

Unless specifically agreed to in advance by the inspector, this inspection does not address the possible presence of or danger from asbestos, radon gas, lead paint, ureaformaldehyde, toxic or flammable substances, water- or airborne carriers of illness or disease, electromagnetic radiation, insects, rodents or similar or potentially harmful items.

Any cost estimates provided for your information by the inspector, either orally or in this report, do not represent a proposal for the execution of such work or a guarantee that the work can be performed for the amount specified. Costs specified are "range of magnitude" approximations; more accurate estimates can and should be obtained in writing from qualified contractors who specialize in the types of repairs indicated.

This inspection and report represent the opinion of a qualified and experienced home inspector, based on information available on the day of the inspection. It is based on evidence which was reasonable accessible and visible to a diligent home inspector.

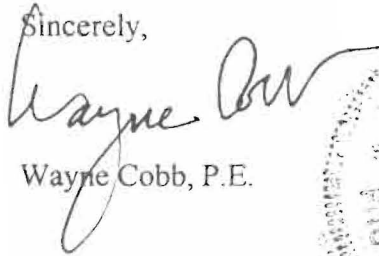
**THIS REPORT IS NOT INTENDED TO BE NOR IS IT TO BE CONSTRUED AS A GUARANTEE OR WARRANTY.** The inspector will not be responsible for any repairs or replacements, with regard to this property or the contents thereof.

This inspection report is the property of the client only, and is not intended to confer rights or to be for the benefit of any other person or entity, without the express written consent of Home Inspections Plus. Any report, oral or written, will be delivered to the client only, unless specific instructions to the contrary are provided to the inspector by the client.

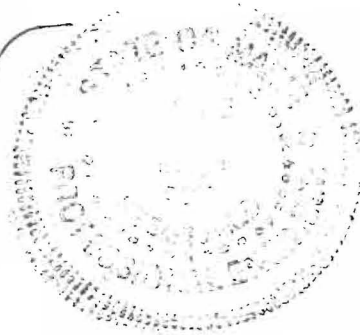
We recommend that the condition and operation of all components and systems be checked at a pre-closing walkthrough by the client. At that time, the status of these items can be compared with the descriptions in this report, to determine whether any changes have occurred since the inspection.

If you have any questions about this inspection or report, please do not hesitate to call. Further, if questions about maintenance or improvements arise after you have taken ownership, I would be pleased to discuss them with you.

Sincerely,



Wayne Cobb, P.E.





**BUILDING PERMIT REPORT**

DATE: 12 Aug. 99 ADDRESS: 464 Cumberland Ave CBL: Ø46-A-ØØ3  
 REASON FOR PERMIT: To replace porch boards & steps  
 BUILDING OWNER: Ermlich  
 PERMIT APPLICANT: S.A.O. /Contractor  
 USE GROUP R-3 CONSTRUCTION TYPE 5-B

The City's Adopted Building Code (The BOCA National Building Code/1996 with City Amendments)  
 The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: \*1, \*11, \*13, \*29, \*32, \*33, \*31, \*35  
 Approved with the following conditions:

- X 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
4. Foundations anchors shall be a minimum of ½" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- X 11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2, M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 3e4" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 ¼" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
12. Headroom in habitable space is a minimum of 76". (Section 1204.0)
- X 13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 ¾" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (68") 1014.4
15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6)
16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)

COMMENTS

8/23/99 Pre-con on site w/ owners & went over req.  
Per historical - stairs never had handrail & would  
not want one installed. per D. Andrews - Also - bottom  
rise will be  $8\frac{1}{2}$ " due to rebuilding in existing  
foot print ~~so~~ so stairs stay exactly as they were.  
ok Per PSH.

Final on stairs - appear to be done per plans - no  
handrail on stairs per D. Andrews - Historic.  
Framing ok.

Inspection Record

Type

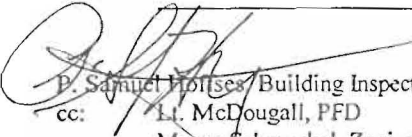
Foundation: \_\_\_\_\_  
Framing: \_\_\_\_\_  
Plumbing: \_\_\_\_\_  
Final: \_\_\_\_\_  
Other: \_\_\_\_\_

Date

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



- 17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) (Section 710.0)
- 18. The boiler shall be protected by enclosing with (1)hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)
- 19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 &19. (Smoke detectors shall be installed and maintained at the following locations):
  - In the immediate vicinity of bedrooms
  - In all bedrooms
  - In each story within a dwelling unit, including basements
 In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2.
- 20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
- 21. The Fire Alarm System shall maintained to NFPA #72 Standard.
- 22. The Sprinkler System shall maintained to NFPA #13 Standard.
- 23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
- 24. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- 25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
- 26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- 27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min.72 hours notice) and plumbing inspections have been done.
- 28. All requirements must be met before a final Certificate of Occupancy is issued.
- \* 29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (the BOCA National Building Code/1996).
- 30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)
- 31. Please read and implement the attached Land Use Zoning report requirements. *① Not to increase existing footprint*
- \* 32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code. *② to remain 1 ft max*
- \* 33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- 34. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code 1996).
- \* 35. Fasteners shall be used between Foundation piers and Framing members.
- 36. \_\_\_\_\_
- 37. \_\_\_\_\_
- 38. \_\_\_\_\_

  
 D. Samuel Hoffses, Building Inspector  
 cc: Lt. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator

PS11 7/24/99

**\*\*On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.**



DEPARTMENT OF PLANNING AND  
URBAN DEVELOPMENT

DEBORAH ANDREWS  
SENIOR PLANNER

8/27/99

~~46-2-1~~  
Tammy —

RE: 464 Cumberland Ave -

the house never had a  
handrail on stairs, so I don't  
feel they are necessary/  
appropriate here. The  
house is a single-family  
home so I think the  
security issues are less  
pressing.

Deb