

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 061554

PERMIT ISSUED

NOV 14 2006

183A A003001

This is to certify that HAMILTON E JAMES /Star Construction
has permission to remove existing garage and replace w/ 32' garage
AT 61 PHIPPS RD

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission procured before this building or part thereof is occupied or service is resumed in 24 HOUR NOTICE REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Thomas M. Malley
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 06-1554	Date Applied For: 10/23/2006	CBL: 183A A003001
------------------------------	--	-----------------------------

Location of Construction: 61 PHIPPS RD	Owner Name: HAMILTON E JAMES	Owner Address: 61 PHIPPS RD	Phone:
Business Name:	Contractor Name: Starly Construction	Contractor Address: 150 Brentwood Street Portland	Phone (207) 671-3694
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family Home/ remove existing garage and replace w/ 36' x 32' Garage	Proposed Project Description: remove existing garage and replace w/ 36' x 32' Garage
--	--

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 11/01/2006**Note:** Dominick Orso & Lisa Cole have signed a purchase & sales agreement to buy the property. Closing is scheduled for November 17, 2006. **Ok to Issue:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

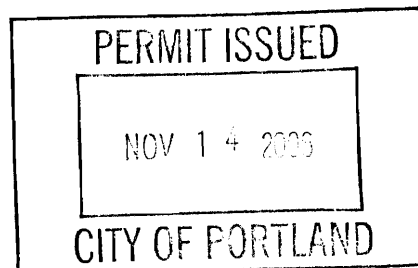
Dept: Building **Status:** Approved **Reviewer:** Tom Markley **Approval Date:** 11/09/2006**Note:** **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 4) Fastener schedule per the IRC 2003

Comments:

11/1/2006-amachado: Need purchase & sales agreement to show that Nick Orso has right, title & interest.

11/1/2006-amachado: Received fax of purchase & sales agreement.





General Building Permit Application

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>61 Phipps Road</u>		
Total Square Footage of Proposed Structure <u>1,157</u>	Square Footage of Lot <u>14,739</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>183A A 003</u>	Owner: <u>E. James Hamilton</u>	Telephone:
Lessee/Buyer's Name (If Applicable) <u>Nick Orso</u>	Applicant name, address & telephone: <u>Starly Construction, LLC</u> <u>3 Hyde St.</u> <u>Portland, Me. 04103</u> <u>671-3694</u>	Cost Of Work: \$ <u>42,000</u> Fee: \$ <u>440⁰⁰/100</u> C of O Fee: \$ _____
Current Specific use: <u>Single family residence</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: <u>Same.</u>		
Project description: <u>Remove existing garage and replace with 36'x32' Garage - 2 story</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Steve Bourey - Starly Construction</u>		
Mailing address: <u>3 Hyde St.</u> <u>Portland, Me. 04103</u>		
Phone: <u>671-3694</u>		

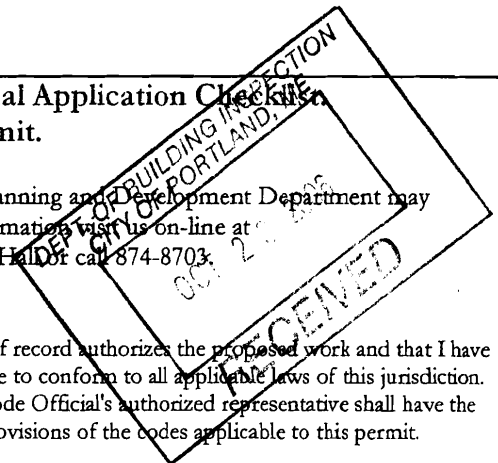
Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work 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>Steve Bourey</u>	Date: <u>10/16/04</u>
---	-----------------------

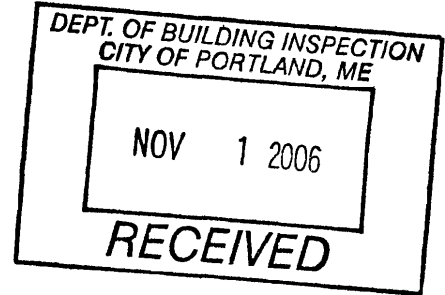
This is not a permit; you may not commence ANY work until the permit is issued.





MULKERIN ASSOCIATES
REAL ESTATE

FAX COVER SHEET



Date: 11.1.06

Total Pages: 5

To: Ann City of Portland

Fax# 874-8716

From: Deb Blackburn

Subject: Re: Construction @ 61 Phipps Road
Portland

FOR LISA COLE

CALL US AT (207) 772-2127 IF THERE ARE ANY PROBLEMS.



426 Forest Avenue • Portland, ME 04101 • 207-772-2127 • Fax: 207-871-8695
Visit us at www.mainhomes.net • E-mail: mulkerin@mainhomes.net

Patty Morris

207-797-7122

P. 2

10/03/2006 11:55 2078718695

MULKERIN ASSOCIATES

PAGE 02

PURCHASE AND SALE AGREEMENT

October 2, 2006

Effective Date

Effective Date is defined in Paragraph 24 of this Agreement.

1. PARTIES: This Agreement is made between Lisa Cole, Dominick Case (Buyer) and E. James Hamilton (Seller).

2. DESCRIPTION: Subject to the terms and conditions hereinafter set forth, Seller agrees to sell and Buyer agrees to buy (X) all part of; if "part of" see para. 26 for explanation) the property situated in municipality of Portland, County of Cumberland, State of Maine, located at 61 Phillips Road and described in deed(s) recorded at said County's Registry of Deeds Book(s) 16905, Page(s) 322.

3. FIXTURES: The Buyer and Seller agree that all fixtures, including but not limited to existing storm and screen windows, shades and/or blinds, shutters, curtain rods, built-in appliances, heating sources/systems including gas and/or kerosene-fired heaters and wood stoves, sump pump and electrical fixtures are included with the sale except for the following: none

Seller represents that all mechanical components of fixtures will be operational at the time of closing except: none

4. PERSONAL PROPERTY: The following items of personal property are included with the sale at no additional cost, in "as is" condition with no warranties: stove, refrigerator, dishwasher, microwave, pool, 2 wood 5' tables etc.

Seller represents that such items shall be operational at the time of closing, except: none

5. PURCHASE PRICE: For such Deed and conveyance Buyer agrees to pay the total purchase price of \$ 285,000.00. Buyer (X) has made; or (X) will make within 3 business days of the date of this offer, a deposit of earnest money in the amount \$ 30,000.00. If said deposit is to be made after the submission of this offer and is not made by the above deadline, this offer shall be void and any attempted acceptance of this offer in reliance on the deposit being made will not result in a binding contract. Buyer agrees that an additional deposit of earnest money in the amount of \$ 0 will be paid. Failure by Buyer to make this additional deposit in compliance with the above terms shall constitute a default under this Agreement. The remainder of the purchase price shall be paid by a certified or cashier's check upon delivery of the Deed.

This Purchase and Sale Agreement is subject to the following conditions:

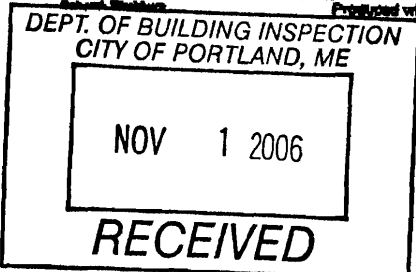
6. EARNEST MONEY/ACCEPTANCE: Remyx Absolute (Agency) shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until October 10, 2006 (date) 6 AM (X) PM; and, in the event of non-acceptance, this earnest money shall be returned promptly to Buyer. In the event that the Agency is made a party to any lawsuit by virtue of acting as escrow agent, Agency shall be entitled to recover reasonable attorney's fees and costs which shall be assessed as court costs in favor of the prevailing party.

7. TITLE AND CLOSING: A deed, conveying good and merchantable title in accordance with the Standards of Title adopted by the Maine Bar Association shall be delivered to Buyer and this transaction shall be closed and Buyer shall pay the balance due and execute all necessary papers on November 17, 2006 (closing date) or before, if agreed in writing by both parties. If Seller is unable to convey in accordance with the provisions of this paragraph, then Seller shall have a reasonable time period, not to exceed 30 days, from the time Seller is notified of the defect, unless otherwise agreed to in writing by both Buyer and Seller, to remedy the title. Seller hereby agrees to make a good-faith effort to cure any title defect during such period. If, at the later of the closing date set forth above or the expiration of such reasonable time period, Seller is unable to remedy the title, Buyer may close and accept the deed with the title defect or this Agreement shall become null and void in which case the parties shall be relieved of any further obligations hereunder and any earnest money shall be returned to the Buyer.

8. DEED: The property shall be conveyed by a warranty deed, and shall be free and clear of all encumbrances except covenants, conditions, easements and restrictions of record which do not materially and adversely affect the continued current use of the property.

9. POSSESSION, OCCUPANCY, AND CONDITION: Unless otherwise agreed in writing, possession and occupancy of premises, free of tenants and occupants, shall be given to Buyer immediately at closing. Said premises shall then be broom clean, free of all possessions and debris, and in substantially the same condition as at present, excepting reasonable use and wear. Buyer shall have the right to view the property within 24 hours prior to closing for the purpose of determining that the premises are in substantially the same condition as on the date of this Agreement.

July 2006 Page 1 of 4 - P&S Buyer(s) Initials M.C. Seller(s) Initials E.J.H. Mulkerin Associates 430 Forest Ave., Portland ME 04101 Printed with ZipForm™ by RE FormNet, LLC 18025 Fitch Hill Road, Clinton Township, Michigan 48035



Patty Morris

207-797-7122

p. 3

10/03/2006 11:55

2078718695

MULKERIN ASSOCIATES

PAGE 03

10. RISK OF LOSS, DAMAGE, DESTRUCTION AND INSURANCE: Prior to closing, risk of loss, damage, or destruction of premises shall be assumed solely by the Seller. Seller shall keep the premises insured against fire and other extended casualty risks prior to closing. If the premises are damaged or destroyed prior to closing, Buyer may either terminate this Agreement and be refunded the earnest money, or close this transaction and accept the premises "as-is" together with an assignment of the insurance proceeds relating thereto.

11. PRORATIONS: The following items, where applicable, shall be prorated as of the date of closing: collected rent, association fees, (other) NA. The day of closing is counted as a Seller day. Metered utilities such as electricity, water and sewer will be paid through the date of closing by Seller. Fuel in tank shall be paid by Buyer as cash price as of date of closing. Real estate taxes shall be prorated as of the date of closing (based on municipality's fiscal year). Seller is responsible for any unpaid taxes for prior years. If the amount of said taxes is not known at the time of closing, they shall be apportioned on the basis of the taxes assessed for the preceding year with a reapportionment as soon as the new tax rate and valuation can be ascertained, which latter provision shall survive closing. Buyer and Seller will each pay their transfer tax as required by State of Maine.

12. PROPERTY DISCLOSURE FORM: Buyer acknowledges receipt of Seller's Property Disclosure Form and the information developed by the Maine Center for Disease Control and Prevention (formerly Maine Bureau of Health) regarding arsenic in private water supplies and arsenic in treated wood. Buyer is encouraged to seek information from professionals regarding any specific issue or concern.

13. DUE DILIGENCE: Buyer is encouraged to seek information from professionals regarding any specific issue or concern. Licenses makes no warranties regarding the condition, permitted use or value of Seller's real or personal property. This Agreement is subject to the following investigations, with results being satisfactory to Buyer:

TYPE OF INVESTIGATION	YES		NO		RESULTS REPORTED TO SELLER	TYPE OF INVESTIGATION	YES		NO		RESULTS REPORTED TO SELLER
a. General Building	<input checked="" type="checkbox"/>		Within	<u>7</u>	days	l. Mold	<input checked="" type="checkbox"/>		Within	<u>14</u>	days
b. Chimney	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within		days	j. Lead Paint	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within		days
c. Environmental Scan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within		days	k. Arsenic Treated Wood	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within		days
d. Sewage Disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within		days	l. Pests	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within		days
e. Water Quality (including but not limited to radon, arsenic, lead, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within		days	m. Pool	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within		days
f. Water Quantity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within		days	n. Zoning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within		days
g. Air Quality (including but not limited to asbestos, radon, etc.)	<input checked="" type="checkbox"/>		Within	<u>14</u>	days	o. Flood Plain	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within		days
h. Square Footage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within		days	p. Code Conformance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within		days
						q. Insurance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within		days
						r. Other Building	<input checked="" type="checkbox"/>		Within	<u>30</u>	days

All investigations will be done by persons chosen and paid for by Buyer in Buyer's sole discretion. If the result of any investigation or other condition specified herein is unsatisfactory to Buyer, Buyer will declare the Agreement null and void by notifying Seller in writing within the specified number of days, and any earnest money shall be returned to Buyer. If the result of any investigation or other condition specified herein is unsatisfactory to Buyer in Buyer's sole discretion, and Buyer wishes to pursue remedies other than voiding the Agreement, Buyer must do so to full resolution within the time period set forth above; otherwise this contingency is waived. If Buyer does not notify Seller that an investigation is unsatisfactory within the time period set forth above, this contingency is waived by Buyer. In the absence of investigation(s) mentioned above, Buyer is relying completely upon Buyer's own opinion as to the condition of the property.

14. HOME SERVICE CONTRACTS: At closing, the property will will not be covered by a Home Warranty Insurance Program to be paid by Seller Buyer at a price of \$ _____

15. FINANCING: This Agreement is is not subject to financing. If subject to financing: 9.5% 30 7

- a. This Agreement is subject to Buyer obtaining a conventional loan of 200,000 % of the purchase price, at an interest rate not to exceed prevailing rate % and amortized over a period of 30 years.
- b. Buyer to provide Seller with letter from lender showing that Buyer has made application and, subject to verification of information, is qualified for the loan requested within 7 days from the Effective Date of the Agreement. If Buyer fails to provide Seller with such letter within said time period, Seller may terminate this Agreement and the earnest money shall be returned to Buyer.
- c. Buyer to provide Seller with loan commitment letter from lender showing that Buyer has secured the loan commitment within 30 days of the Effective Date of the Agreement. If Buyer fails to provide Seller with this loan commitment letter within said time period, Seller may deliver notice to Buyer that this Agreement is terminated three business days after delivery of such notice unless Buyer delivers the loan commitment letter before the end of the three-day period. If the Agreement is terminated under the provision of this sub-paragraph, the earnest money shall be returned to Buyer.
- d. Buyer hereby authorizes, instructs and directs its lender to communicate the status of the Buyer's loan application to Seller or Seller's licensee.
- e. After (b) or (c) are met, Buyer is obligated to notify Seller in writing if the lender notifies Buyer that it is unable or unwilling to proceed under the terms of the financing. Any failure by Buyer to notify Seller within two business days of receipt by Buyer of notice from the lender shall be a default under this Agreement.
- f. Buyer agrees to pay no more than 0 points. Seller agrees to pay up to \$ _____ toward Buyer's actual pre-paid, points and/or closing costs, but no more than allowable by Buyer's lender.

July 2006

Page 2 of 4 - P&S

Buyer(s) initials U.O.

Seller(s) initials [Signature]

Produced with ZipForm™ by RE FormsNet, LLC 18025 Fifean Mile Road, Clinton Township, Michigan 48038 www.zipform.com

Phyllis.zfc

Patty Morris

207-797-7122

p. 4

10/03/2006 11:55

2078718695

MULKERIN ASSOCIATES

PAGE 04

- g. Buyer's ability to obtain financing is is not subject to the sale of another property. See addendum. Yes No .
- h. Buyer may choose to pay cash instead of obtaining financing. If so, buyer shall notify seller in writing and the Agreement shall no longer be subject to financing, and Seller's right to terminate pursuant to the provisions of this paragraph shall be void.

16. AGENCY DISCLOSURE: Buyer and Seller acknowledge they have been advised of the following relationships:

Deborah Blackburn of Mulkerin Associates is a Seller Agent Buyer Agent
 Licensee Agency Disc Dual Agent Transaction Broker

Patty Morris of Remax Absolute is a Seller Agent Buyer Agent
 Licensee Agency Disc Dual Agent Transaction Broker

If this transaction involves Disclosed Dual Agency, the Buyer and Seller acknowledge the limited fiduciary duties of the agents and hereby consent to this arrangement. In addition, the Buyer and Seller acknowledge prior receipt and signing of a Disclosed Dual Agency Consent Agreement.

17. MEDIATION: Except as provided below, any dispute or claim arising out of or relating to this Agreement or the property addressed in this Agreement shall be submitted to mediation in accordance with the Maine Residential Real Estate Mediation Rules. Buyer and Seller are bound to mediate in good faith and pay their respective mediation fees. If a party does not agree first to go to mediation, then that party will be liable for the other party's legal fees in any subsequent litigation regarding that same matter in which the party who refused to go to mediation loses in that subsequent litigation. This clause shall survive the closing of the transaction. Earnest money disputes subject to the jurisdiction of small claims court will be handled in that forum.

18. DEFAULT: In the event of default by the Buyer, Seller may employ all legal and equitable remedies, including without limitation, termination of this Agreement and forfeiture by Buyer of the earnest money. In the event of a default by Seller, Buyer may employ all legal and equitable remedies, including without limitation, termination of this Agreement and return to Buyer of the earnest money. Agency acting as escrow agent has the option to require written releases from both parties prior to disbursing the earnest money to either Buyer or Seller.

19. PRIOR STATEMENTS: Any representations, statements and agreements are not valid unless contained herein. This Agreement completely expresses the obligations of the parties.

20. HEIRS/ASSIGNS: This Agreement shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns of the Seller and the assigns of the Buyer.

21. COUNTERPARTS: This Agreement may be signed on any number of identical counterparts, such as a faxed copy, with the same binding effect as if the signatures were on one instrument. Original or faxed signatures are binding.

22. ADDENDA: Lead Paint - Yes No ; Other - Yes No

Explain:

The Property Disclosure Form is not an addendum and not part of this Agreement.

23. SHORELAND ZONE SEPTIC SYSTEM: Seller represents that the property does does not contain a septic system within the Shoreland Zone. If the property does contain a septic system located in the Shoreland Zone, Seller agrees to provide certification at closing indicating whether the system has/had not malfunctioned within 180 days prior to closing.

24. EFFECTIVE DATE/NOTICE: Any notice, communication or document delivery requirements hereunder may be satisfied by providing the required notice, communication or documentation to the party or their licensee. Withdrawals of offers and counteroffers will be effective upon communication, verbally or in writing. This Agreement is a binding contract when signed by both Buyer and Seller and when that fact has been communicated. Licensee is authorized to complete Effective Date on Page 1 of this Agreement. Except as expressly set forth to the contrary, the use of "by (date)" or "within ___ days" shall refer to calendar days being counted from the Effective Date as noted on Page 1 of the Agreement, beginning with the first day after the Effective Date and ending at 5:00 p.m. Eastern Time on the last day counted.

25. CONFIDENTIALITY: Buyer and Seller authorize the disclosure of the information herein to the real estate licensees, attorneys, lenders, appraisers, inspectors, investigators and others involved in the transaction necessary for the purpose of closing this transaction. Buyer and Seller authorize the lender and/or closing agent preparing the closing statement to release a copy of the closing statement to the parties and their licensees prior to, at and after the closing.

26. OTHER CONDITIONS:

N/A x EJH 10/4/06

July 2006

Page 3 of 4 - P&S

Buyer(s) Initials B.D.

Seller(s) Initials EJH 10/4/06

Produced with 226Form™ by RE FormsNet, LLC 18025 Fifteen Mile Road, Clinton Township, Michigan 48066 www.226forms.com

Phi@ps.net

Patty Morris

207-797-7122

p.5

10/03/2006 11:55 2078718695

MULKERIN ASSOCIATES

PAGE 05

A copy of this Agreement is to be received by all parties and, by signature, receipt of a copy is hereby acknowledged. If not fully understood, contact an attorney. This is a Maine contract and shall be construed according to the laws of Maine.

Seller acknowledges that State of Maine law requires buyers of property owned by non-resident sellers to withhold a prepayment of capital gains tax unless a waiver has been obtained by Seller from the State of Maine Revenue Services.

Buyer acknowledges that Maine law requires continuing interest in the property and any back up offers to be communicated by the listing agent to the Seller.

Buyer's Mailing address is _____

<u><i>AMC</i></u>	<u>10/2/06</u>	<u><i>[Signature]</i></u>	<u>10/2/06</u>
BUYER	DATE	BUYER	DATE
Liam Cole		Donald Oase	

Seller accepts the offer and agrees to deliver the above-described property at the price and upon the terms and conditions set forth and agrees to pay agency a commission for services as specified in the listing agreement.

Seller's Mailing address is _____

<u><i>[Signature]</i></u>	<u>10/4/06</u>	SELLER	DATE
SELLER E. James Hamilton			

COUNTER-OFFER: Seller agrees to sell on the terms and conditions as detailed herein with the following changes and/or conditions:

The parties acknowledge that until signed by Buyer, Seller's signature constitutes only an offer to sell on the above terms and the offer will expire unless accepted by Buyer's signature with communication of such signature to Seller by (date) _____ (time) _____ AM _____ PM.

SELLER	DATE	SELLER	DATE
--------	------	--------	------

The Buyer hereby accepts the counter offer set forth above.

BUYER	DATE	BUYER	DATE
-------	------	-------	------

EXTENSION: The time for the performance of this Agreement is extended until _____ DATE _____

BUYER	DATE	SELLER	DATE
-------	------	--------	------

BUYER	DATE	SELLER	DATE
-------	------	--------	------



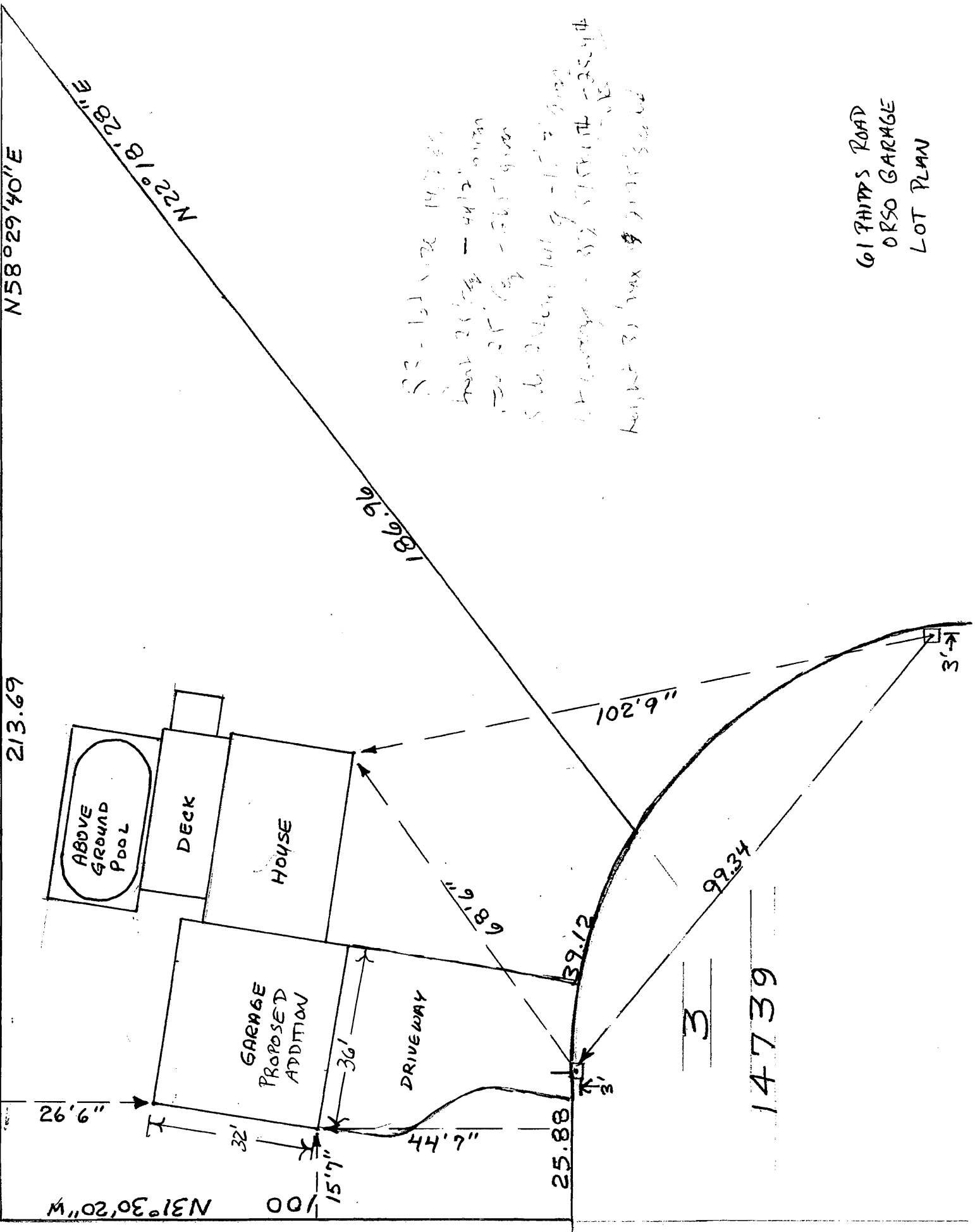
Maine Association of REALTORS/Copyright © July 2006 All Rights Reserved.

Page 4 of 4 - P&S

Produced with ZipForm™ by RE Formnet, LLC 18028 Pines Mile Road, Clinton Township, Michigan 48025 www.zipform.com



mlppa.co



83-1st size 14'7" x 14'
 front 31' x 44'2" in plan
 20' x 21' x 44' x 14' x 14'
 S. side 21' x 14' x 14' x 14' x 14'
 14' x 14' x 14' x 14' x 14' x 14'
 height 3' max # 2015 3/26/14

61 PHIPPS ROAD
 ORSO GARAGE
 LOT PLAN

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects **DO** require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, **REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

~~CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED~~

[Signature] _____ Date _____
Signature of Applicant/Designee
[Signature] _____ Date 11.14.06
Signature of Inspections Official

CBL: 183 AA3 Building Permit #: 061554



Demolition Call List & Requirements

Site Address: 61 Phipps Road

Owner: Nick Orso

Structure Type: 2 car garage - residential

Contractor: Starly Construction, LLC

Utility Approvals

Number

Contact Name/Date

Central Maine Power

1-800-750-4000

Angie - 10/18/06

Northern Utilities

797-8002 ext 6241

Mark Allen - 10/18/06

Portland Water District

761-8310

Dave Dougherty - 10/18/06

Dig Safe

1-888-344-7233

Debbie - 10/19/06

State permit #: 2006-4206196

After calling Dig Safe, you must wait 72 business hours before digging can begin.

DPW/ Traffic Division (L. Cote) Lucy Cote 874-8891

Lucy Cote - 10/20/06

DPW/ Sealed Drain Permit (C. Merritt) Carol Merritt 874-8822

Carol Merritt - 10/19/06

Historic Preservation Deb Andrews 874-8726

Deb Andrews - 10/18/06

Fire Dispatcher 874-8576

Mr. Richards - 10/18/06

Additional Requirements

✓1) Written Notice to Adjoining Owners

✓2) A Photo of the Structure(s) to be demolished

3) Certification from an asbestos abatement company NOT REQUIRED (1983 Construction)

DEP – Environmental (Augusta)

287-2651

N/A

U.S. EPA Region 1 – No Phone call required. Just mail copy of State notification to:

Demo / Reno Clerk
US EPA Region I (SEA)
JFK Federal Building
Boston, MA 02203

I have contacted all of the necessary companies/departments as indicated above and attached all required documentation.

Signed: Steven Bowrey

Date: 10/20/06

October 22, 2006

Dear Neighbor:

We are under contract to purchase the house at 61 Phipps Road. Upon closing, we will be removing the existing garage and replacing it with a three-car garage. We wanted to inform you of our plans and we will make every effort to complete the construction as soon as possible.

Sincerely,

Nick and Lisa Orso

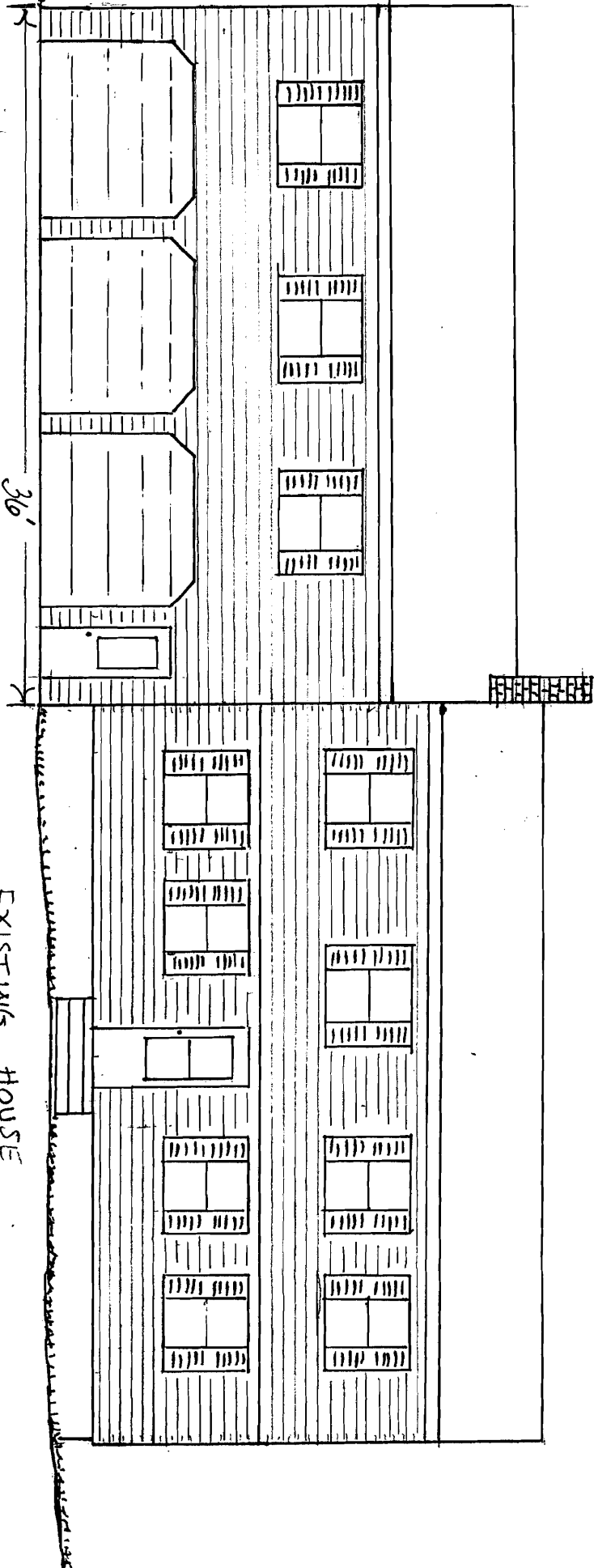
Letter sent to:

Marshall and Jeanne McKew
59 Phipps Road

Nguyen Thanh
67 Phipps Road

Richard Swiger
175 Wayside Drive

ORSD GARAGE
FRONT VIEW

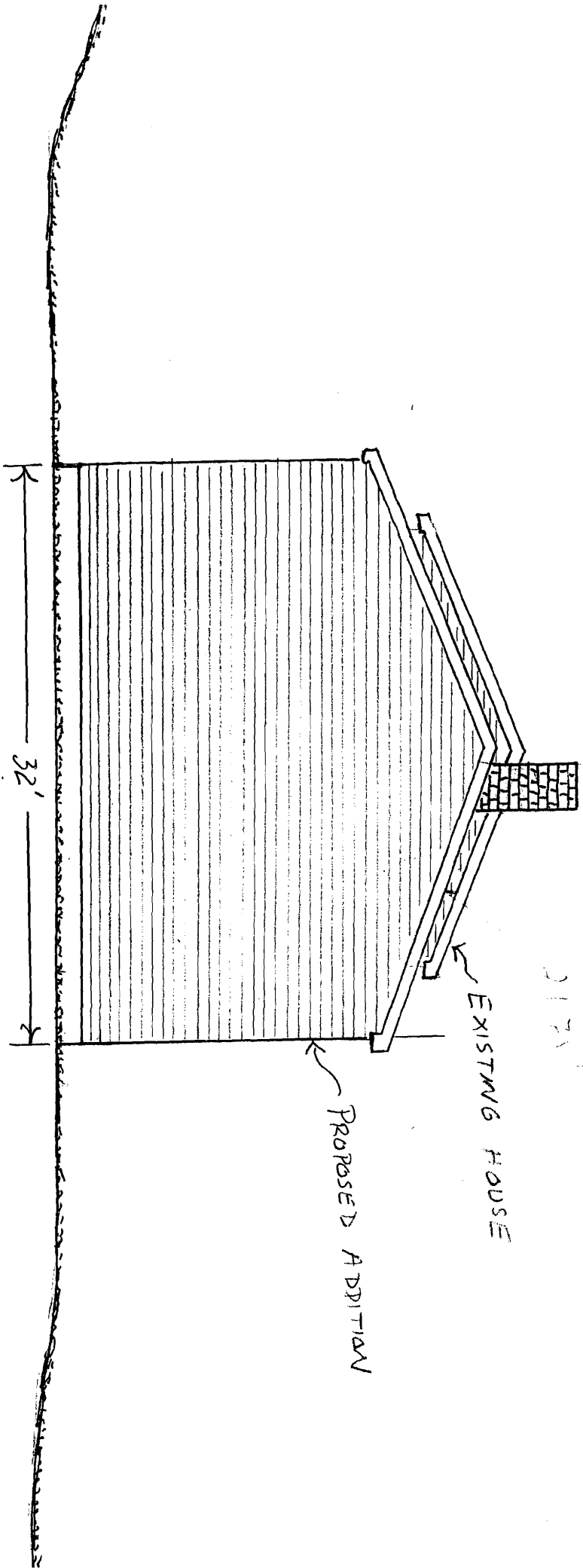


3 CAR GARAGE
PROPOSED ADDITION

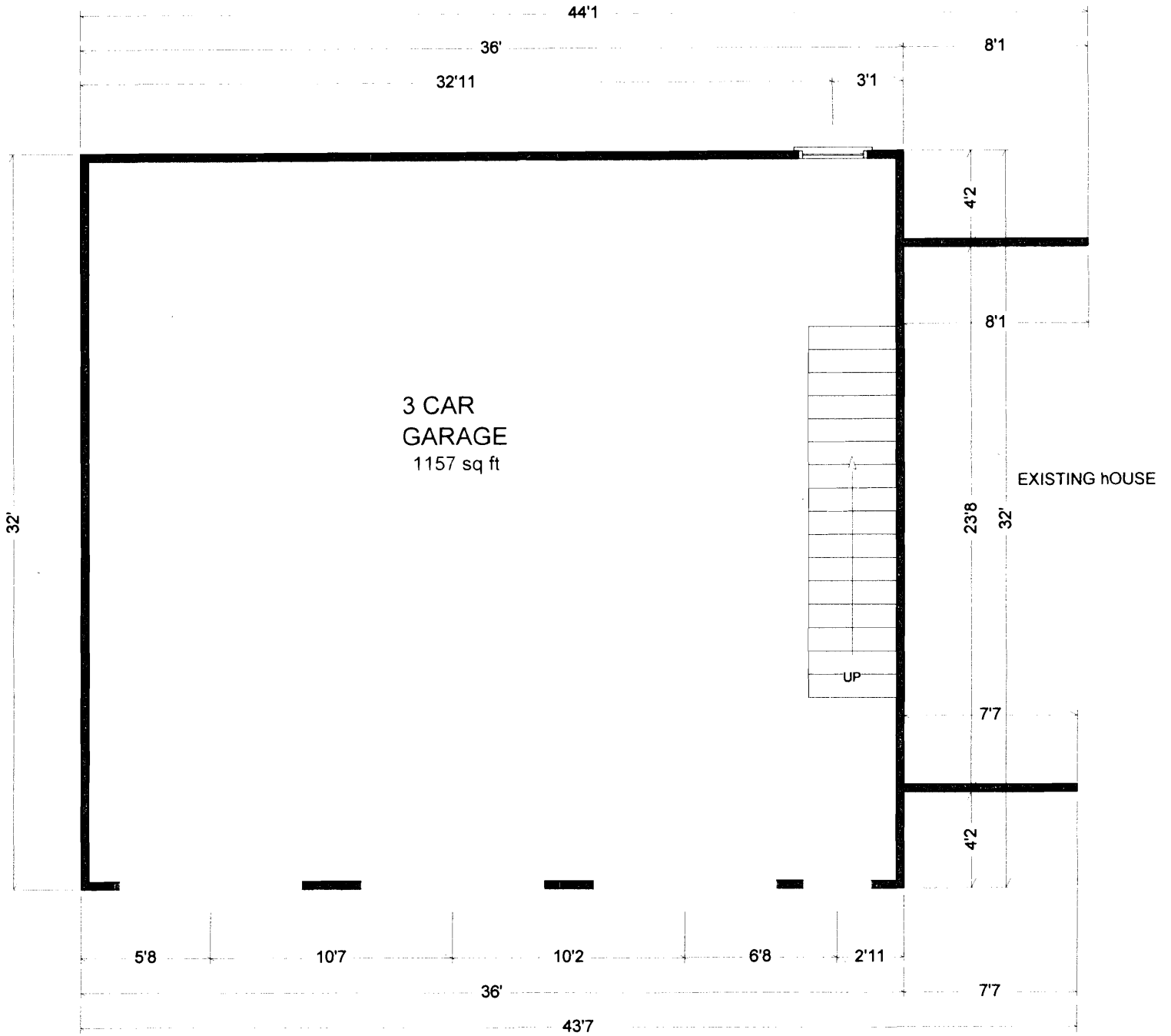
EXISTING HOUSE

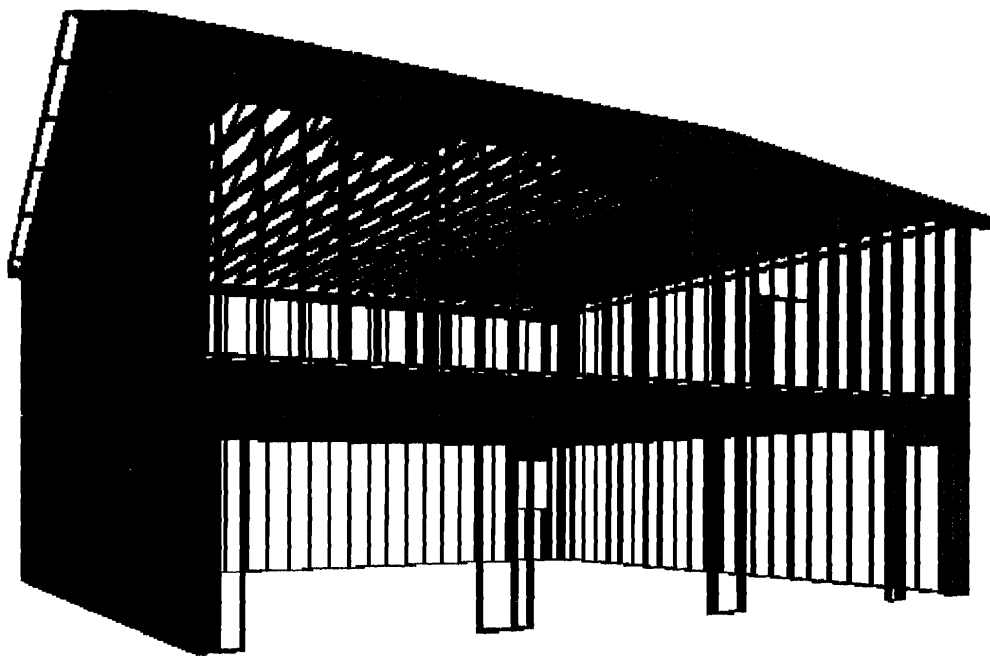
36'

ORSD GARAGE
END VIEW



61 PHIPPS ROAD
1ST FLOOR





Framing Details

- SILL PLATES - 2X6 P.T. ✓
- WALLS - 2X6 @ 24" O.C. ✓
- ENTRY DOOR HEADER - TRIPLE 2X8
- GARAGE DOORS - TRIPLE 2X12 INCORPORATED INTO 2ND FLOOR DECK FRAMING
- WINDOW HEADERS - TRIPLE 2X8
- ROOF - 32' ENGINEERED TRUSSES @ 24" O.C.
- 2ND FLOOR CARRYING BEAM - 8"X12" STEEL 'I' X 36'
- 2ND FLOOR JOISTS - 2X12 X 16' K.D. @ 16" O.C.
- WALL SHEATHING - 1/2" S.Y.P. CDX PLYWOOD
- ROOF SHEATHING - 1/2" S.Y.P. CDX PLYWOOD w/ CLIPS
- 2ND FLOOR DECKING - 3/4" ADVANTECH T+G - NAILED + GLUED
- TYVEK HOUSE WRAP
- VINYL SIDING
- 25 YR. ASPHALT ROOF SHINGLES
- INSULATION: R-19 WALLS, R-38 CEILING
- INTERIOR WALLS: 1/2" SHEETROCK

61 PHIPPS ROAD
ORSO GARAGE
FRAMING

- ORSO GARAGE 601 PHIPPS ROAD
- FOUNDATION #2

36'

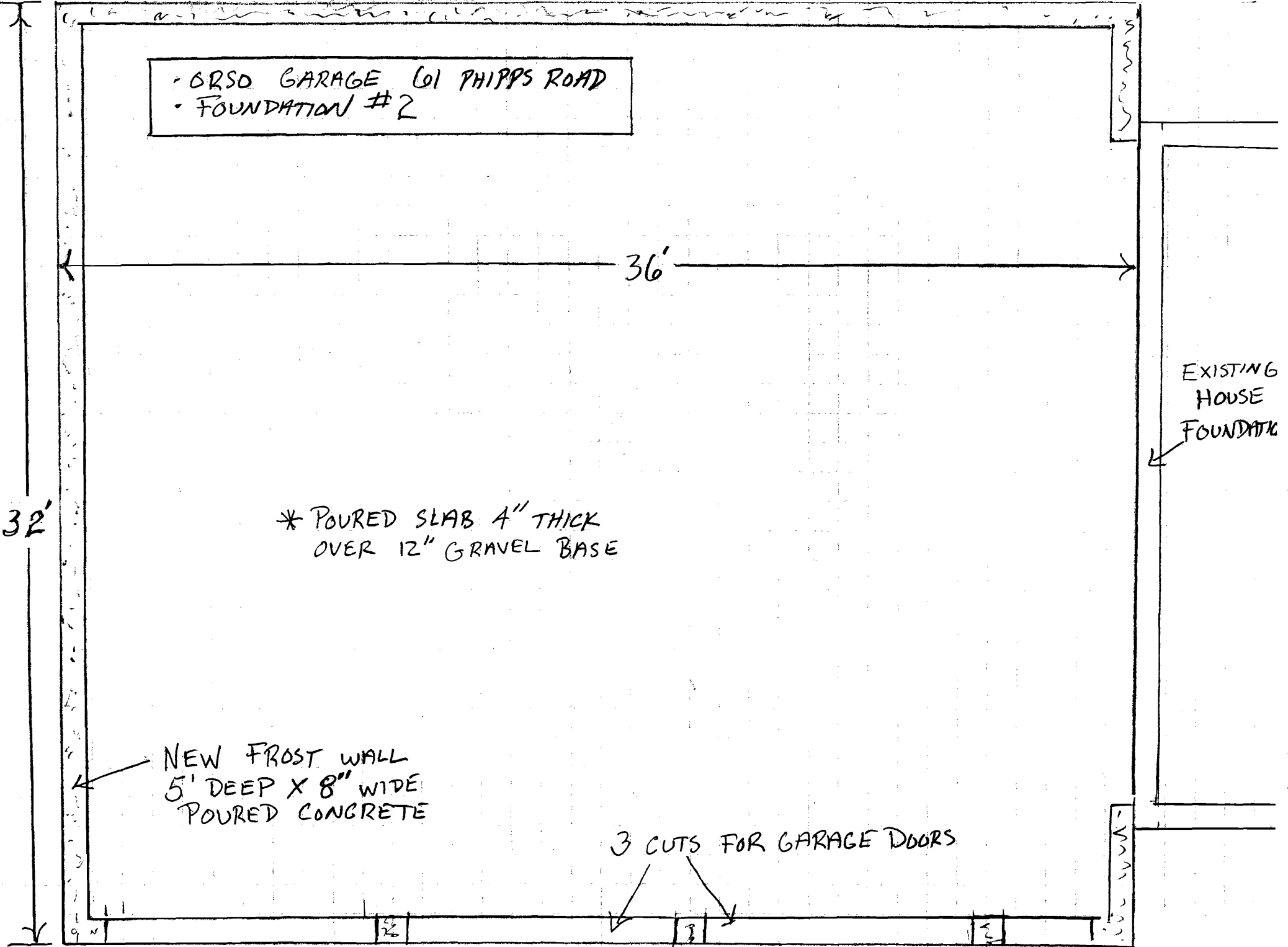
32'

* POURED SLAB 4" THICK
OVER 12" GRAVEL BASE

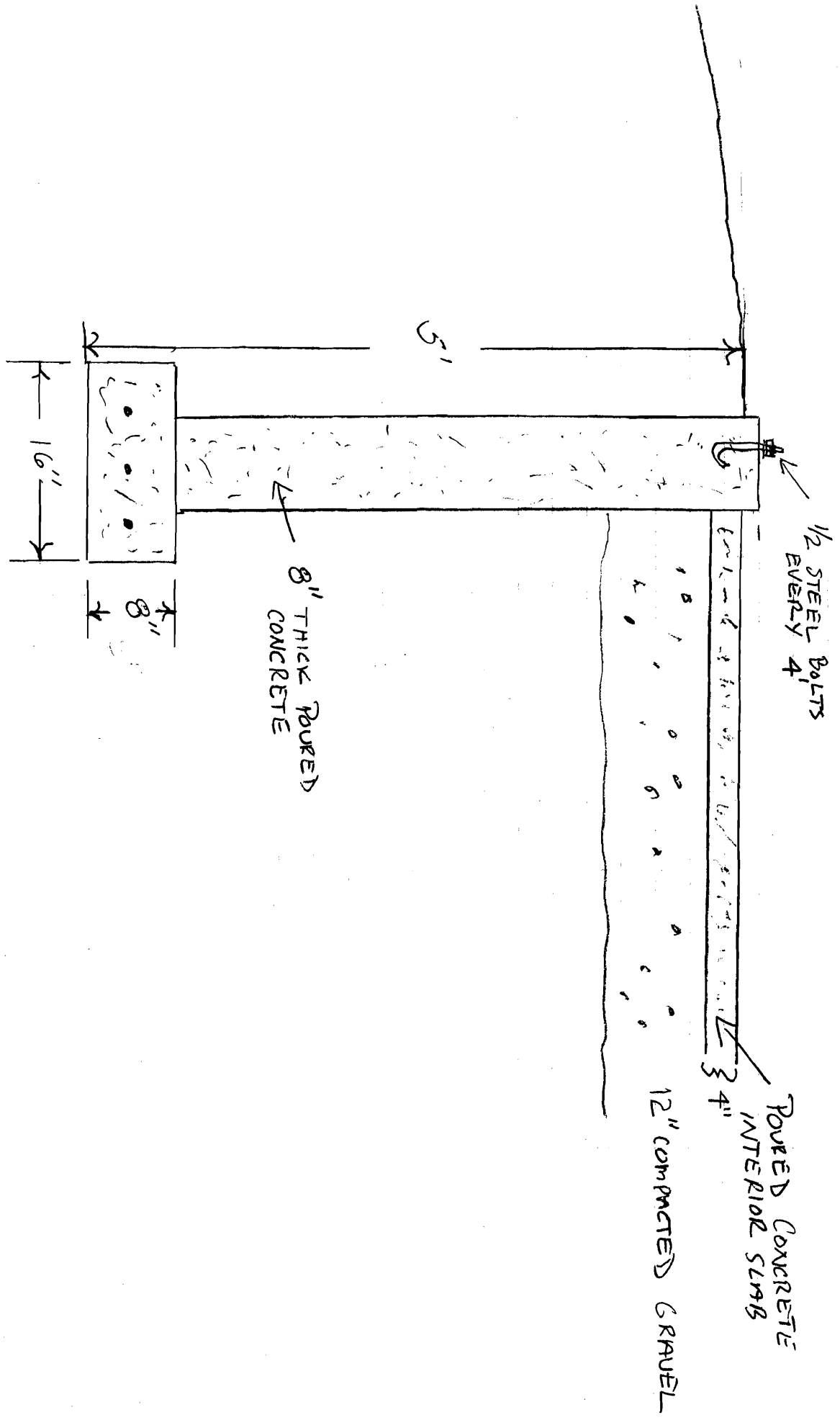
EXISTING
HOUSE
FOUNDATION

NEW FROST WALL
5' DEEP X 8" WIDE
POURED CONCRETE

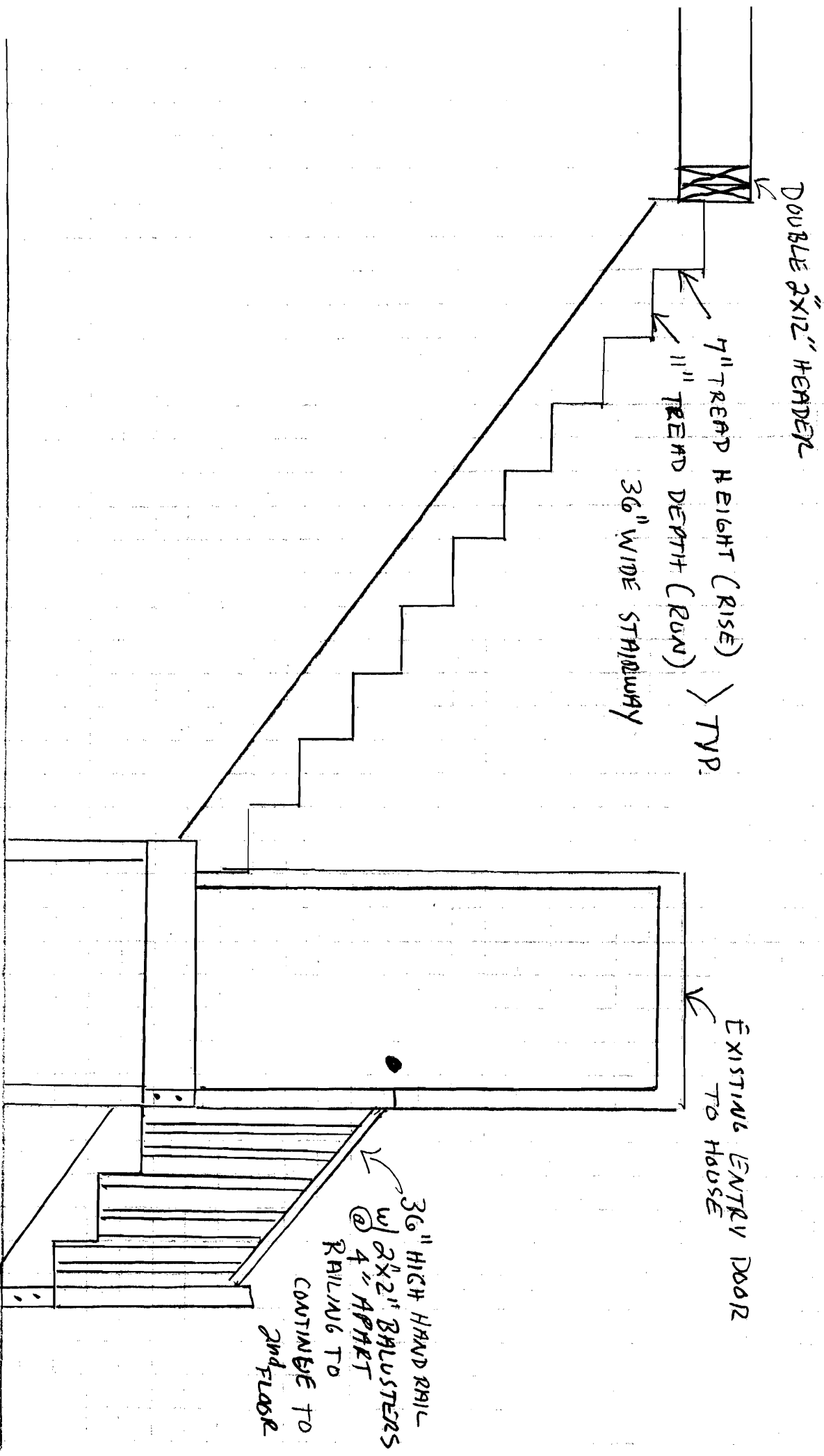
3 CUTS FOR GARAGE DOORS



DRSD GARAGE 601 PHIPPS ROAD
Concrete Frost wall detail
FOUNDATION # 1



601 PH1995 ROND
ORSD GARAGE
STAIR DETAIL



Door & Window Schedule
61 Phipps Road
Orso Addition

Garage Doors

Triple doors. Each door 9' wide x 8' tall. Steel door with foam core.

Entry Door

One entry door. 3'0" x 6'8". Exterior steel door, foam core, 9 light.

Windows

Four total windows. One on first floor, three on second floor as drawn. Each window to be 32" wide x 45" tall. All vinyl, double hung.

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	183A A003001
Location	61 PHIPPS RD
Land Use	SINGLE FAMILY
Owner Address	HAMILTON E JAMES 61 PHIPPS RD PORTLAND ME 04102
Book/Page	16905/322
Legal	183A-A-3 PHIPPS RD 61-63 14739 SF

Current Assessed Valuation

Land	Building	Total
\$74,000	\$186,900	\$260,900

Property Information

Year Built 1983	Style Garrison	Story Height 2	Sq. Ft. 1862	Total Acres 0.338		
Bedrooms 4	Full Baths 3	Half Baths	Total Rooms 8	Attic None	Basement Full	

Outbuildings

Type SHED-FRAME AG pool	Quantity 1	Year Built 1983 1985	Size 8X10 16 x 33	Grade C	Condition A
--	----------------------	-----------------------------------	--------------------------------	-------------------	-----------------------

Sales Information

Date 10/31/2001	Type LAND + BLDING	Price	Book/Page 16905-322
---------------------------	------------------------------	--------------	-------------------------------

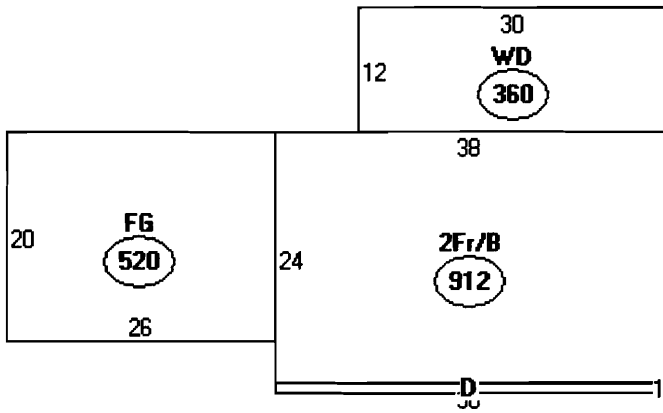
Picture and Sketch

Picture Sketch Tax Map

[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

New Search!



Descriptor/Area

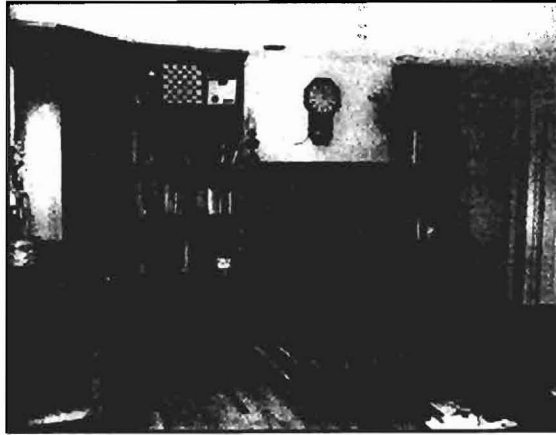
A: 2Fr/B	912
912 sqft	
B: FG	520
520 sqft	
C: WD	360
360 sqft	
D: FOH	38
38 sqft	

1132
80

garage (new)
26 x 52
shed 8 x 10

EXISTING GARAGE

61 PHIPPS ROAD



61 Phipps Road, Portland

MLS # 806182

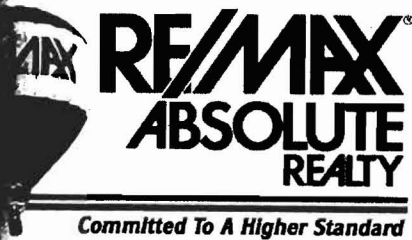
Directions: Stevens Ave. to Ludlow to left on Jeanne to right on Phipps.

Style	Rooms	Bedrooms	Baths	Fam. Rm.	Fireplace	Garage	Age	Lot Size	Fnd. Size
Garrison	8	4	3	1	-	2-Car	1983	.33 acre	24 x 38
	1st	2nd	3rd	Bsmt.					
Living Room	1				Taxes: \$4000	Siding: Clapboard	<input checked="" type="checkbox"/>	Refrigerator	
Dining Rm.	1				Tax Yr: 05-06	Color: Beige	<input checked="" type="checkbox"/>	Stove	
Kitchen	1				Book#: 16905	Condo/Assn.Fee: ---	<input checked="" type="checkbox"/>	Dishwasher	
Bathroom		4			Page#: 322	Amps: 100	<input checked="" type="checkbox"/>	Disposal	
Breakfast Rm.	.75	1.75			Zone: Residential	High School: Deering	<input type="checkbox"/>	Hood	
Family Rm.	11			2	Road. Frt: ---	Jr. High:	<input type="checkbox"/>	Fan	
					Road: Pub <input checked="" type="checkbox"/> Prvt. <input type="checkbox"/>	Elementary: Longfellow	<input checked="" type="checkbox"/>	Microwave	
					Water Frt.: ---	Poss: TOD	<input type="checkbox"/>	Compactor	
					Drive Surf: Paved	Buyer Agent: 3.0%	<input type="checkbox"/>	Storms	
					Bsmt: Full	Transaction Broker: 3.0%	<input type="checkbox"/>	Screens	
					Heat: Propane, Electric, Wood	Home Warranty: ---	<input type="checkbox"/>	Washer	
					Hot Wtr: Electric	Map: 183 Lot: A03	<input type="checkbox"/>	Dryer	

Prop. Included: Stove (electric), refrigerator, 2 wood stoves, dishwasher, microwave, above ground pool
 Property Excluded: Hot tub and pool table

Remarks: Gracious intown 4 bedroom Garrison Colonial in wonderful neighborhood. Come enjoy the sparkling pool while summer lasts!

Offered At: \$299,900



Agent: **Patty Morris**
 E-mail: **plmorris@maine.rr.com**
 Office: **207-828-3900** Ext. **3708**
 Pager: **207-580-5204**
 Web: **www.southernmainehomes.com**



RE/MAX Absolute Realty as the agency listing this property, is the agent of the seller and as such has a fiduciary duty to disclose to the seller information which is material to the sale acquired from the buyer or from other sources. This same duty applies to all selling agents cooperating with this agency in the sale of this property unless they have been hired by the buyer to be the buyer's agent.