

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING DEPARTMENT

### PERMIT

Permit Number: 100842

## PERMIT ISSUED

Please Read Application And Notes, if Any, Attached

This is to certify that PDF PROPERTIES /PAUL FLORIAN owner

has permission to Remove existing partial 2nd floor add full 2nd floor interior renovations

AUG - 6 2010

AT 42 EPPS ST PEAKS ISLAND CP 084 1003001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine 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.

City of Portland

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

Notification of inspection must be given and written permission procured before this building or part thereof is altered or otherwise used-in. 24 HOUR NOTICE IS REQUIRED.

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

#### OTHER REQUIRED APPROVALS

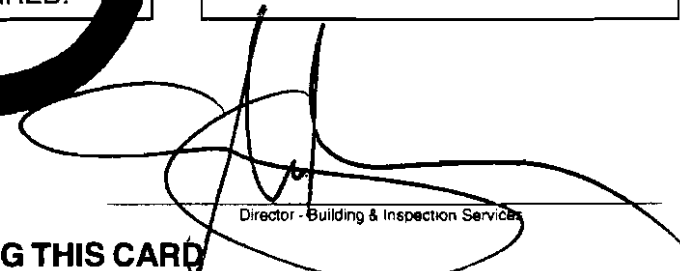
Fire Dept. \_\_\_\_\_

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name



Director - Building & Inspection Services

### PENALTY FOR REMOVING THIS CARD

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 10-0842	Issue Date:	CBL: 084 I003001
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Location of Construction: (V01)2 HW 42 EPPS ST PEAKS ISLAND	Owner Name: PDF PROPERTIES /PAUL FLAHE	Owner Address: 12 CHAPMAN LANE/PO BOX 313	Phone: 207-590-2671
Business Name:	Contractor Name: Property Owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: IR-2

Past Use: Single Family Condo Connected to Permit# 100821	Proposed Use: Single Family Condo Connected to Permit# 100821 - Remove existing partial 2nd floor, add full 2nd floor interior renovations <i>across front</i>	Permit Fee: \$270.00	Cost of Work: \$25,000.00	CEO District: 1
Proposed Project Description: Remove existing partial 2nd floor, add full 2nd floor interior renovations <i>across front (14'x28) half</i>		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> <i>TRC 2003</i>	

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
Signature:		Date:

Permit Taken By: Idobson	Date Applied For: 07/16/2010	<b>Zoning Approval</b>	
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland <i>N/A</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone <i>using section 14-432(b) vs. 13 57PL of 2/14/06</i></p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>OK w/ conditions</i> Date: <i>7/23/10</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p><i>ABM</i></p> <p>Date:</p>
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**PERMIT ISSUED**

AUG - 6 2010

City of Portland

**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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS \_\_\_\_\_ DATE \_\_\_\_\_ PHONE \_\_\_\_\_

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

# City of Portland, Maine - Building or Use Permit

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

<b>Permit No:</b> 10-0842	<b>Date Applied For:</b> 07/16/2010	<b>CBL:</b> 084 1003001
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<b>Location of Construction:</b> 42 EPPS ST PEAKS ISLAND (unit	<b>Owner Name:</b> PDF PROPERTIES /PAUL FLAHE	<b>Owner Address:</b> 12 CHAPMAN LANE/PO BOX 313	<b>Phone:</b> 207-590-2671
<b>Business Name:</b>	<b>Contractor Name:</b> Property Owner	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family Condo Connected to Permit# 100821 - Remove existing partial 2nd floor, add full 2nd floor across front half of building (14' x 28'), interior renovations	<b>Proposed Project Description:</b> Remove existing partial 2nd floor, add full 2nd floor across front half of building (14' x 28'), interior renovations
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 07/23/2010
<b>Note:</b> Using section 14-436(b). 80% of first floor footprint is 669.6 sf. Expansion is add int 250.35 sf which is 37% of 80% allowable expansion.			<b>Ok to Issue:</b> ✓
<ol style="list-style-type: none"> <li>1) With the issuance of permit #10-0842 and the certificate of occupancies, this property shall remain as two separate, single family residential condominiums. Any change of use shall require a separate permit application for review and approval.</li> <li>2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</li> </ol>			
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Tammy Munson	<b>Approval Date:</b> 08/05/2010
<b>Note:</b>			<b>Ok to Issue:</b> ✓
<ol style="list-style-type: none"> <li>1) The guardrail at the top of the stairs must be 36" and there shall be a graspable handrail running the length of the stair.</li> <li>2) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.</li> <li>3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.</li> <li>4) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.</li> <li>5) Those building a new single family dwelling shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.</li> </ol>			

## **BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (ONLY )**

**or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)**

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**

  **X**   **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

  **X**   **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

  **X**   **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.**

**The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.**



# 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>42 RIPS ST PEAKS ISLAND</u>		
Total Square Footage of Proposed Structure/Area <u>NC in foot Print</u>	Square Footage of Lot <u>8828.8</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>84</u> Block# <u>I</u> Lot# <u>3</u>	Applicant * <b>must</b> be owner, Lessee or Buyer* Name <u>Paul FLAHERTY</u> Address <u>P.O. BOX 313</u> <u>12 CHAPMAN LN</u> City, State & Zip <u>West Kennebunk, Me</u> <u>04094</u>	Telephone: <u>207-590-2671</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: <u>\$25,000.00</u> C of O Fee: \$ <u>          </u> Total Fee: \$ <u>270</u>
Current legal use (i.e. single family) <u>SF</u> Number of Residential Units <u>          </u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>SF Res.</u> Is property part of a subdivision? <u>NO</u> If yes, please name <u>          </u> Project description: <u>Remove existing partial 2nd floor, build 2nd floor per plans</u>		
Contractor's name: <u>OWNER / Paul FLAHERTY</u> Address: <u>P.O. BOX 313 12 CHAPMAN LANE</u> City, State & Zip <u>West Kennebunk, Me 04094</u> Telephone: <u>207-590-2671</u> Who should we contact when the permit is ready: <u>Paul FLAHERTY</u> Telephone: <u>207-590-2671</u> Mailing address: <u>P.O. Box 313 West Kennebunk, Me 04094</u>		

Please submit all of the information outlined on the applicable 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 or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division 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.

RECEIVED

JUL 16 2010

Signature: <u>Paul Flaherty</u>	Date: <u>07/16/2010</u>	<u>          </u> Duty of Building Inspections City of Portland, Maine
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This is not a permit; you may not commence ANY work until the permit is issued



**THE EPPS STREET CONDOMINIUMS  
42 EPPS STREET, PEAKS ISLAND, PORTLAND, MAINE**

MADE FOR DEAN KAMP  
42 EPPS STREET, PORTLAND, MAINE 04106

MADE BY NOTARIAL LAND SURVEYING  
18 COLLEGE AVENUE, GORHAM, MAINE, 04038

APRIL 9, 2008 JOB #04-008 SHEET 1 OF 1

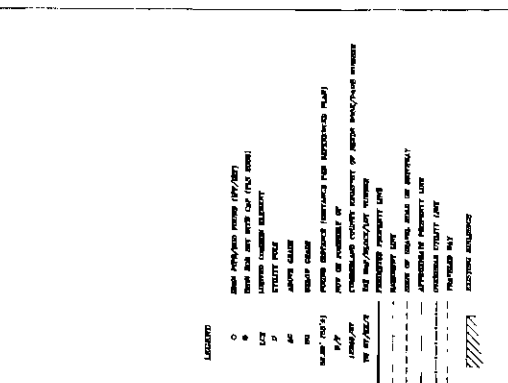
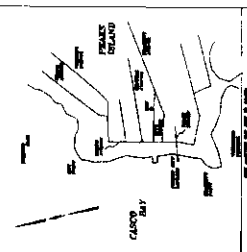
SCALE 1" = 10'



**NOTES**

- 1) OFFICE OF RECORDS IS BULK CAMP
- 2) THIS PLAN IS BEING FILED IN THE CUMBERLAND COUNTY REGISTER OF DEEDS IN DEED BOOK 1458 PAGE 345
- 3) THE CANTONAL REFERENCE IS CITY OF PORTLAND THE MAP #4 BLACK LOTS 3-4-1-19
- 4) THE FRONT OF ANY DEEDS AND LOCATION FOR EPPS STREET IS PER THIS PLAN REFERENCE #1.
- 5) THE PARCELS DOES NOT FALL IN A "TYPICAL PARAD PARAD AREA" PER 17-A M.R.S.
- 6) THE PARCELS ARE CONVEYED THROUGH PARCEL, RESPECTIVE PER PLAN #1.
- 7) THE PARCEL IS IN THE "20-21" BLOCK, AN OFFICIAL ZONING INTERPRETATION AND REQUIREMENTS MUST BE OBTAINED FROM THE CITY OF PORTLAND AND ALL OTHER APPLICABLE REGULATORY BODIES BEFORE RELAYING IMPROVEMENTS OR CONVEYING LAND OR INTEREST.
- 8) UTILITY LOCATION SHOWN IS APPROXIMATE. THIS PLAN MAY NOT SHOW ALL UTILITIES AND REQUIREMENTS MUST BE OBTAINED FROM THE MAINE UTILITIES COMMISSION BEFORE CONSTRUCTION BEGINS.
- 9) THIS PLAN IS NOT INTENDED TO IMPOSE LIMITS ON EXTENTS OF PER TITLE OPERATIONS OR OPINION OF TITLE SHOULD BE OBTAINED BY AN ATTORNEY.
- 10) SUBSTITUTION LAND ACQUISITION AND THE RECORDING SURVEYOR ASSUMES THE DUTY TO BE HELD HARMLESS FROM ALL THIRD PARTY CLAIMS TO THE EXTENT OF A RECORDED SURVEY.
- 11) THIS PLAN IS NOT TO BE CONSIDERED AS TO CORRECTNESS OR COMPLETENESS BY THE REGISTRAR OR THE ATTORNEY. THIS PLAN IS NOT INTENDED TO IMPOSE LIMITS ON EXTENTS OF PER TITLE OPERATIONS OR OPINION OF TITLE SHOULD BE OBTAINED BY AN ATTORNEY.
- 12) THIS PLAN IS NOT TO BE CONSIDERED AS TO CORRECTNESS OR COMPLETENESS BY THE REGISTRAR OR THE ATTORNEY. THIS PLAN IS NOT INTENDED TO IMPOSE LIMITS ON EXTENTS OF PER TITLE OPERATIONS OR OPINION OF TITLE SHOULD BE OBTAINED BY AN ATTORNEY.

**PLAN REFERENCE**  
1) PLAN OF RECORDS IS BULK CAMP  
2) PLAN OF RECORDS IS BULK CAMP  
3) PLAN OF RECORDS IS BULK CAMP



**LEGEND**

- 1/4" WALL (NOT TO SCALE)
- 1/2" WALL (NOT TO SCALE)
- 3/4" WALL (NOT TO SCALE)
- 1" WALL (NOT TO SCALE)
- 1 1/2" WALL (NOT TO SCALE)
- 2" WALL (NOT TO SCALE)
- 3" WALL (NOT TO SCALE)
- 4" WALL (NOT TO SCALE)
- 6" WALL (NOT TO SCALE)
- 8" WALL (NOT TO SCALE)
- 10" WALL (NOT TO SCALE)
- 12" WALL (NOT TO SCALE)
- 14" WALL (NOT TO SCALE)
- 16" WALL (NOT TO SCALE)
- 18" WALL (NOT TO SCALE)
- 20" WALL (NOT TO SCALE)
- 24" WALL (NOT TO SCALE)
- 28" WALL (NOT TO SCALE)
- 32" WALL (NOT TO SCALE)
- 36" WALL (NOT TO SCALE)
- 40" WALL (NOT TO SCALE)
- 44" WALL (NOT TO SCALE)
- 48" WALL (NOT TO SCALE)
- 52" WALL (NOT TO SCALE)
- 56" WALL (NOT TO SCALE)
- 60" WALL (NOT TO SCALE)
- 64" WALL (NOT TO SCALE)
- 68" WALL (NOT TO SCALE)
- 72" WALL (NOT TO SCALE)
- 76" WALL (NOT TO SCALE)
- 80" WALL (NOT TO SCALE)
- 84" WALL (NOT TO SCALE)
- 88" WALL (NOT TO SCALE)
- 92" WALL (NOT TO SCALE)
- 96" WALL (NOT TO SCALE)
- 100" WALL (NOT TO SCALE)



NOTARY PUBLIC  
DEAN KAMP  
STATE OF MAINE  
COMMISSION EXPIRES 12/31/2011

ML#: 956370

List Price: 179000

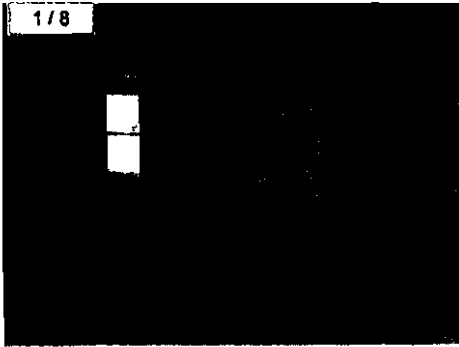
Address: 44 Epps ST # 44



Exterior Front



Dining Room



Bedroom

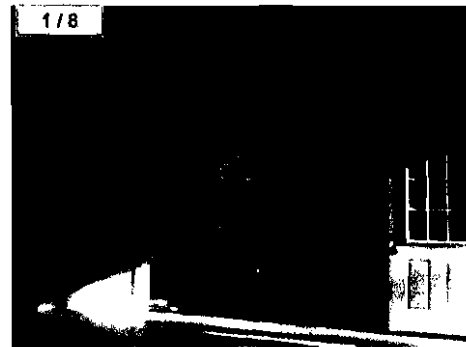


Other

Dots in the sun



Kitchen



Living Room



# PURCHASE AND SALE AGREEMENT

Offer Date June 28, 2010

Effective Date  
Effective Date is defined in Paragraph 24 of this Agreement.

1. PARTIES: This Agreement is made between PDF Properties LLC ("Buyer") and Dean A. Kamp ("Seller").

2. DESCRIPTION: Subject to the terms and conditions hereinafter set forth, Seller agrees to sell and Buyer agrees to buy (  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 44 Epps Street and described in deed(s) recorded at said County's Registry of Deeds Book(s) 14639, Page(s) 141.

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 as viewed on June 19, 2010 are included with the sale at no additional cost, in "as is" condition with no warranties: refrigerator, range, dishwasher

5. PURCHASE PRICE: For such Deed and conveyance Buyer agrees to pay the total purchase price of \$ 165,000.00. Buyer  has delivered; or  will deliver to the Agency within 5 days of the Offer Date, a deposit of earnest money in the amount \$ 10,000.00. If said deposit is to be delivered after the submission of this offer and is not delivered by the above deadline, this offer shall be void and any attempted acceptance of this offer in reliance on the deposit being delivered will not result in a binding contract. Buyer agrees that an additional deposit of earnest money in the amount of \$ none will be delivered n/a. Failure by Buyer to deliver 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 wire, certified, cashier's or trust account check upon delivery of the Deed.

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

6. EARNEST MONEY/ACCEPTANCE: Harborview Properties ("Agency") shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until June 29, 2010 (date) 12  AM  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 July 21, 2010 (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 calendar 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.

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. FUEL/UTILITIES/PRORATIONS: Fuel in tank shall be paid by Buyer at cash price as of date of closing of company that last delivered the fuel. Metered utilities such as electricity, water and sewer will be paid through the date of closing by Seller. The following items, where applicable, shall be prorated as of the date of closing: collected rent, association fees, (other) none. The day of closing is counted as a Seller day. 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. DUE DILIGENCE: Neither Seller nor Licensee makes any warranties regarding the condition, permitted use or value of Sellers' real or personal property, or any representations as to compliance with any federal, state or municipal codes, including, but not limited to, fire, life safety, electrical and plumbing. Buyer is encouraged to seek information from professionals regarding any specific issue or concern. 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 ___ days
b. Sewage Disposal	___	<input checked="" type="checkbox"/>	Within ___ days	m. Lead Paint	___	<input checked="" type="checkbox"/>	Within ___ days
c. Coastal shoreland septic	___	<input checked="" type="checkbox"/>	Within ___ days	n. Arsenic Treated Wood	___	<input checked="" type="checkbox"/>	Within ___ days
d. Water Quality (including but not limited to radon, arsenic, lead, etc.)	___	<input checked="" type="checkbox"/>	Within ___ days	o. Pests	___	<input checked="" type="checkbox"/>	Within ___ days
e. Water Quantity	___	<input checked="" type="checkbox"/>	Within ___ days	p. Code Conformance	___	<input checked="" type="checkbox"/>	Within ___ days
f. Air Quality (including but not limited to asbestos, radon, etc.)	___	<input checked="" type="checkbox"/>	Within ___ days	q. Insurance	___	<input checked="" type="checkbox"/>	Within ___ days
g. Square Footage	___	<input checked="" type="checkbox"/>	Within ___ days	r. Environmental Scan	___	<input checked="" type="checkbox"/>	Within ___ days
h. Pool	___	<input checked="" type="checkbox"/>	Within ___ days	s. Lot size/acreage	___	<input checked="" type="checkbox"/>	Within ___ days
i. Energy Audit	___	<input checked="" type="checkbox"/>	Within ___ days	t. Survey/MLI	___	<input checked="" type="checkbox"/>	Within ___ days
j. Chimney	___	<input checked="" type="checkbox"/>	Within ___ days	u. Zoning	___	<input checked="" type="checkbox"/>	Within ___ days
k. Smoke/CO detectors	___	<input checked="" type="checkbox"/>	Within ___ days	v. Habitat Review/Waterfowl	___	<input checked="" type="checkbox"/>	Within ___ days
				w. Flood Plain	___	<input checked="" type="checkbox"/>	Within ___ days
				x. Other Condo Rev	<input checked="" type="checkbox"/>	___	Within <u>10</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.

13. 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 \$ \_\_\_\_\_ to be provided through \_\_\_\_\_.

14. FINANCING: This Agreement  is  is not subject to Financing. If subject to Financing:

a. This Agreement is subject to Buyer obtaining a Conventional loan of 80.000 % 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 5 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 within 20 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 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, Seller's licensee or Buyer'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 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 \$ none toward Buyer's actual pre-pays, points and/or closing costs, but no more than allowable by Buyer's lender.

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.

15. BROKERAGE DISCLOSURE: Buyer and Seller acknowledge they have been advised of the following relationships:

Chris Lavoie of Keller Williams Realty is a  Seller Agent  Buyer Agent  
Licensee Agency  Disc Dual Agent  Transaction Broker

Rhonda Berg of Harborview Properties 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.

16. 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.

17. MEDIATION: Earnest money disputes subject to the jurisdiction of small claims court will be handled in that forum. For all other disputes or claims 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.

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: Sale Of Property Addendum, Condominium Addendum

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/has not malfunctioned within 180 calendar 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 which shall be the Effective Date. Licensee is authorized to fill in the Effective Date on Page 1 hereof. Except as expressly set forth to the contrary, the use of the term "days" in this Agreement, including all addenda made a part hereof, shall mean business days defined as excluding Saturdays, Sundays and any State/Federal holidays (including but not limited to Patriots Day, Columbus Day, Martin Luther King Holiday, etc.) Deadlines in this Agreement, including all addenda, expressed as "within x days" shall be counted from the Effective Date, unless another starting date is expressly set forth, beginning with the first day after the Effective Date, or such other established starting date, and ending at 5:00 p.m. Eastern Time on the last day counted. Unless expressly stated to the contrary, deadlines in this Agreement, including all addenda, expressed as a specific date shall end at 5:00 p.m. Eastern Time on such date.

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:

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 and Seller acknowledge that Maine law says the owner of property as of April 1st is legally responsible to pay the property taxes even if the property is later sold and any tax lien filed for non-payment will be in the name of the owner as of April 1st which could have a negative effect on their credit rating.

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 P.O. BOX 313 WEST KENNEBUNK, Me. 04094.

Paul Harvey 10/28/10  
BUYER DATE BUYER DATE  
PDF Properties LLC

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 ~~P.O. BOX 313 WEST KE~~

SELLER Dean A. Kamp DATE SELLER DATE

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 closing date of this Agreement is extended until \_\_\_\_\_ DATE

BUYER DATE SELLER DATE

BUYER DATE SELLER DATE



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**SALE OF PROPERTY ADDENDUM - IF ALREADY UNDER CONTRACT**

To Agreement dated June 28, 2010, between  
Dean A. Kamp ("Seller")  
and PDF Properties LLC ("Buyer")  
for property located at 44 Epps Street, Portland, ("Property #1")

The Purchase and Sale Agreement is further subject to the following terms:

1. Buyer's obligations under the Agreement are subject to closing on the sale of Buyer's property located at: 10 Chapman Lane, West Kennebunk ("Property #2") which is currently under contract. Buyer shall notify Seller in writing if the purchase and sale agreement for Property #2 expires or is terminated. Any failure of Buyer to notify Seller within 2 days of such expiration or termination shall be a default under the Agreement.
2. Upon receipt of notification from Buyer that the purchase and sale agreement for Property #2 has expired or been terminated, Seller shall have the right to declare the Agreement null and void by written notice to Buyer in which case any earnest money shall be returned to Buyer.
3. Buyer shall have 15 days from the Effective Date of the Agreement to close on the sale of Property #2. Buyer shall notify Seller that the closing on the sale of Property #2 has occurred within 24 hours after closing.
4. The closing date on Property #1 described in the TITLE AND CLOSING paragraph of the Agreement shall be 5 days from the closing on the sale of Property #2 or 15 days from the Effective Date of the Agreement, whichever comes first, or such earlier date as agreed to by both parties.
5. If Buyer does not close on the sale of Property #2 within the deadlines specified above, Seller shall have the right to declare the Agreement null and void by written notice to Buyer in which case any earnest money shall be returned to Buyer.

Paul Blumenthal  
Buyer  
PDF Properties LLC

06/28/10  
Date

Dean A. Kamp  
Seller

Date

Buyer

Date

Seller

Date



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CONDOMINIUM ADDENDUM (Resales)

To Agreement dated June 28, 2010, between Dean A. Kamp

\_\_\_\_\_ ("Seller")

and PDF Properties LLC \_\_\_\_\_ ("Buyer")

for property located at 44 Epps Street, Portland,

The Purchase and Sale Agreement is further subject to the following terms:

1. Seller shall provide Buyer with a copy of the current Condominium Declaration, Bylaws and Rules/Regulations and an original Resale Certificate for the Epps Street Condominium Association in accordance with the Maine Condominium Act\* within 2 days of the Effective Date of this Agreement.

2. Buyer shall have 10 days (by statute cannot be less than 5 calendar) from receipt to review and approve above documents. If Buyer is not satisfied with such documents, Buyer may terminate the this Agreement by written notice to Seller within the specified number of days in which case the earnest money deposit shall be returned to Buyer. In the event Buyer does not so notify Seller within the specified number of days, this contingency is waived by Buyer.

3. Seller represents that condominium association fees in the current amount of \$ \_\_\_\_\_ are due  monthly  quarterly, and include the following:

- Water:  Yes  No  Unknown
- Sewer:  Yes  No  Unknown
- Heat:  Yes  No  Unknown
- Hot Water:  Yes  No  Unknown
- Insurance:  Yes  No  Unknown
- Maintenance:  Yes  No  Unknown
- Other: \_\_\_\_\_  Yes  No  Unknown
- Other: \_\_\_\_\_  Yes  No  Unknown

The association fees are payable to \_\_\_\_\_ at the following address: \_\_\_\_\_

Paul Holmberg 06/28/10  
Buyer Date  
PDF Properties LLC

\_\_\_\_\_  
Seller Date  
Dean A. Kamp

\_\_\_\_\_  
Buyer Date Seller Date

\* The Maine Condominium Act establishes the following requirements in connection with the resale of a condominium unit: A unit owner is required to furnish to a purchaser a copy of the declaration (other than the plats and plans), the bylaws, the rules or regulations of the association, and a reasonably current certificate containing the items set forth in 33 MRSA §1604-108. The condominium's association is required, within 10 calendar days after a request by a unit owner and payment of any reasonable fee established by the association, to furnish a certificate containing the information necessary to enable the unit owner to comply with this requirement. If the certificate is not provided prior to execution of the purchase contract, the purchase contract is voidable by the purchaser until the certificate has been provided and for 5 calendar days thereafter or until conveyance, whichever first occurs.



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**SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION**

Maine Department of Human Services  
Division of Health Engineering, Station 10  
(207) 287-8672 FAX (207) 287-4172

<b>PROPERTY LOCATION</b>		<b>&gt;&gt; Caution: Permit Required - Attach in Space Below &lt;&lt;</b>	
City, Town, or Plantation	Peaks Island, Me 04108		
Street or Road	42 Epps Street		
Subdivision, Lot #			
<b>OWNER/APPLICANT INFORMATION</b>			
Name (last, first, MI)	Kamp DEAN A.		Owner Applicant
Mailing Address of	P.O. BOX 63		
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Applicant	Peaks Island, Me 04108		
Daytime Tel. #	207-766-2062		Municipal Tax Map # _____ Lot # _____
<b>Owner or Applicant Statement</b>		<b>Caution: Inspections Required</b>	
I state that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.		I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.	
Signature of Owner or Applicant _____		Local Plumbing Inspector Signature _____	
Date _____		(1st) Date Approved _____ (2nd) Date Approved _____	

<b>TYPE OF APPLICATION</b> 1. <input type="checkbox"/> First Time System 2. <input checked="" type="checkbox"/> Replacement System Type Replaced: _____ Year Installed: _____ 3. <input type="checkbox"/> Expanded System a. <input type="checkbox"/> One-time exempted b. <input type="checkbox"/> Non-exempted 4. <input type="checkbox"/> Experimental System 5. <input type="checkbox"/> Seasonal Conversion	<b>THIS APPLICATION REQUIRES</b> 1. <input type="checkbox"/> No Rule Variance 2. <input type="checkbox"/> First Time System Variance a. <input type="checkbox"/> Local Plumbing Inspector Approval b. <input type="checkbox"/> State & Local Plumbing Inspector Approval 3. Replacement System Variance a. <input checked="" type="checkbox"/> Local Plumbing Inspector Approval b. <input checked="" type="checkbox"/> State & Local Plumbing Inspector Approval 4. <input type="checkbox"/> Minimum Lot Size Variance 5. <input type="checkbox"/> Seasonal Conversion Approval	<b>DISPOSAL SYSTEM COMPONENT(S)</b> 1. <input checked="" type="checkbox"/> Complete Non-engineered System 2. <input type="checkbox"/> Primitive System (graywater & sit toilet) 3. <input type="checkbox"/> Alternative Toilet, specify: _____ 4. <input type="checkbox"/> Non-Engineered Treatment Tank (only) 5. <input type="checkbox"/> Holding Tank, _____ gallons 6. <input type="checkbox"/> Non-engineered Disposal Field (only) 7. <input type="checkbox"/> Separated Laundry System 8. <input type="checkbox"/> Complete Engineered System (2000 gpd or more) 9. <input type="checkbox"/> Engineered Treatment Tank (only) 10. <input type="checkbox"/> Engineered Disposal Field (only) 11. <input type="checkbox"/> Pre-treatment, specify: _____ 12. <input type="checkbox"/> Miscellaneous components
<b>SIZE OF PROPERTY</b> .754- <input type="checkbox"/> sq. ft. <input checked="" type="checkbox"/> acres	<b>DISPOSAL SYSTEM TO SERVE</b> 1. <input type="checkbox"/> Single Family Dwelling Unit, No. of Bedrooms: _____ 2. <input checked="" type="checkbox"/> Multiple Family Dwelling, No. of Units: <u>2</u> 3. <input type="checkbox"/> Other: _____ SPECIFY _____	<b>TYPE OF WATER SUPPLY</b> 1. <input type="checkbox"/> Drilled Well 2. <input type="checkbox"/> Dug Well 3. <input type="checkbox"/> Private 4. <input checked="" type="checkbox"/> Public 5. <input type="checkbox"/> Other: _____

<b>TREATMENT TANK</b> 1. <input checked="" type="checkbox"/> Concrete - <u>EXISTING</u> a. <input checked="" type="checkbox"/> Regular b. <input type="checkbox"/> Low Profile 2. <input checked="" type="checkbox"/> Plastic - <u>New</u> 3. <input type="checkbox"/> Other: _____ CAPACITY <u>1000</u> gallons	<b>DISPOSAL FIELD TYPE &amp; SIZE</b> 1. <input type="checkbox"/> Stone Bed 2. <input type="checkbox"/> Stone Trench 3. <input type="checkbox"/> Proprietary Device a. <input checked="" type="checkbox"/> Cluster array c. <input type="checkbox"/> Linear b. <input type="checkbox"/> Regular load d. <input type="checkbox"/> H-20 load 4. <input type="checkbox"/> Other: _____ SIZE <u>1296</u> sq. ft. <input type="checkbox"/> lin. ft. <u>36 PLASTIC CHAMBERS</u>	<b>GARBAGE DISPOSAL UNIT</b> 1. <input type="checkbox"/> No 3. <input type="checkbox"/> Maybe 2. <input checked="" type="checkbox"/> Yes >> Specify one below: a. <input type="checkbox"/> Multi-compartment Tank b. <input type="checkbox"/> Tanks in Series c. <input type="checkbox"/> Increase in Tank Capacity d. <input type="checkbox"/> Filter on Tank Outlet	<b>DESIGN FLOW</b> <u>150</u> gallons per day BASED ON: 1. <input type="checkbox"/> Table 501.1 (dwelling unit(s)) 2. <input checked="" type="checkbox"/> Table 501.2 (other facilities) SHOW CALCULATIONS - for other facilities - Total 5 Bedrooms Plus 3 Bedrooms 2nd unit 2 Bedrooms 450 gpd 3. <input type="checkbox"/> Section 503.0 (meter readings) ATTACH WATER-METER DATA
<b>SOIL DATA &amp; DESIGN CLASS</b> PROFILE CONDITION DESIGN <u>5 1 B 1</u> at Observation Hole # <u>TPH1</u> Depth <u>18</u> - Elevation _____ OF MOST LIMITING SOIL FACTOR	<b>DISPOSAL FIELD SIZING</b> 1. <input type="checkbox"/> Small - 2.0 sq. ft./gpd 2. <input checked="" type="checkbox"/> Medium - 2.6 sq. ft./gpd 3. <input type="checkbox"/> Medium-Large - 3.3 sq. ft./gpd 4. <input type="checkbox"/> Large - 4.1 sq. ft./gpd 5. <input type="checkbox"/> Extra Large - 5.0 sq. ft./gpd	<b>PUMPING</b> 1. <input type="checkbox"/> Not Required 2. <input checked="" type="checkbox"/> May Be Required 3. <input type="checkbox"/> Required >> Specify only for engineered or experimental systems: DOSE: _____ gallons	

I Certify that on 6-20-03 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

John M. Toothaker #347 6-29-03  
 Site Evaluator Signature SE # Date

John M. Toothaker 839-5746

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services  
Division of Health Engineering, Station 10  
(207) 287-5672 FAX (207) 287-4172

<b>PROPERTY LOCATION</b>		<b>&gt;&gt; Caution: Permit Required -- Attach in Space Below &lt;&lt;</b>
City, Town, or Plantation	<i>Peaks Island, Me 04108</i>	
Street or Road	<i>42 Epps Street</i>	
Subdivision, Lot #		
<b>OWNER/APPLICANT INFORMATION</b>		
Name (last, first, MI)	<i>Kamp DEAN A.</i>	
Mailing Address of	<i>P.O. Box 63</i>	
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Applicant	<i>Peaks Island, Me 04108</i>	
Daytime Tel. #	<i>207-766-2062</i>	
<b>Owner or Applicant Statement</b>		<b>Caution: Inspections Required</b>
I state that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.		I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.
Signature of Owner or Applicant _____		Local Plumbing Inspector Signature _____
Date _____		(1st) Date Approved _____ (2nd) Date Approved _____

<b>PROPERTY INFORMATION</b>		
<b>TYPE OF APPLICATION</b> 1. <input type="checkbox"/> First Time System 2. <input checked="" type="checkbox"/> Replacement System Type Replaced: _____ Year Installed: _____ 3. <input type="checkbox"/> Expanded System a. <input type="checkbox"/> One-time exempted b. <input type="checkbox"/> Non-exempted 4. <input type="checkbox"/> Experimental System 5. <input type="checkbox"/> Seasonal Conversion	<b>THIS APPLICATION REQUIRES</b> 1. <input type="checkbox"/> No Rule Variance 2. <input type="checkbox"/> First Time System Variance a. <input type="checkbox"/> Local Plumbing Inspector Approval b. <input type="checkbox"/> State & Local Plumbing Inspector Approval 3. Replacement System Variance a. <input type="checkbox"/> Local Plumbing Inspector Approval b. <input checked="" type="checkbox"/> State & Local Plumbing Inspector Approval 4. <input type="checkbox"/> Minimum Lot Size Variance 5. <input type="checkbox"/> Seasonal Conversion Approval	<b>DISPOSAL SYSTEM COMPONENT(S)</b> 1. <input checked="" type="checkbox"/> Complete Non-engineered System 2. <input type="checkbox"/> Primitive System (greywater & alt toilet) 3. <input type="checkbox"/> Alternative Toilet, specify: _____ 4. <input type="checkbox"/> Non-Engineered Treatment Tank (only) 5. <input type="checkbox"/> Holding Tank, _____ gallons 6. <input type="checkbox"/> Non-engineered Disposal Field (only) 7. <input type="checkbox"/> Separated Laundry System 8. <input type="checkbox"/> Complete Engineered System (2000 gpd or more) 9. <input type="checkbox"/> Engineered Treatment Tank (only) 10. <input type="checkbox"/> Engineered Disposal Field (only) 11. <input type="checkbox"/> Pre-treatment, specify: _____ 12. <input type="checkbox"/> Miscellaneous components
<b>SIZE OF PROPERTY</b> <i>0.754</i> <input type="checkbox"/> sq. ft. <input checked="" type="checkbox"/> acres	<b>DISPOSAL SYSTEM TO SERVE</b> 1. <input type="checkbox"/> Single Family Dwelling Unit, No. of Bedrooms: _____ 2. <input checked="" type="checkbox"/> Multiple Family Dwelling, No. of Units: <i>2</i> 3. <input type="checkbox"/> Other: _____ SPECIFY _____	<b>TYPE OF WATER SUPPLY</b> 1. <input type="checkbox"/> Drilled Well 2. <input type="checkbox"/> Dug Well 3. <input type="checkbox"/> Private 4. <input checked="" type="checkbox"/> Public 5. <input type="checkbox"/> Other: _____
<b>SHORELAND ZONING</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

<b>TREATMENT TANK</b> 1. <input checked="" type="checkbox"/> Concrete <i>EXISTING</i> a. <input type="checkbox"/> Regular b. <input type="checkbox"/> Low Profile 2. <input checked="" type="checkbox"/> Plastic <i>New</i> 3. <input type="checkbox"/> Other: _____ CAPACITY <i>1000</i> gallons	<b>DISPOSAL FIELD TYPE &amp; SIZE</b> 1. <input type="checkbox"/> Stone Bed 2. <input type="checkbox"/> Stone Trench 3. <input checked="" type="checkbox"/> Proprietary Device a. <input checked="" type="checkbox"/> Cluster array c. <input type="checkbox"/> Linear b. <input type="checkbox"/> Regular load d. <input type="checkbox"/> H-20 load 4. <input type="checkbox"/> Other: _____ SIZE <i>1296</i> sq. ft. <input type="checkbox"/> lin. ft. <i>36 PLASTIC CHAMBERS</i>	<b>GARBAGE DISPOSAL UNIT</b> 1. <input checked="" type="checkbox"/> No 3. <input type="checkbox"/> Maybe 2. <input type="checkbox"/> Yes >> Specify one below: a. <input type="checkbox"/> Multi-compartment Tank b. <input type="checkbox"/> Tanks in Series c. <input type="checkbox"/> Increase in Tank Capacity d. <input type="checkbox"/> Filter on Tank Outlet	<b>DESIGN FLOW</b> <i>150</i> gallons per day BASED ON: 1. <input type="checkbox"/> Table 501.1 (dwelling unit(s)) 2. <input checked="" type="checkbox"/> Table 501.2 (other facilities) SHOW CALCULATIONS - for other facilities - <i>Total 5 Bedrooms First 3 Bedrooms 2nd unit 2 Bedrooms 450 gpd</i> 3. <input type="checkbox"/> Section 503.0 (meter readings) ATTACH WATER-METER DATA
<b>SOIL DATA &amp; DESIGN CLASS</b> PROFILE CONDITION DESIGN <i>SIB1</i> at Observation Hole # <i>TPH1</i> Depth <i>18</i> Elevation _____ OF MOST LIMITING SOIL FACTOR	<b>DISPOSAL FIELD SIZING</b> 1. <input type="checkbox"/> Small - 2.0 eq. ft./gpd 2. <input checked="" type="checkbox"/> Medium - 2.6 eq. ft./gpd 3. <input type="checkbox"/> Medium-Large - 3.3 eq. ft./gpd 4. <input type="checkbox"/> Large - 4.1 eq. ft./gpd 5. <input type="checkbox"/> Extra Large - 5.0 eq. ft./gpd	<b>PUMPING</b> 1. <input type="checkbox"/> Not Required 2. <input checked="" type="checkbox"/> May Be Required 3. <input type="checkbox"/> Required >> Specify only for engineered or experimental systems: DOSE: _____ gallons	

I Certify that on 6-20-03 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

John M. Toothaker #347 6-29-03  
 Site Evaluator Signature SE # Date

John M. Toothaker 839-5746



# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services  
Division of Health Engineering  
(207) 287-3672 FAX (207) 287-4172

Town, City, Plantation

*Leak Island, Me*

Street, Road Subdivision

*04108 42 Epps St*

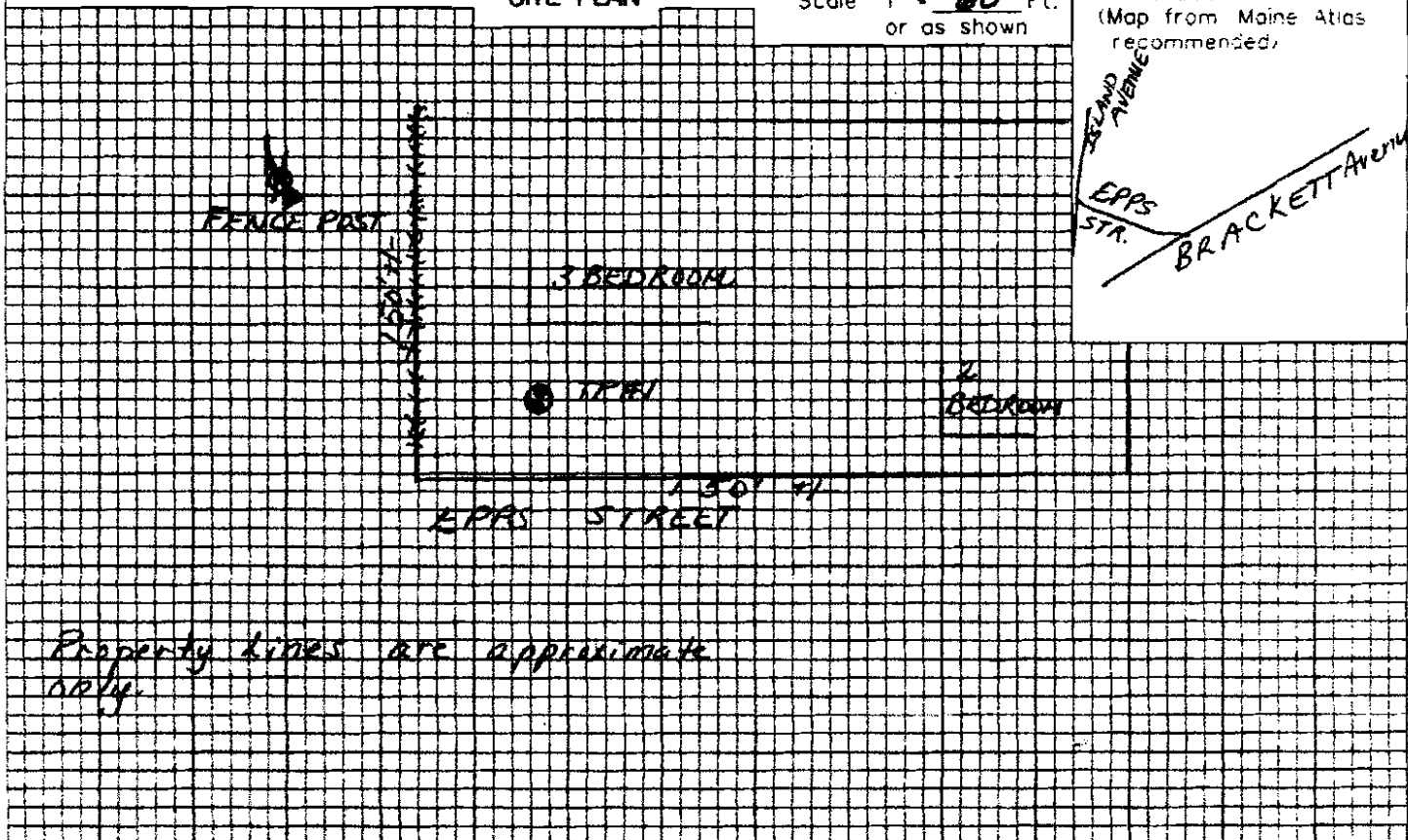
Owner's Name

*Dean A. Kamp*

SITE PLAN

Scale *1" = 30 Ft.*  
or as shown

SITE LOCATION PLAN  
(Map from Maine Atlas recommended)



*Property lines are approximate only.*

## SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP#1  Test Pit  Boring  
0-1" Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
LOAMY SAND	Friable	Brown	
MED. SAND	LOOSE	Orange Brown	
<i>Limit of Excavation</i>			

Soil Classification <b>S</b>	Slope <b>01%</b>	Limiting Factor <b>48"</b>	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input checked="" type="checkbox"/> Pit Depth
Profile	Condition		

Observation Hole \_\_\_\_\_  Test Pit  Boring  
 \_\_\_\_\_ " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
(Diagonal line from 0 to 50 inches)			

Soil Classification	Slope	Limiting Factor	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
Profile	Condition		

*John M. Louthaker*  
Site Evaluator Signature

# *347*  
SE

*6-29-03*  
Date

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services  
Division of Health Engineering  
(207) 287-5672 FAX (207) 287-4172

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

*Peaks Island, Me 04108*

*DEAN A. KAMP*

## SUBSURFACE WASTEWATER DISPOSAL PLAN

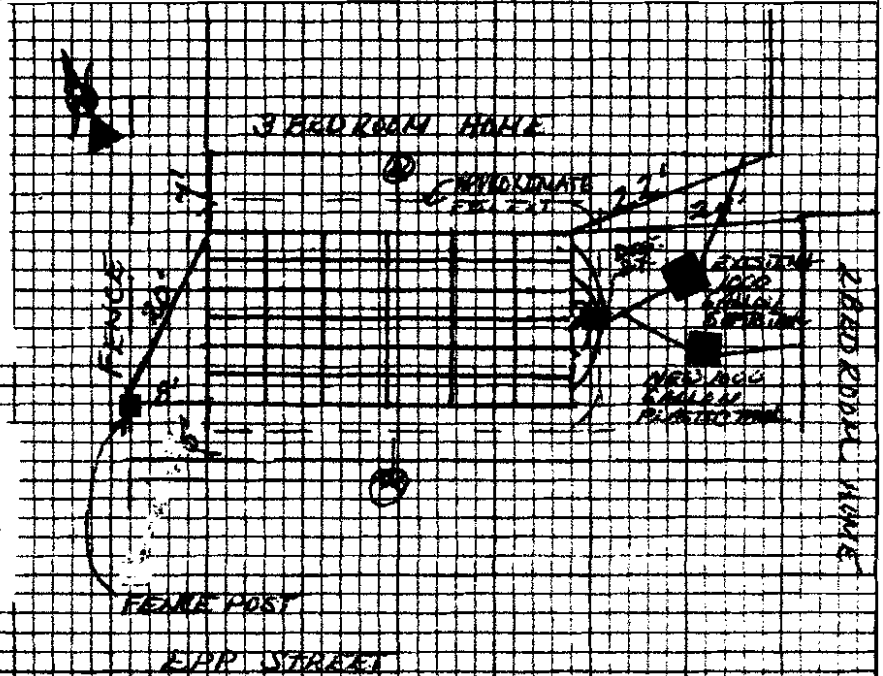
SCALE 1" = 20 FT.

### LEGEND:

MON = GRANITE MONUMENT  
IRF = IRON ROD FOUND  
IPF = IRON PIPE FOUND  
TP = TEST PIT

### NOTES:

1. IF A GARBAGE DISPOSAL IS USED, THEN CHANGES TO THIS DESIGN ARE NECESSARY.
2. ALLOW FOR POSITIVE DRAINAGE AROUND THE LEACHFIELD.
3. ALL MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE MAINE SUBSURFACE WASTEWATER DISPOSAL RULES DATED 6/82, AS AMENDED, AND SUPPLEMENTED BY THE ATTACHED GENERAL NOTES WHICH BECOME A PART OF THIS DESIGN.



### PROPOSED LEACHFIELD

CONCRETE 8" x 12" PLASTER  
CHAMBERS IN CLUSTER  
CONFIGURATION 43' x 43'  
SPACED 12" STRAIGHT WALLS OR LAYOUT

REMOVE ALL EXISTING  
AND PIPE STANDSTANDS  
REPLACE ALL EXISTING  
BRANCHED CURB AND SAND

USE KIND SYSTEM  
VALLEY SOFT DEATH

### FILL REQUIREMENTS

Depth of Fill (Upslope) *REPLACE 12"-48" OLD W/NEW 12"-48"*

Depth of Fill (Downslope) *12"-48"*

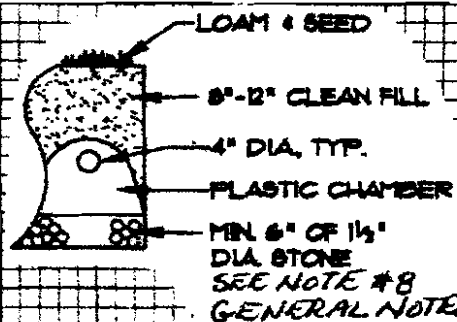
### CONSTRUCTION ELEVATIONS

Finished Grade Elevation  
Top of Distribution Pipe or Proprietary Device  
Bottom of Disposal Area

-50"  
-62"  
-80"

### ELEVATION REFERENCE POINT

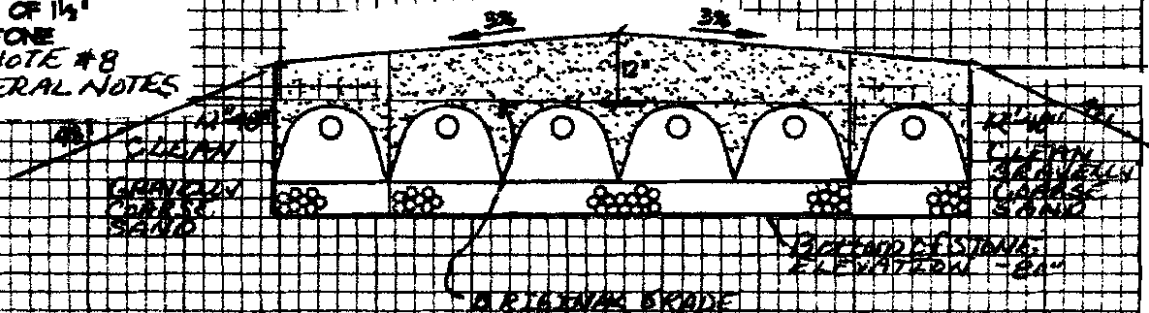
Location & Description TOP OF  
FENCE POST #3 AB 168A  
Reference Elevation 0"



### DISPOSAL AREA CROSS SECTION

*Class location at  
24" separation within 12"*

SCALE:  
VERTICAL: 1" = 3'  
HORIZONTAL: 1" = 5'



*John M. Sonthaler*  
Site Evaluator Signature

#347  
SE

7-2-03  
Date

**General Notes**  
**(attachment to form HHE-200)**  
**< 1,000 gpd Septic System**

1. It is your right to get a second opinion if you don't agree with the professional opinion of Tooth & Associates.
2. Property information is from the owner or applicant and shall be correct and verified prior to signing this HHE-200 application.
3. All work shall be done per the Maine Subsurface Wastewater Disposal Rules dated 6/02 as amended.
4. All work shall be done only in dry conditions for disposal area.
5. No vehicular or equipment traffic to be allowed on disposal area. Construct disposal area outside the corner flags located in the field. Protect downslope area as well.
6. Backfill, if required, is to be gravelly coarse sand to coarse sand texture and to be free of foreign debris. If backfill is coarser than original soil, then mix top 4" of backfill and original soil with rototiller.
7. No neighboring wells are apparent (unless so indicated) within 100' of disposal area. Owner or applicant shall verify this prior to signing the HHE-200 application.
8. The disposal field stone shall be clean, uniform in size and free of fines, dusts, ashes, or clay. It shall be no smaller than ¾ inch and no larger than 2½ inches in size (per Section 805.2.3 of the Maine Subsurface Wastewater Rules).
9. Use minimum separation distances required (unless reduced by variance or special circumstance).
  - a. Wells with water usage of 2,000 or more gpd or public water supply wells:

Disposal fields:	300'
Septic Tanks and Holding Tanks:	100'
  - b. any well to disposal area: 100'
  - c. any well to septic tank 100'
  - d. septic tank or disposal area to lake, river, stream or brook: 100' for major watercourse  
50' for minor watercourse
  - e. house to treatment tank: 8'
  - f. house to disposal area: 20'
  - g. all other separation distances, for less than 1,000 gpd per Maine Subsurface Wastewater Disposal Rules use Table 700.2.
10. Location of septic near a wetland may require a separate permit. As such, the owner or applicant prior to construction of the septic system shall hire a professional wetland scientist to evaluate adjacent wetlands and prepare needed permits.
11. Garbage disposals are not recommended and, if installed, are done so at the owner's risk. Follow Maine State Plumbing Code if installed.
12. Pump Stations shall be water tight to prevent infiltration of ground and surface water.
13. Pressure lines and force mains shall be flushed of any foreign material and pumps shall be checked for proper on/off cycle before being put into service.
14. Force mains, pump stations, and /or gravity piping subject to freezing shall be adequately insulated or installed below the frost line.

Replacement System Variance Request

VARIANCE CATEGORY	LIMIT OF LPI'S APPROVAL AUTHORITY						VARIANCE REQUESTED TO:	
SOILS								
Soil Profile	Ground Water Table			to 7'			inches	
Soil Condition	Restrictive Layer			to 7'			inches	
from HHE-200	Bedrock			to 12'			inches	
SETBACK DISTANCES (in feet)	Disposal Fields (total design flow)			Septic Tanks (total design flow)			Disposal Fields	Septic Tanks
From	Less than 1000 gpd	1000 to 2000 gpd	Over 2000 gpd	Less than 1000 gpd	1000 to 2000 gpd	Over 2000 gpd	To	To
Wells with water usage of 2000 or more gpd or public water supply wells	300 ft	300 ft	300 ft	100 ft	100 ft	100 ft		
Owner's wells	100 down to 60 ft [a]	200 down to 100 ft	300 down to 150 ft	100 down to 50 ft [b]	100 down to 50 ft	100 down to 50 ft		
Neighbor's wells	100 down to 60 ft [f]	200 down to 120 ft [f]	300 down to 180 ft [f]	100 down to 50 ft [f]	100 down to 75 ft [f]	100 down to 75 ft [f]		
Water supply line	10 ft	20 ft	25 ft [h]	10 ft	10 ft	10 ft [h]		
Water course, major - for replacements only, see Table 400.4 for major expansions	100 down to 60 ft [d]	200 down to 120 ft [d]	300 down to 180 ft [d]	100 down to 50 ft [b]	100 down to 50 ft	100 down to 50 ft		
Water course, minor	50 down to 25 ft [e]	100 down to 50 ft [e]	150 down to 75 ft [e]	50 down to 25 ft [e]	50 down to 25 ft [e]	50 down to 25 ft [e]		
Drainage ditches	25 down to 12 ft	50 down to 25 ft	75 down to 35 ft	25 down to 12 ft	25 down to 12 ft	25 down to 12 ft		
Edge of fill extension - Coastal wetlands, special freshwater wetlands, great ponds, rivers, streams	25 ft [g]	25 ft [g]	25 ft [g]	25 ft [g]	25 ft [g]	25 ft [g]		
Slopes greater than 3:1	10 ft [g]	18 ft [g]	25 ft [g]	N/A	N/A	N/A		
No full basement [e.g. slab, frost wall, columns]	15 down to 7 ft	30 down to 15 ft	40 down to 20 ft	8 down to 5 ft	14 down to 7 ft	20 down to 10 ft		
Full basement [below grade foundation]	20 down to 10 ft	30 down to 15 ft	40 down to 20 ft	8 down to 5 ft	14 down to 7 ft	20 down to 10 ft		
Property lines	10 down to 5 ft [c]	18 down to 9 ft [c]	20 down to 10 ft [c]	10 down to 4 ft [c]	15 down to 7 ft [c]	20 down to 10 ft [c]		
Burial sites or graveyards, measured from the down toe of the fill extension	25 ft	25 ft	25 ft	25 ft	25 ft	25 ft		

*Note:*  
7' No closer than existing leachfield

**OTHER**

1. Fill extension Grade - to 3:1

2. Leachfield is in the same location of prior

3. Leachfield

Footnotes: [a.] Single-family well setbacks may be reduced as prescribed in Section 701.2.

[b.] This distance may be reduced to 25 feet, if the septic or holding tank is tested in the plumbing inspector's presence and shown to be watertight or of monolithic construction.

[c.] Additional setbacks may be needed to prevent fill material extensions from encroaching onto abutting property.

[d.] Additional setbacks may be required by local Shoreland zoning.

[e.] Natural Resource Protection Act requires a 25 feet setback, on slopes of less than 20%, from the edge of soil disturbance and 100 feet on slopes greater than 20%. See Chapter 15.

[f.] May not be any closer to neighbors well than the existing disposal field or septic tank unless written permission is granted by the neighbor. This setback may be reduced for single family houses with Department approval. See Section 702.3.

[g.] The fill extension shall reach the existing ground before the 3:1 slope or within 100 feet of the disposal field.

[h.] See Section 1402.10 for special procedures when these minimum setbacks cannot be achieved.

*John M. Southaker*  
SITE EVALUATOR'S SIGNATURE

6-29-03  
DATE

**FOR USE BY THE DEPARTMENT ONLY**

The Department has reviewed the variance(s) and  does  does not give its approval. Any additional requirements, recommendations, or reasons for the Variance denial, are given in the attached letter.

SIGNATURE OF THE DEPARTMENT

DATE

## REPLACEMENT SYSTEM VARIANCE REQUEST

### THE LIMITATIONS OF THE REPLACEMENT SYSTEM VARIANCE REQUEST

This form shall be attached to an application (HHE-200) for the proposed replacement system which requires a variance to the Rules. The LPI shall review the Replacement System Variance Request an HHE-200 and may approve the Request if all of the following requirements can be met, and the variance(s) requested fall within the limits of LPI's authority.

1. The proposed design meets the definition of a Replacement System as defined in the Rules (Sec. 2006)
2. There will be no change in use of the structure except as authorized for minor expansions outside the shoreland zone of major waterbodies/courses.
3. The replacement system is determined by the Site Evaluator and LPI to be the most practical method to treat and dispose of the wastewater.
4. The BOD5 plus S.S. content of the wastewater is no greater than that of normal domestic effluent.

<b>GENERAL INFORMATION</b>	Town of <u>Peaks Island</u>
Permit No. _____	Date Permit Issued _____
Property Owner's Name: <u>Dean A. Kamp</u>	Tel. No.: <u>746-2062</u>
System's Location: <u>42 Epps Street</u>	
Property Owner's Address: <u>P.O. Box 63 Peaks Island, ME 04108</u>	
(if different from above) _____	

### **SPECIFIC INSTRUCTIONS TO THE: LOCAL PLUMBING INSPECTOR (LPI):**

If any of the variances exceed your approval authority and/or do not meet all of the requirements listed under the Limitations Section above, then you are to send this Replacement System Variance Request, along with the Application, to the Department for review and approval consideration before issuing a Permit. (See reverse side for Comments Section and your signature.)

### **SITE EVALUATOR:**

If after completing the Application, you find that a variance for the proposed replacement system is needed, complete the Replacement Variance Request with your signature on reverse side of form.

### **PROPERTY OWNER:**

If has been determined by the Site Evaluator that a variance to the Rules is required for the proposed replacement system. This variance request is due to physical limitations of the site and/or soil conditions. Both the Site Evaluator and the LPI have considered the site/soil restrictions and have concluded that a replacement system in total compliance with the Rules is not possible.

### **PROPERTY OWNER**

I understand that the proposed system requires a variance to the Rules. Should the proposed system malfunction, I release all concerned provided they have performed their duties in a reasonable and proper manner, and I will promptly notify the Local Plumbing Inspector and make any corrections required by the Rules. By signing the variance request form, I acknowledge permission for representatives of the Department to enter onto the property to perform such duties as may be necessary to evaluate the variance request.

\_\_\_\_\_  
SIGNATURE OF OWNER

\_\_\_\_\_  
DATE

### **LOCAL PLUMBING INSPECTOR**

I, \_\_\_\_\_, the undersigned, have visited the above property and have determined to the best of my knowledge that it cannot be installed in compliance with the Rules. As a result of my review of the Replacement Variance Request, the Application, and my on-site investigation, I (check and complete either a or b):

a. (  approve,  disapprove ) the variance request based on my authority to grant this variance. Note: If the LPI does not give his approval, he shall list his reasons for denial in Comments Section below and return to the applicant.

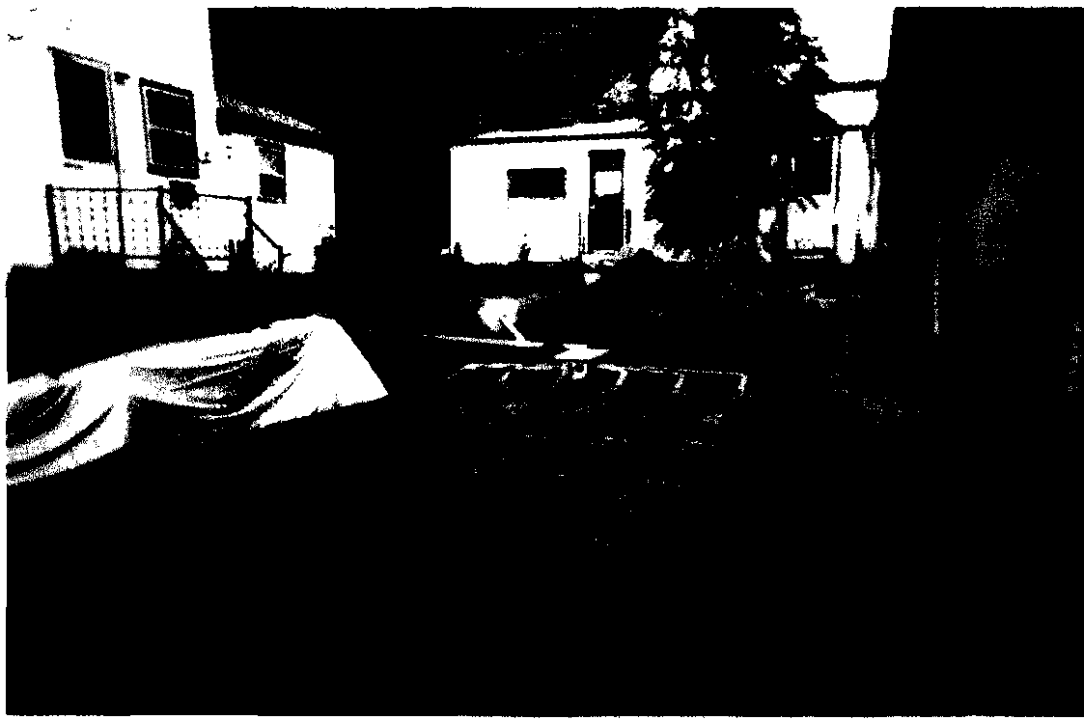
—OR—

b. find that one or more of the requested Variances exceeds my approval authority as LPI. I (  recommend,  do not recommend ) the Department's approval of the variances. Note: If the LPI does not recommend the Department's approval, she shall state his reasons in Comments Section below as to why the proposed replacement system is not being recommended.

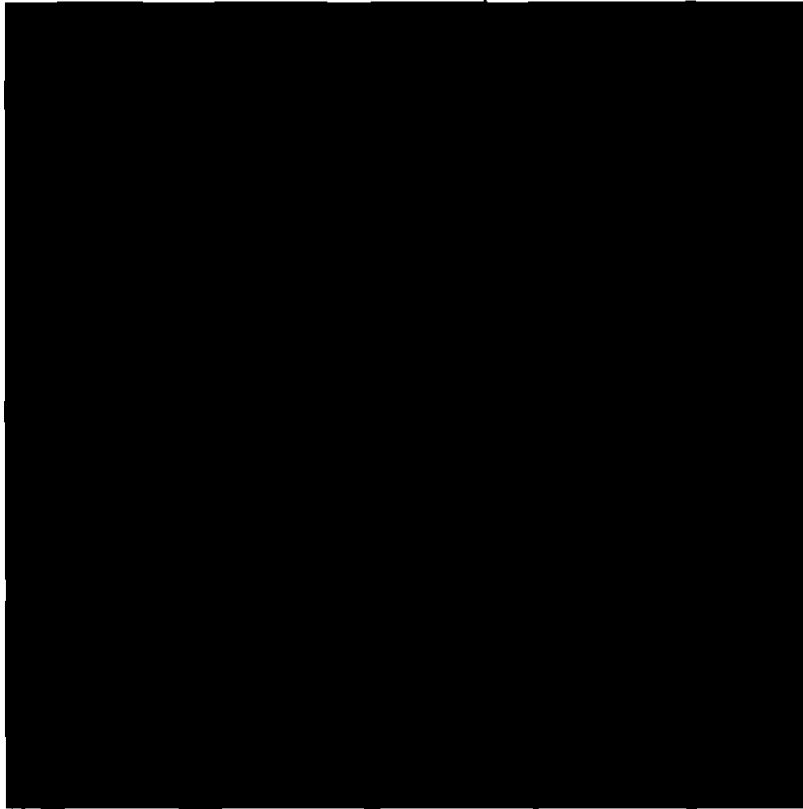
Comments:  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
LPI SIGNATURE

\_\_\_\_\_  
DATE



Map



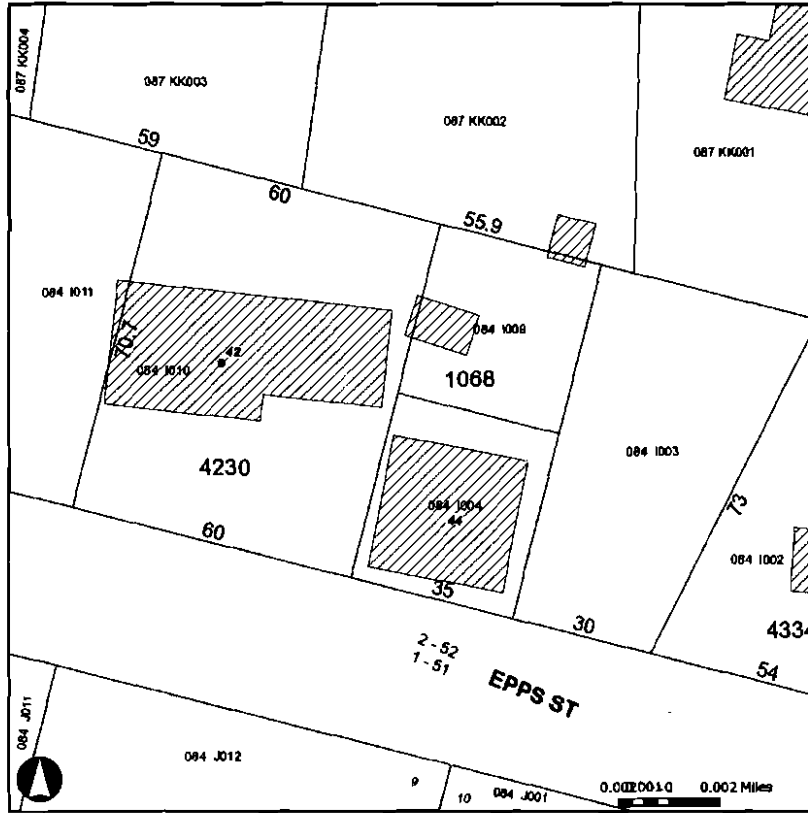
Interstate <input type="checkbox"/>	Wetland <input type="checkbox"/> Swamp	Photos 2005 (Islands) <input type="checkbox"/> Red:Band_1	Ocean <input type="checkbox"/>
Streets <input type="checkbox"/>	Lake/Pond <input type="checkbox"/>	<input type="checkbox"/> Green:Band_2	
Parcels <input type="checkbox"/>	<input type="checkbox"/> under_road	<input type="checkbox"/> Blue:Band_3	
Traveled Ways <input type="checkbox"/>	<input type="checkbox"/> waterbody	Photos 2006 <input type="checkbox"/> Red:Band_1	
Stream <input type="checkbox"/>	Jetport <input type="checkbox"/>	<input type="checkbox"/> Green:Band_2	
	County Streets <input type="checkbox"/>	<input type="checkbox"/> Blue:Band_3	
		ME Towns <input type="checkbox"/> Land	
	--A15	<input type="checkbox"/> Water Body	
	--A21		
	--A31		

084 1003 (4)

Parcels (4)

OBJECTID_1	OBJECTID	Id	CBL	LEAD_CBL	no_cbl	Shape_Leng	dissolve	Shape_Le_1	ode.PORTEIS.parcels.Shape	PropData.OBJECTID	ACCOUNT_NO	OWNER_NAME_1	OWNER_NAME_2	MA
3474	2600	0	084 1004	084 1003	cbl	149.999888	0	149.999888	Polygon	2501	084 1003001	KAMP DEAN A	null	71
3482	2608	0	084 1003	084 1003	cbl	232.131272	0	232.131272	Polygon	2501	084 1003001	KAMP DEAN A	null	71
3486	2612	0	084 1009	084 1003	cbl	143.200108	0	143.200108	Polygon	2501	084 1003001	KAMP DEAN A	null	71
31539	Null	Null	084 1010	084 1003	Null	Null	Null	Null	Polygon	2501	084 1003001	KAMP DEAN A	null	71

# Map



- Interstates
- Streets
- Buildings  Building  Out Building
- Parcels
- Traveled Ways
- Stream
- Wetland  Swamp
- Lake/Pond
- under\_road  waterbody
- Jetport
- County Streets
- ME Towns  Land  Water Body
- Ocean

**084 I003 (4)**

OBJECTID_1	OBJECTID	Id	CBL	LEAD_CBL	no_cbl	Shape_Leng	dissolve	Shape_Le_1	ada.FORTGIS.parcel	Shape	PropData.OBJECTID	ACCOUNT_NO	OWNER_NAME_1	OWNER_NAME_2	HA
3474	2600	0	084 I004	084 I003	cbl	149.999888	0	149.999888	Polygon	2501	084 I003001	KAMP DEAN A	null	71	
3482	2608	0	084 I003	084 I003	cbl	232.131272	0	232.131272	Polygon	2501	084 I003001	KAMP DEAN A	null	71	
3486	2612	0	084 I009	084 I003	cbl	143.200108	0	143.200108	Polygon	2501	084 I003001	KAMP DEAN A	null	71	
31539	Null	Null	084 I010	084 I003	Null	Null	Null	Null	Polygon	2501	084 I003001	KAMP DEAN A	null	71	



Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

City Home Departments City Council E-Services Calendar Jobs

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:**

**Services**

**Applications**

**Doing Business**

**Maps**

**Tax Relief**

**Tax Roll**

**Q & A**

**CSL** 084 I003001  
**Land Use Type** SINGLE FAMILY  
**Property Location** 42 EPPS ST  
**Owner Information** KAMP DEAN A  
 71 CENTRAL AVE  
 PEAKS ISLAND ME 04108  
**Book and Page** 14935/348  
**Legal Description** 84-1-3-4-9-10  
 EPPS ST 42-44  
 PEAKS ISLAND  
 9053 SF  
**Acres** 0.208

**Current Assessed Valuation:**

<b>TAX ACCT NO.</b>	12670	<b>OWNER OF RECORD AS OF APRIL 2010</b>
		KAMP DEAN A
<b>LAND VALUE</b>	\$188,400.00	71 CENTRAL AVE
<b>BUILDING VALUE</b>	\$191,500.00	PEAKS ISLAND ME 04108
<b>HOMESTEAD EXEMPTION</b>	(\$10,000.00)	
<b>NET TAXABLE - REAL ESTATE</b>	\$369,900.00	
<b>TAX AMOUNT</b>	\$6,628.62	

[browse city services a-z](#)

[browse facts and links a-z](#)



Best viewed at 800x600, with Internet Explorer

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

**Building Information:**

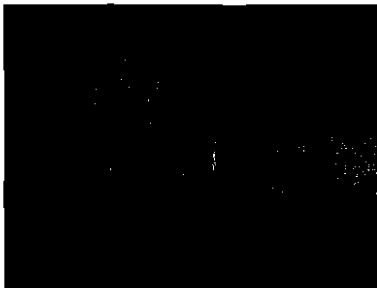
Card 1 of 2

**Year Built** 1900  
**Style/Structure Type** COTTAGE  
**# Stories** 1  
**Bedrooms** 2  
**Full Baths** 1  
**Total Rooms** 5  
**Attic** NONE  
**Basement** PIER/SLAB  
**Square Feet** 949  
**View Sketch** [View Map](#) [View Picture](#)



Card 2 of 2

**Year Built** 1978  
**Style/Structure Type** OLD STYLE  
**# Stories** 2  
**Bedrooms** 4  
**Full Baths** 1  
**Half Baths** 1  
**Total Rooms** 8  
**Attic** NONE  
**Basement** FULL  
**Square Feet** 1757  
**View Sketch** [View Map](#) [View Picture](#)



**Outbuildings/Yard Improvements:**

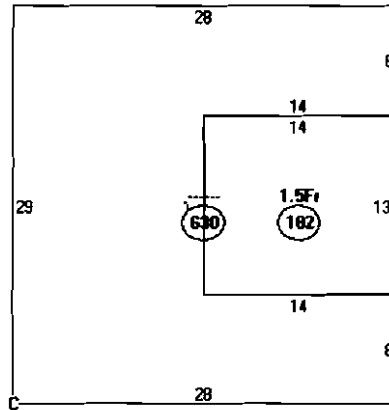
Card 1

**Year Built** 1970  
**Structure** SHED-FRAME  
**Size** 12X16  
**Units** 1  
**Grade** C  
**Condition** A

**Sales Information:**

Sale Date	Type	Price	Book/Page
7/28/1999	LAND + BUILDING	\$0.00	14935/348
3/1/1999	LAND + BUILDING	\$127,500.00	14639/141

[New Search](#)

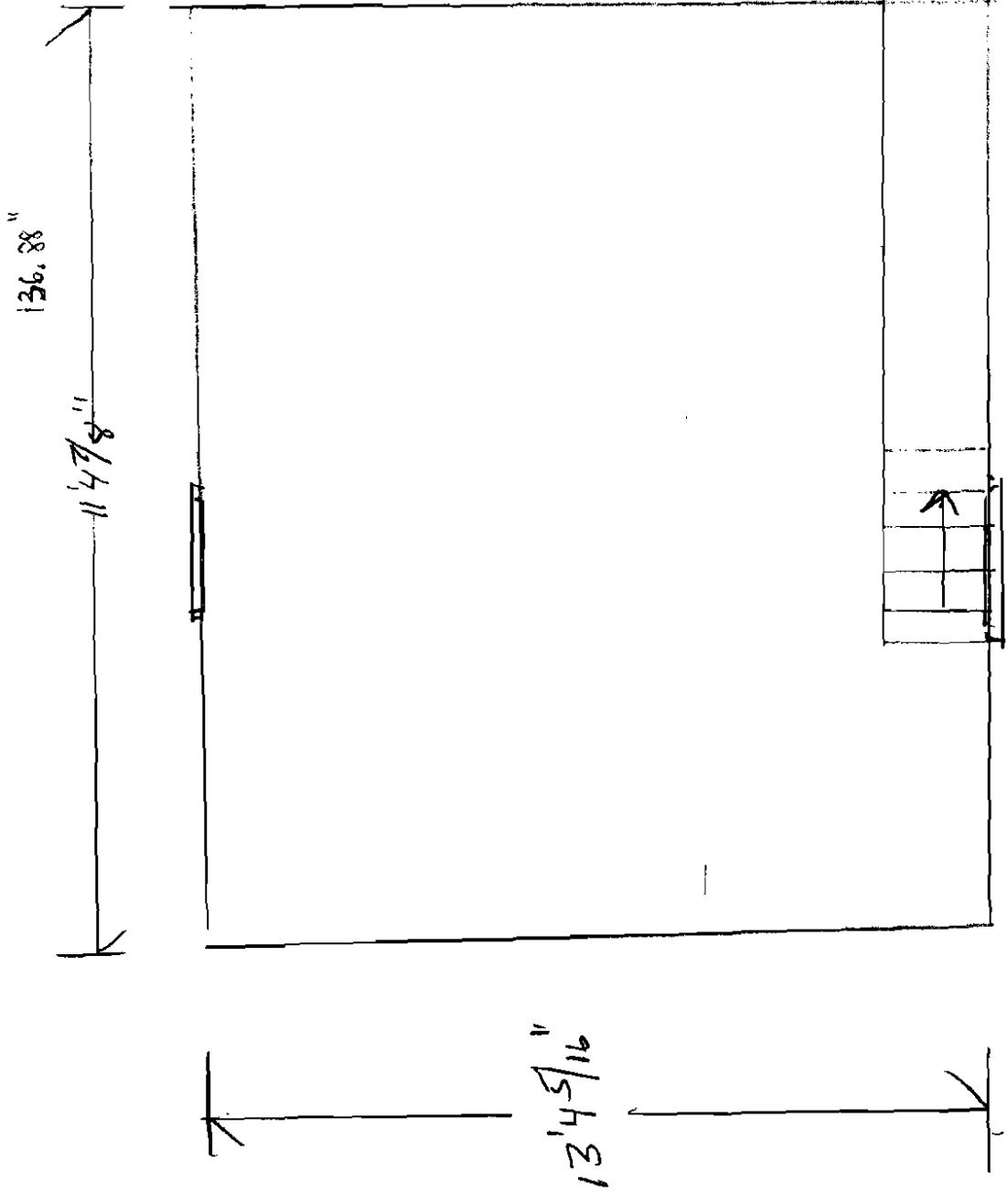


front of  
buddy

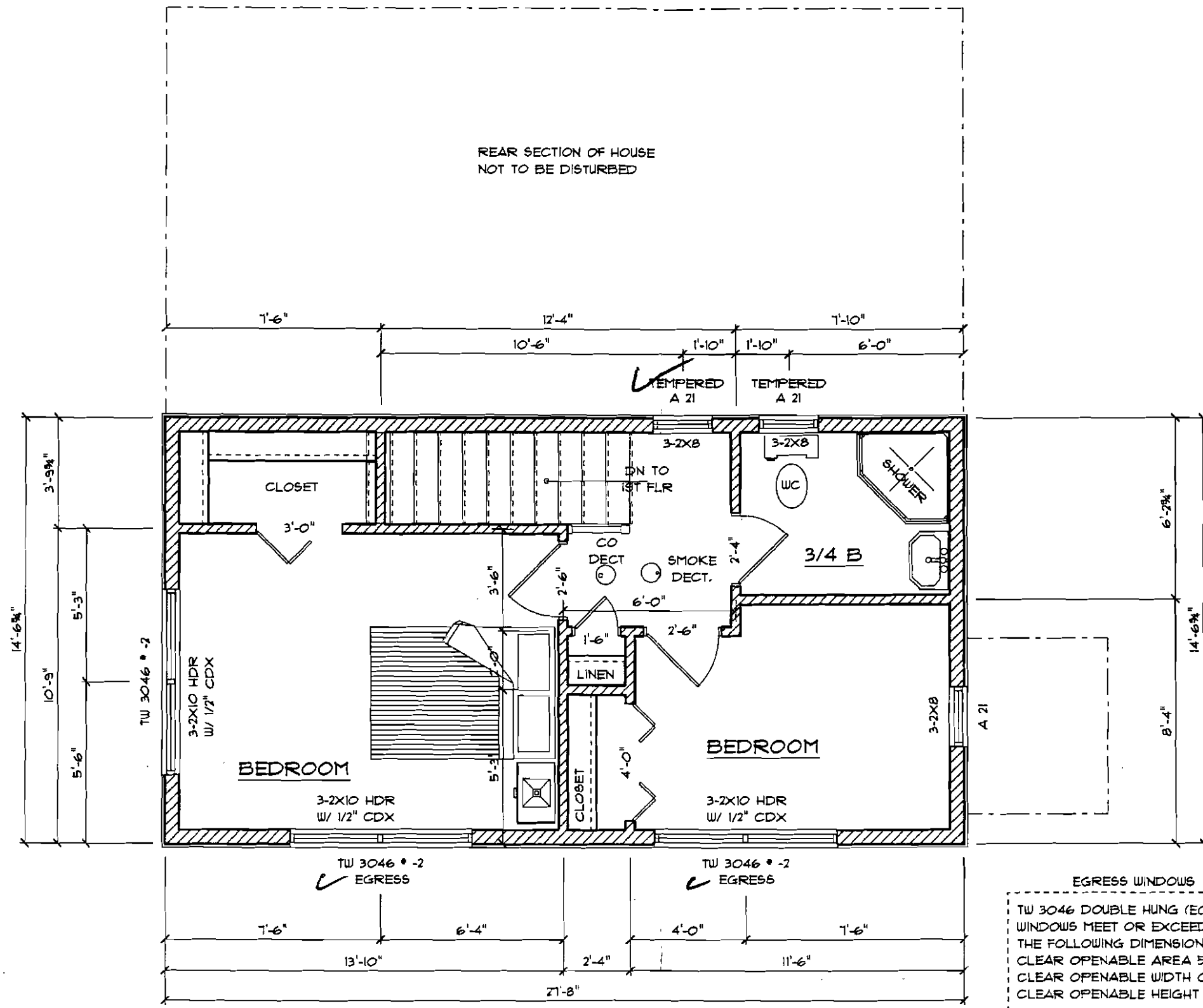
Descriptor/Area

- A: 630 sqft
- B: 1.5Fr  
182 sqft
- C: RS1  
192 sqft

~~EXISTING~~ 2nd fl



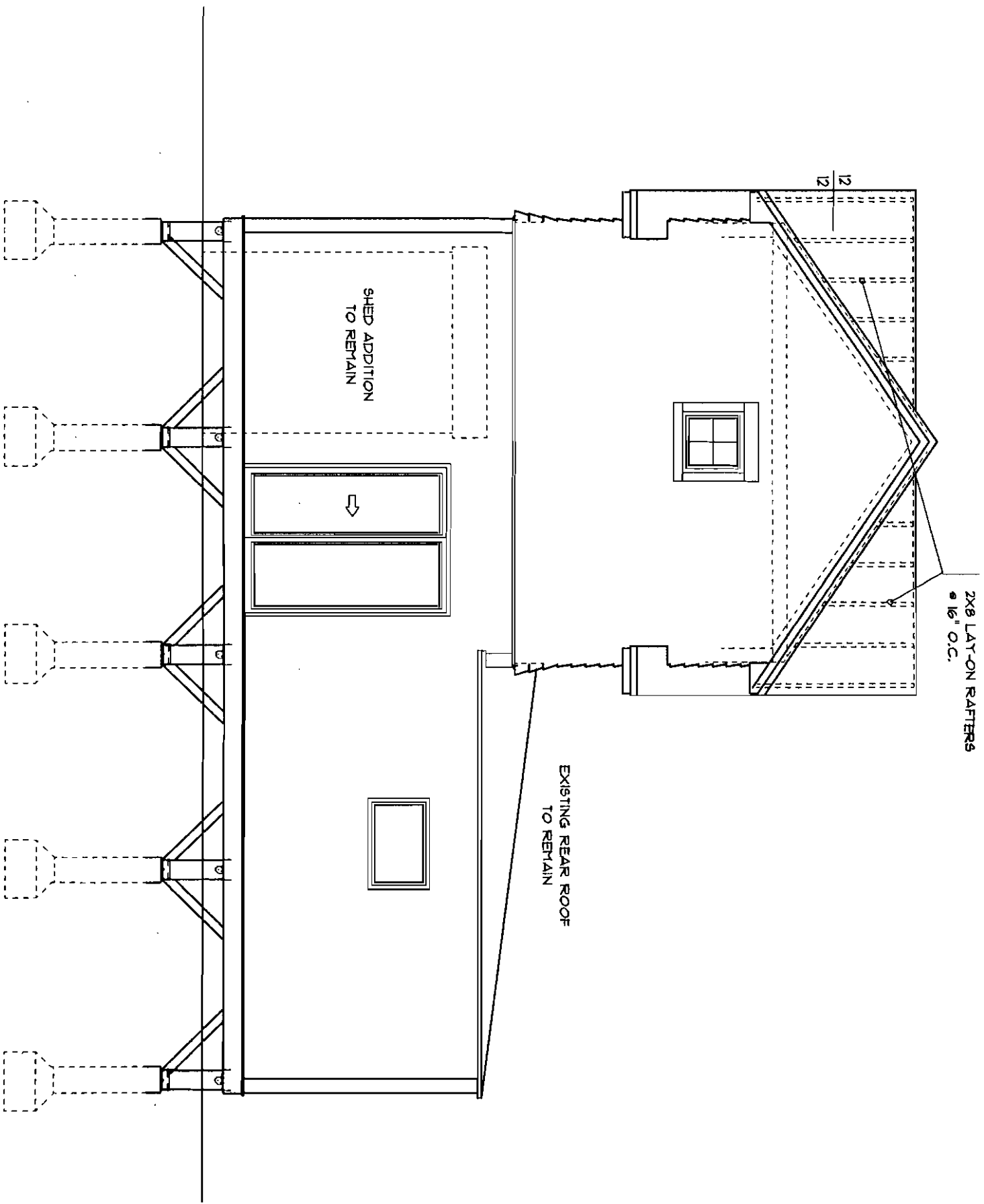
$$\begin{array}{r} 136.88 \\ \times 1160.31 \\ \hline 21943.23 \div 144 \\ = 152.38 \text{ \#} \end{array}$$



S E C O N D F L O O R P L A N

SCALE: 1/4" = 1'-0"

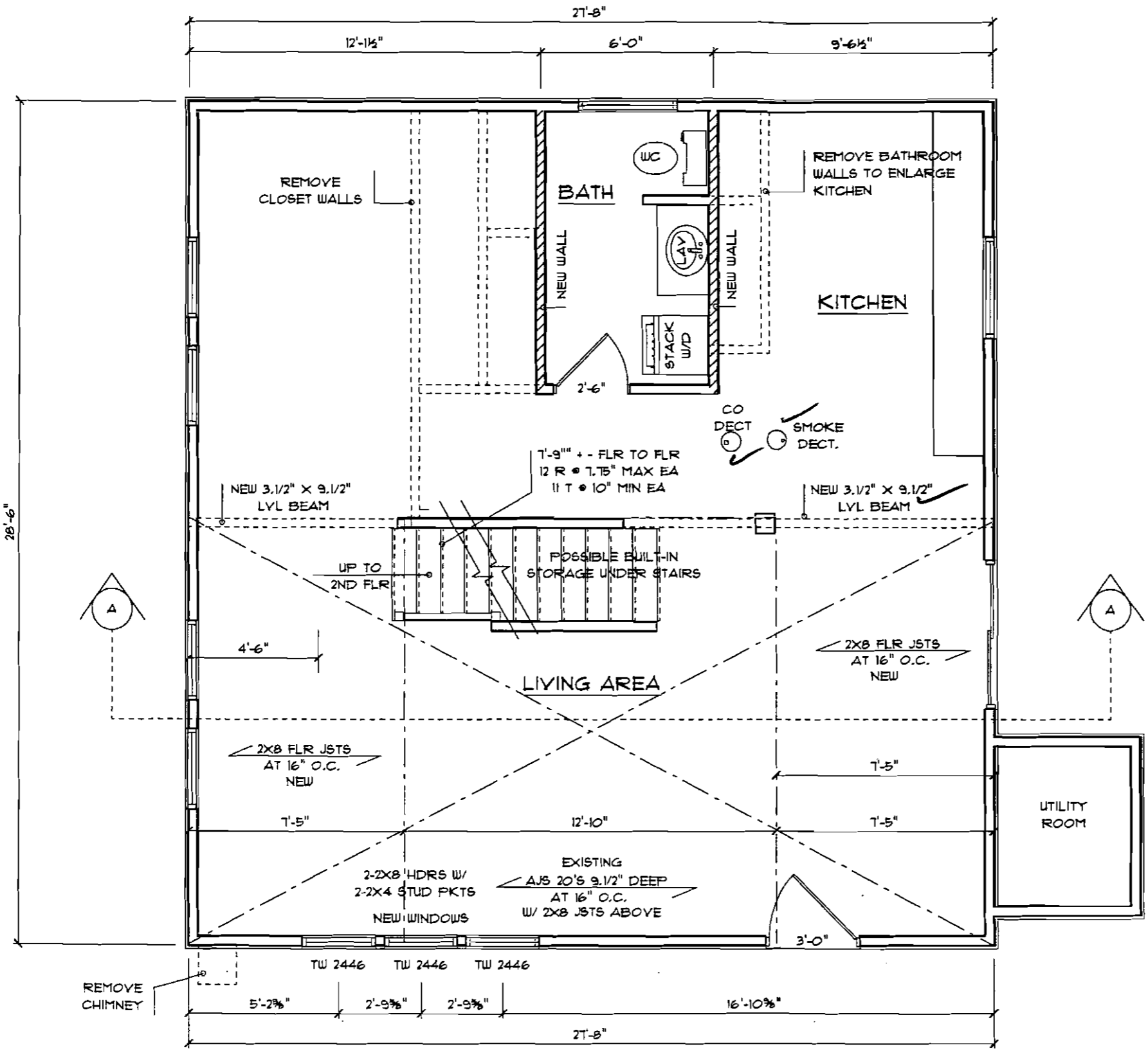
DESIGN FOR :	PAUL FLAHERTY
DESIGN OF :	HOUSE ADDITION / RENOVATIONS PEAKS ISLAND
DATE :	
REVISED :	



**R I G H T E L E V A T I O N**

SCALE: 1/4" = 1'-0"

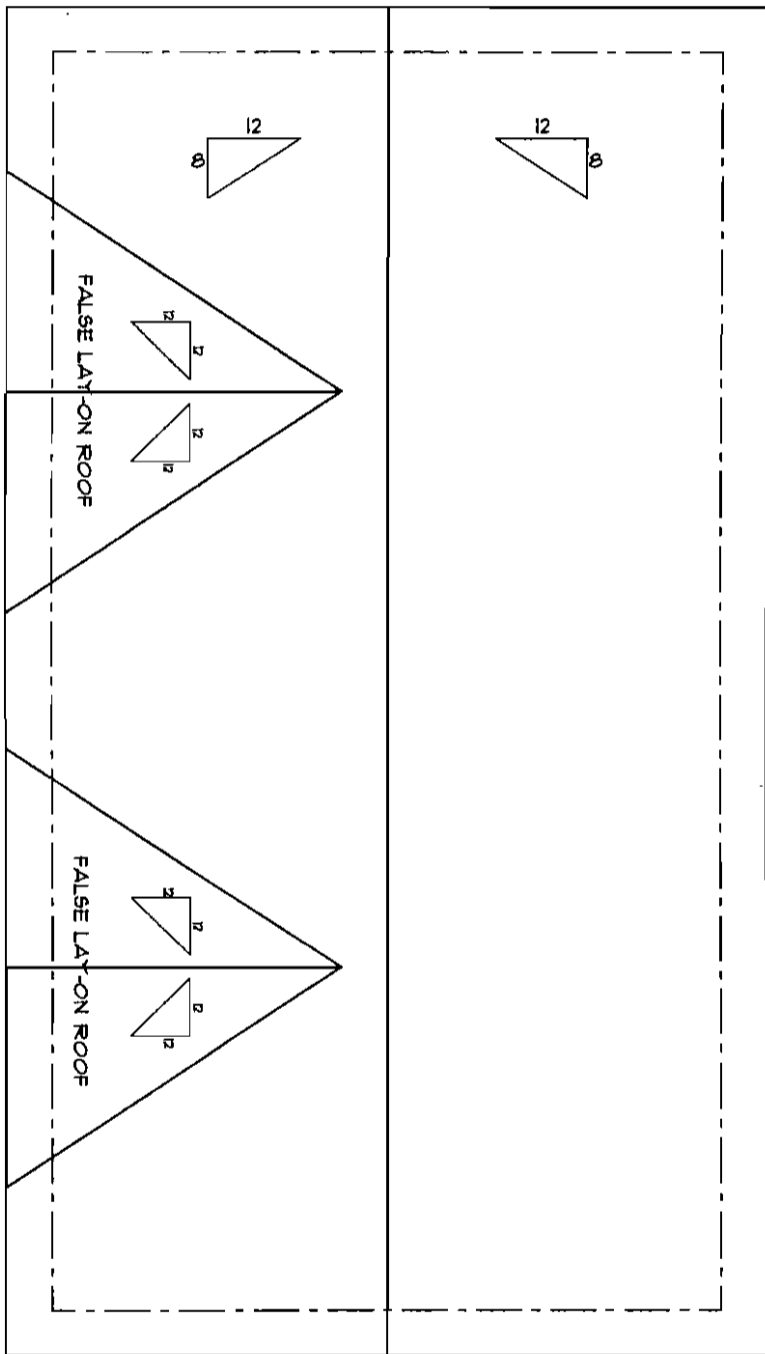
	DESIGN FOR :  <b>PAUL FLAHERTY</b>	DESIGN OF :  <b>HOUSE ADDITION / RENOVATIONS PEAKS ISLAND</b>	
	DATE :  REVISED :		



**FIRST FLOOR PLAN**  
**PROPOSED**

SCALE: 1/4" = 1'-0"

DESIGN OF : <b>HOUSE ADDITION / RENOVATIONS          PEAKS ISLAND</b>	DESIGN FOR : <b>PAUL FLAHERTY</b>
DATE :	
REVISED :	



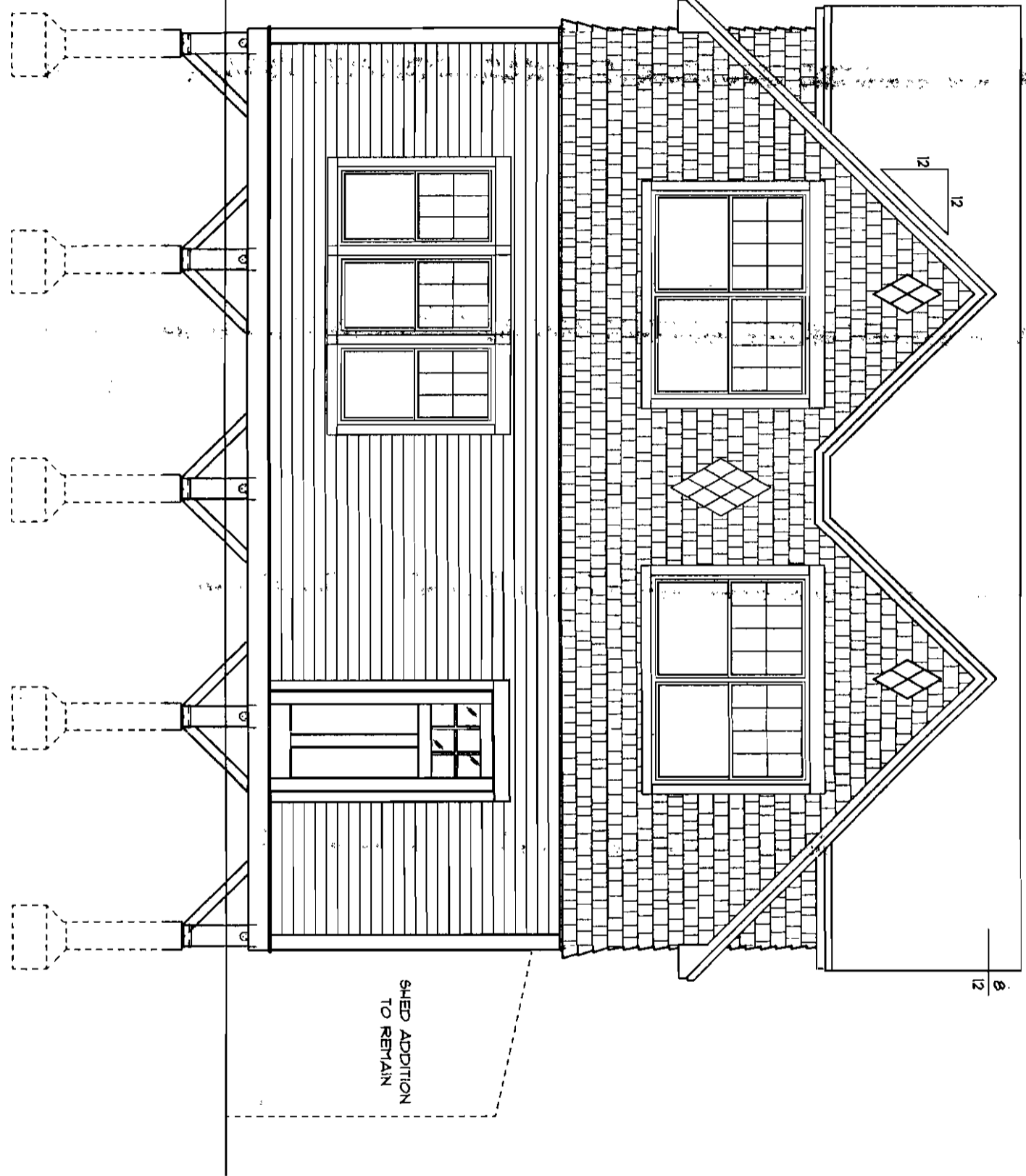
# ROOF PLAN

SCALE: 1/4" = 1'-0"

	DESIGN FOR :  <b>PAUL FLAHERTY</b>	DESIGN OF :  <b>HOUSE ADDITION / RENOVATIONS PEAKS ISLAND</b>	
	DATE :  REVISED :		

FRONT ELEVATION

SCALE: 1/4" = 1'-0"

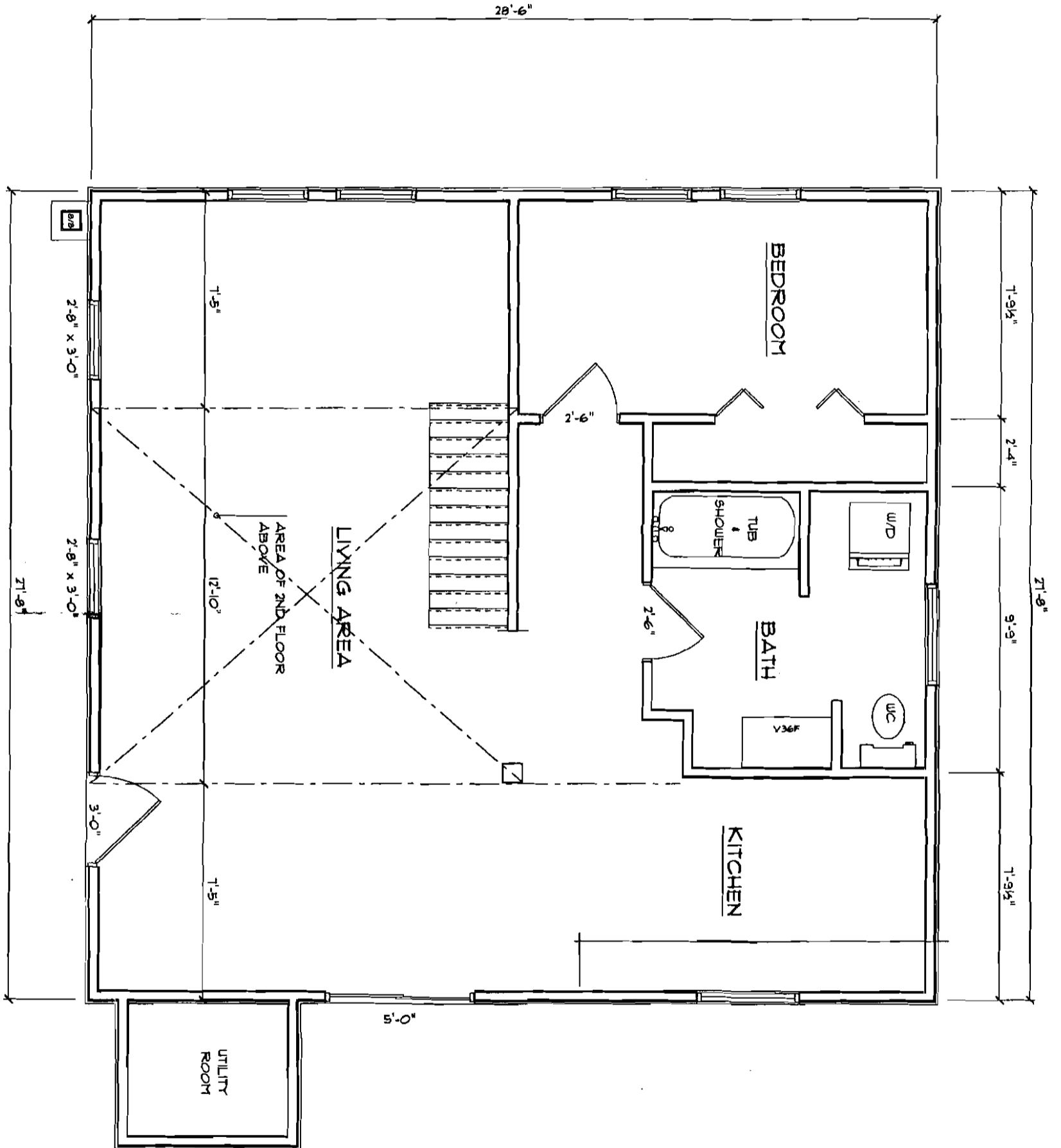


	DESIGN FOR :  PAUL FLAHERTY	DESIGN OF :  HOUSE ADDITION / RENOVATIONS PEAKS ISLAND
DATE :  REVISED :		

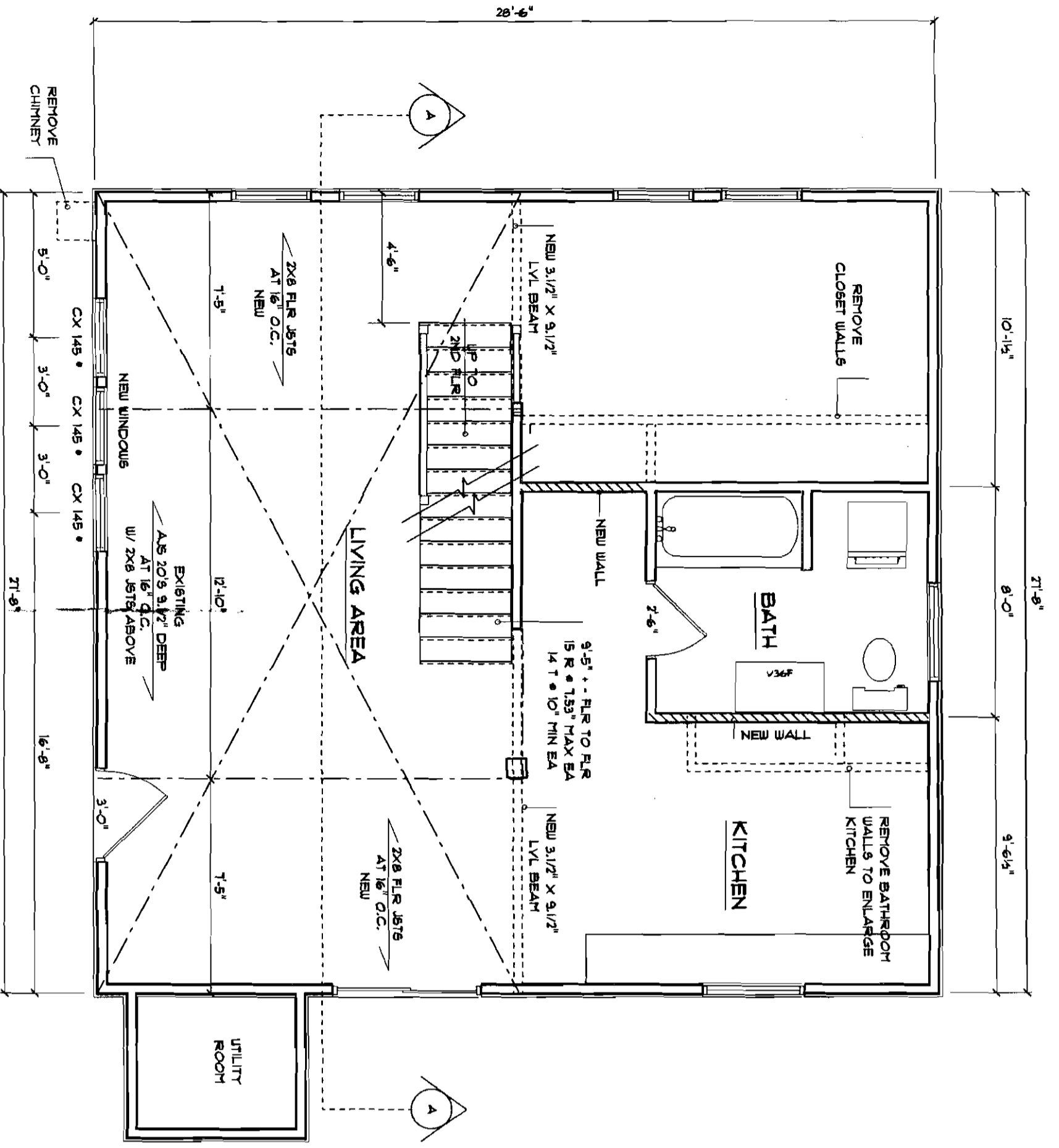


FIRST FLOOR PLAN  
EXISTING

SCALE: 1/4" = 1'-0"



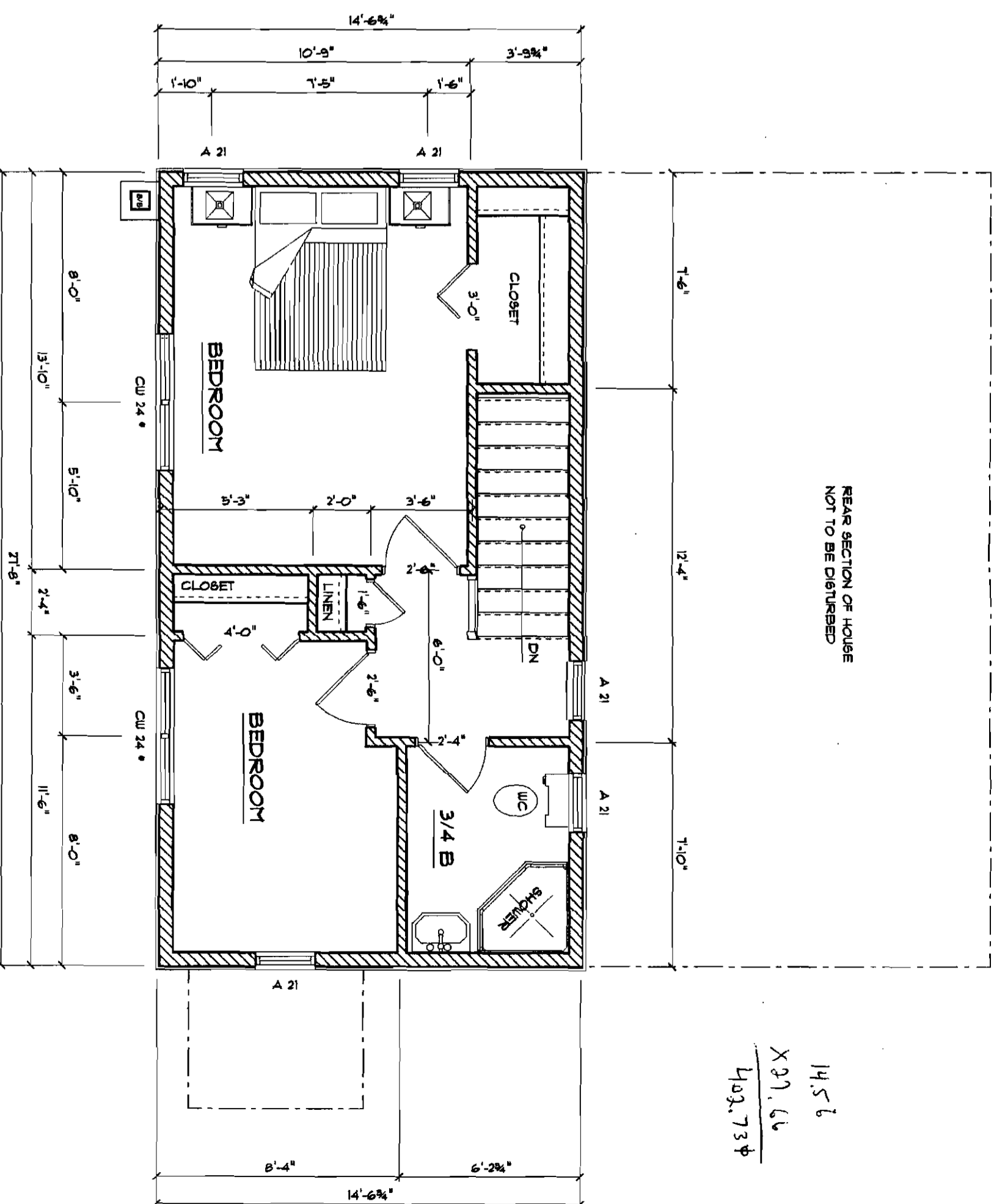
	DESIGN FOR :	DESIGN OF :	
	PAUL FLAHERTY	HOUSE ADDITION / RENOVATIONS PEAKS ISLAND	
DATE :			
REVISED :			



**FIRST FLOOR PLAN**  
**PROPOSED**

SCALE: 1/4" = 1'-0"

DESIGN FOR :  <b>PAUL FLAHERTY</b>	DESIGN OF :  <b>HOUSE ADDITION / RENOVATIONS PEAKS ISLAND</b>	
DATE : REVISED :		

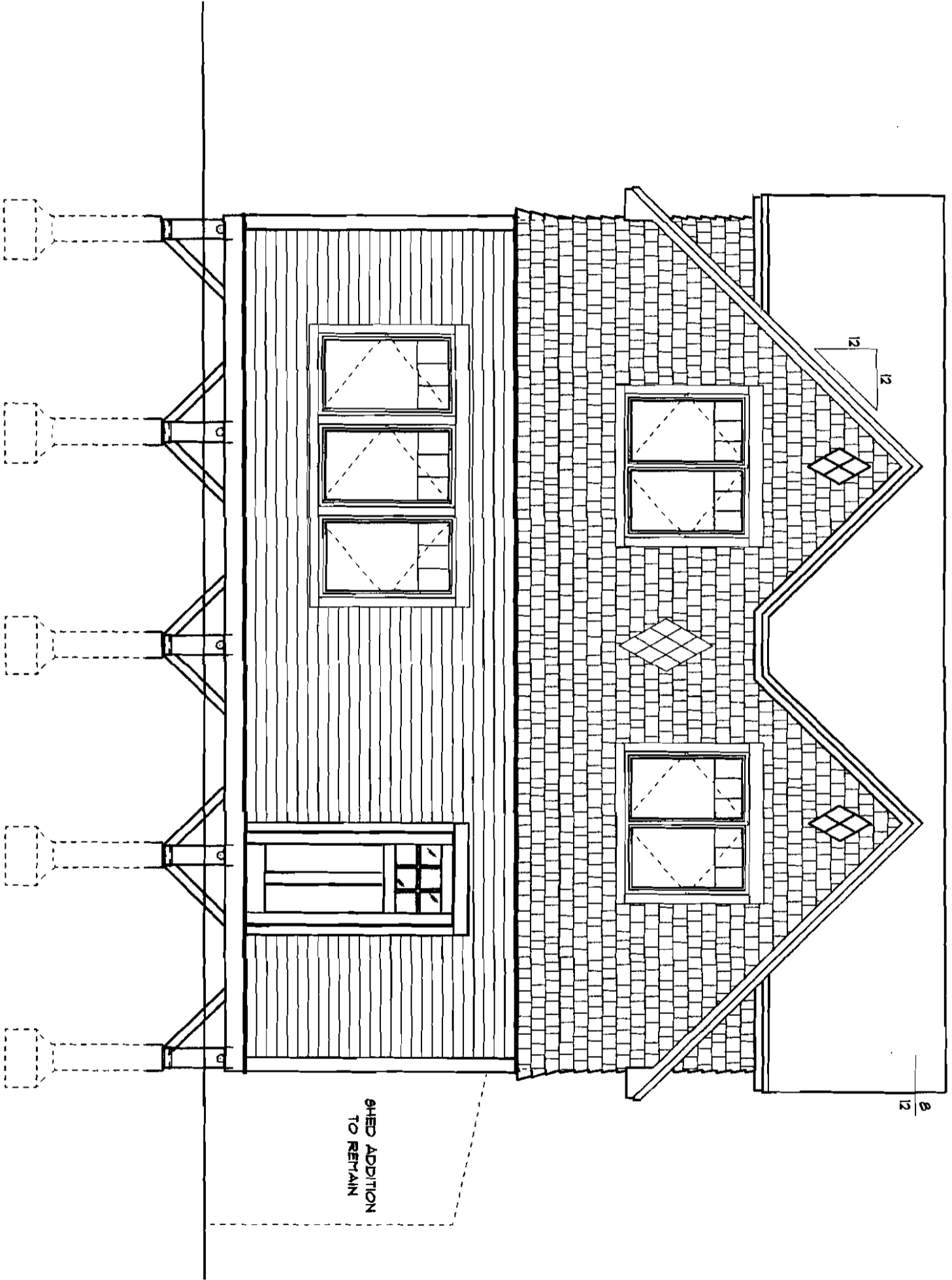


14.56  
403.738

**SECOND FLOOR PLAN**

SCALE: 1/4" = 1'-0"

DESIGN FOR :  <b>PAUL FLAHERTY</b>	DESIGN OF :  <b>HOUSE ADDITION / RENOVATIONS PEAKS ISLAND</b>	
DATE : REVISED :		



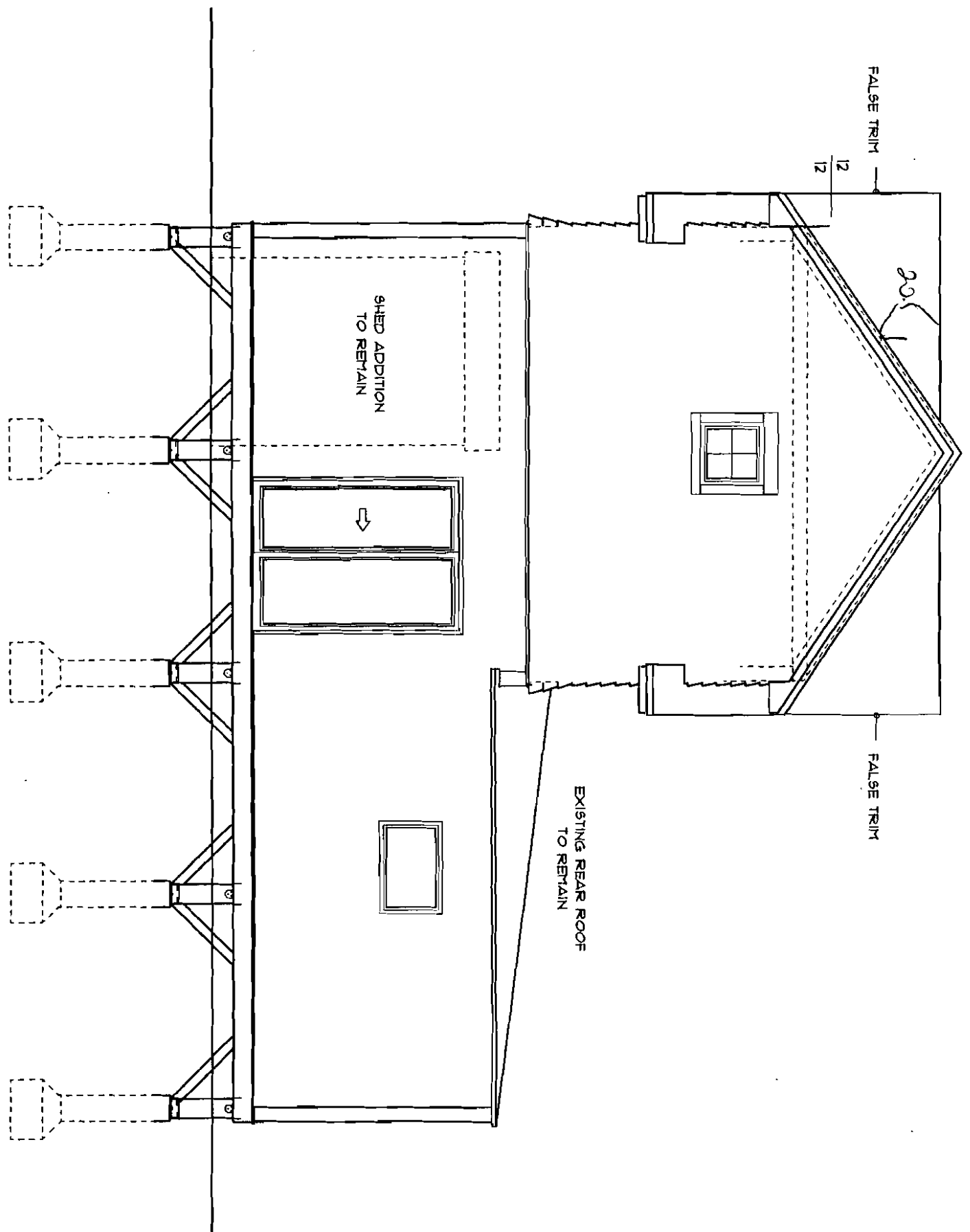
**F R O N T E L E V A T I O N**

*Proposed*

SCALE: 1/4" = 1'-0"

SHED ADDITION  
TO REMAIN

	DATE : REVISED :	DESIGN FOR :  <b>PAUL FLAHERTY</b>	DESIGN OF :  <b>HOUSE ADDITION / RENOVATIONS PEAKS ISLAND</b>	
--	---------------------	--	---	--

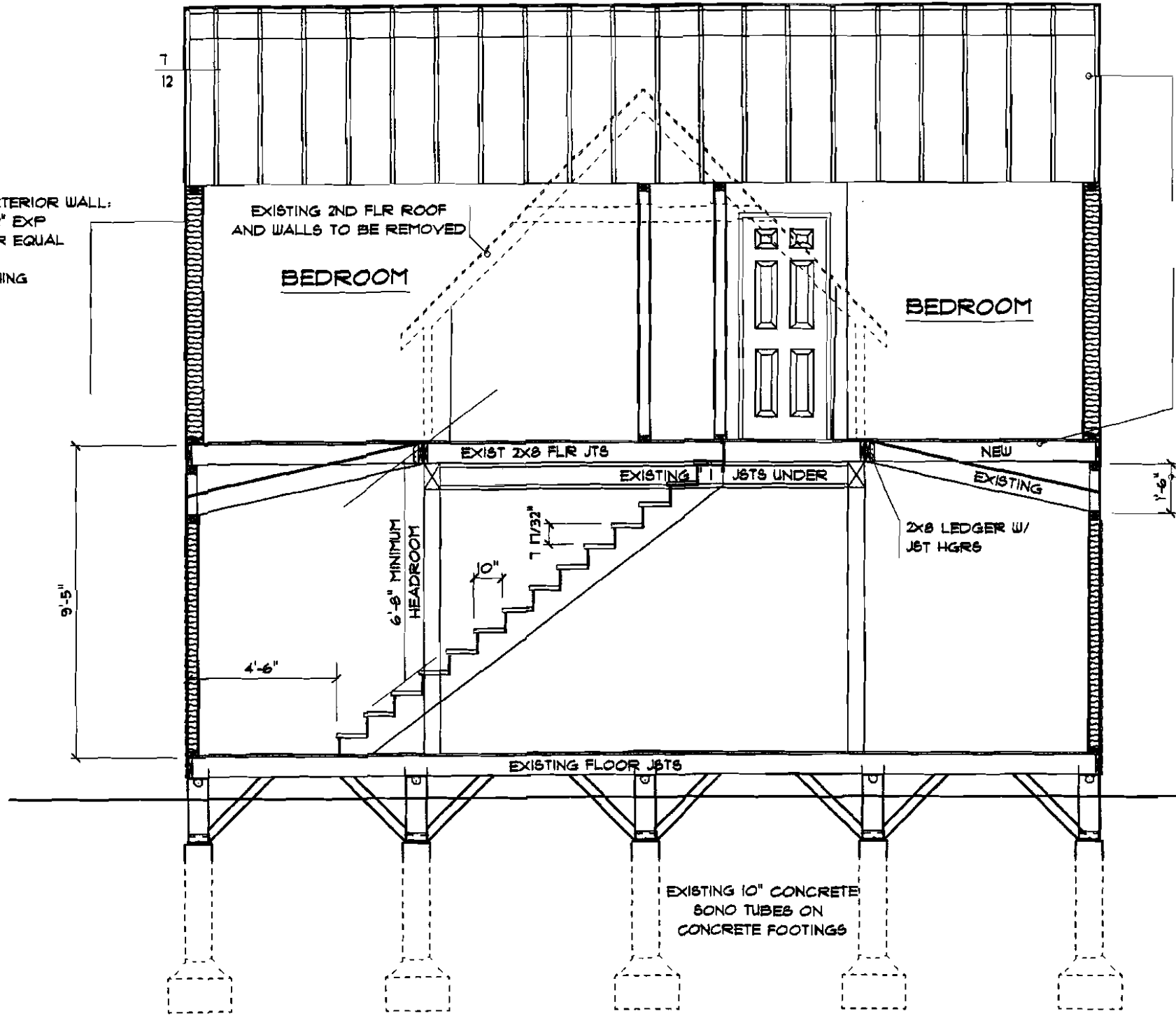


R I G H T E L E V A T I O N

SCALE: 1/4" = 1'-0"

	DESIGN FOR :	DESIGN OF :	
	PAUL FLAHERTY	HOUSE ADDITION / RENOVATIONS PEAKS ISLAND	
	DATE :		
	REVISED :		

TYPICAL 2x6 SIDING EXTERIOR WALL:  
 CEDAR SHINGLES, 5.1/2" EXP  
 "CEDAR BREATHER" OR EQUAL  
 HOUSE WRAP  
 7/16" PLYWOOD SHEATHING  
 2x6 STUDS @ 16" O.C.  
 R20 BATT INSULATION  
 6 mil POLY V.B.  
 1/2" DRYWALL  
 TAPED & SANDED



TYPICAL FRAME ROOF:  
 #225 ASPHALT SHINGLES  
 1/2" CDX ROOF SHEATHING  
 2x12 RIDGEBOARD  
 2x10 RAFTERS @ 16" O.C.  
 2x6 COLLAR TIES @ 32" O.C.  
 2x8 CEILING JOISTS @ 16" O.C.

NEW 2 ND FLOOR :  
 FINISH FLOOR ON  
 3/4" T&G PLYWOOD SUBFLOOR  
 GLUED & NAILED  
 2x8 FLOOR JOISTS @ 16" O.C.  
 SOLID BRIDGING  
 1/2" DRYWALL  
 TAPED & SANDED

APPROX HGT OF NEW WALL  
 TO CREATE LEVEL PLATE HGT

11.5

**CROSS SECTION A-A**  
 SCALE: 1/4" = 1'-0"

DESIGN OF :  
**HOUSE ADDITION / RENOVATIONS  
 PEAKS ISLAND**

DESIGN FOR :  
**PAUL FLAHERTY**

DATE :  
 REVISED :