

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

Location of Construction: 63 Alba Street		Owner: Strout / Matt Purington		Phone: 761-2139		Permit No: 10083	
Owner Address: 58 Gray Street		Lessee/Buyer's Name: Matt Purtington/Buyer		Phone:			Permit Issued: FEB - 1
Contractor Name: Trademark Inc. ** call before mailing		Address: **161 Fort Road So. Portland 04106		Phone: 767-3552		Zone: R-5 CBL: 133-D-001 & 2 CBL: BOCA 99	
Past Use: Single Family		Proposed Use: Same		COST OF WORK: \$ 65,500.00			PERMIT FEE: \$ 414.00
Proposed Project Description: Additions of a family room, mudroom full bath, enlarge kitchen and renovate upstairs bath.		Signature:		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group R-3 Type: 5B	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Signature: <i>Hoffman</i>	Date: <i>2/2/01</i>
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: <i>OK with conditions</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/> <i>built 1900</i>	
Permit Taken By: Gayle		Date Applied For: January 24, 2001				Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	

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

Taxes owed, OK'd by Kevin Markee in Treasury

CERTIFICATION

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

SIGNATURE OF APPLICANT	ADDRESS:	DATE: January 24, 2001	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

PERMIT ISSUED WITH REQUIREMENTS

Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied

Date: _____

PERMIT ISSUED WITH REQUIREMENTS

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

**Minor/Minor Site Review for New Detached Single Family Dwelling,
All Purpose Building Permit Application**

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

NOTEIf 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:	63 Alba St
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Total Square Footage of Proposed Structure 496	Square Footage of Lot 10,000±
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Tax Assessor's Chart, Block & Lot Number Chart# 133 Block# D Lot# 001	Owner: STRWT who is selling to Mat Purington	Telephone#: 761-2139
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Lessee/Buyer's Name (If Applicable) Mat Purington	Owner's/Purchaser/Lessee Address: 58 Gray St	Cost Of Work: 65,500- Fee: \$ 414.00
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Current use: Single Family	Proposed use: Same
Project description: add to back and side of house 1 family room/ 1 mudroom / 1 full bath / kitchen enlarged. Renovate upstairs bath	

Contractor's Name, Address & Telephone Trademark, Inc	161 Fort Rd South Portland, ME 04106	767-3552 Rec'd By: <i>[Signature]</i>
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Call before mailing

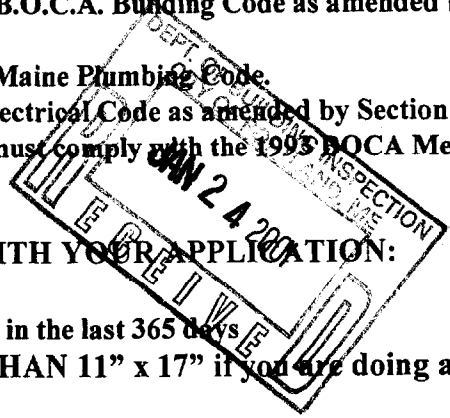
Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1999 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1999 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1995 BOCA Mechanical Code.

YOU MUST INCLUDE THE FOLLOWING WITH YOUR APPLICATION:

- *(★)* A Copy of Your Deed or Purchase and Sale Agreement if purchased in the last 365 days
- A Plot Plan (Sample Attached) ON PAPER NO LARGER THAN 11" x 17" if you are doing anything other than interior rehab work.

*owes taxes:
Okayed by Kevin Markee
Director of Treasury*



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

A PLOT PLAN INCLUDES THE FOLLOWING:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation (based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

A "minor/minor" site plan review is required for New Single Family Homes Only. The Site plan must be prepared and sealed by a registered land surveyor. FOUR COMPLETE PACKETS OF ALL SUBMISSIONS ARE REQUIRED FOR NEW SINGLE FAMILY HOMES SHOWING CONSTRUCTION AND SITE DETAILS ON 32" x 48". ALONG WITH ONE SET ON PAPER NO LARGER THAN 11" X 17".

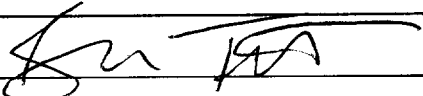
ON ALL OTHER BUILDING PERMIT SUBMISSIONS ONE SET OF SUBMISSIONS IS REQUIRED ON 11' X 17" AND ONE SETS ON 32" X 48" with the below stated details. (Sample Attached) Please note that single family additions and alterations may be hand drawn on regular paper, however the below details will still apply.

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

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

Certification

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

Signature of applicant: 	Date: 1/20/01
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Minor/Minor Site Review Fee: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

ONE SET OF SUBMISSIONS INCLUDING CONSTRUCTION AND SITE PLAN DRAWINGS MUST BE SUBMITTED ON PAPER NO LARGER THAN 11" x 17" BEFORE ANY BUILDING PERMIT WILL BE ISSUED

BUILDING PERMIT REPORT

DATE: 27 January 2004 ADDRESS: 63 Alba Street CBL: 133-D-001

REASON FOR PERMIT: Addition of family room, mudroom Full bath, enlarge kitchen.

BUILDING OWNER: The Purington's

PERMIT APPLICANT: CONTRACTOR Trademark Inc.

USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: \$65,500.00 PERMIT FEES: \$414.00

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: *1, *2, *4, *5, *6, *11, *13, *15, *19, *22, *29, *31, *32, *33, *34, *35

- * 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- * 2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
- 3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- * 4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
- * 5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
- * 6. Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
- 7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
- 8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
- 9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
- 10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- * 11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42". In occupancies in Use Group A, B, H-4, I-1, I-2, M, R, public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. Handrails shall be a minimum of 34" but not more than 38". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
- 12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- * 13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
- 14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- * 15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
- 16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
- 17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
- 18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling or by providing automatic extinguishment. (Table 302.1.1)

1/24

- *19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
- 20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
- 21. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
- 22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
- 23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
- 24. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- 25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
- 26. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- *27. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- 28. All requirements must be met before a final Certificate of Occupancy is issued.
- *29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
- 30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
- 31. Please read and implement the attached Land Use Zoning report requirements. *See Attached*
- *32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
- *33. Bridging shall comply with Section 2305.16.
- *34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- *35. All flashing shall comply with Section 1406.3.10.
- 36. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

[Signature]
 P. Samuel Hoffses, Building Inspector
 Cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator
 Michael Nugent, Inspection Service Manager

PSH 10/1/00
 **This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.

*****THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. (You Shall Call for Inspections)**

******ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

*******CERTIFICATE OF OCCUPANCY FEE \$50.00**

LAND USE - ZONING REPORT

ADDRESS: 63 Alba St DATE: 2/2/01

REASON FOR PERMIT: 1st story additions for Family room mudroom,
enlarge exst kitchen BATH

BUILDING OWNER: The Pucigtns C-B-L: 133-D-1 1/2 2

PERMIT APPLICANT: The owner

APPROVED: with conditions: #1, #6, #10

CONDITION(S) OF APPROVAL

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. During its existence, all aspects of the Home Occupations criteria, Section 14-410, shall be maintained.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment, and/or revised permit.
4. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
5. Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and the same use. Any changes to any of the above shall require that this structure met the current zoning standards.
6. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
7. Our records indicate that this property has a legal use of _____ units. Any change in this approved use shall require a separate permit application for review and approval.
8. Separate permits shall be required for any new signage.
9. Separate permits shall be required for future decks, sheds, pool(s), and/or garage.
10. This is not an approval for an additional dwelling unit. You shall not add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
11. All of the attached Floodplain forms shall be appropriately filled out, signed, and returned prior to the issuance of any certificates of occupancy.
12. Other requirements of condition: _____

Marge Schmuckal Marge Schmuckal, Zoning Administrator

THIS IS NOT A BOUNDARY SURVEY

MORTGAGE INSPECTION OF: DEED BOOK 1930 PAGE 395 COUNTY Cumberland
PLAN BOOK B PAGE 7 LOT 22&23

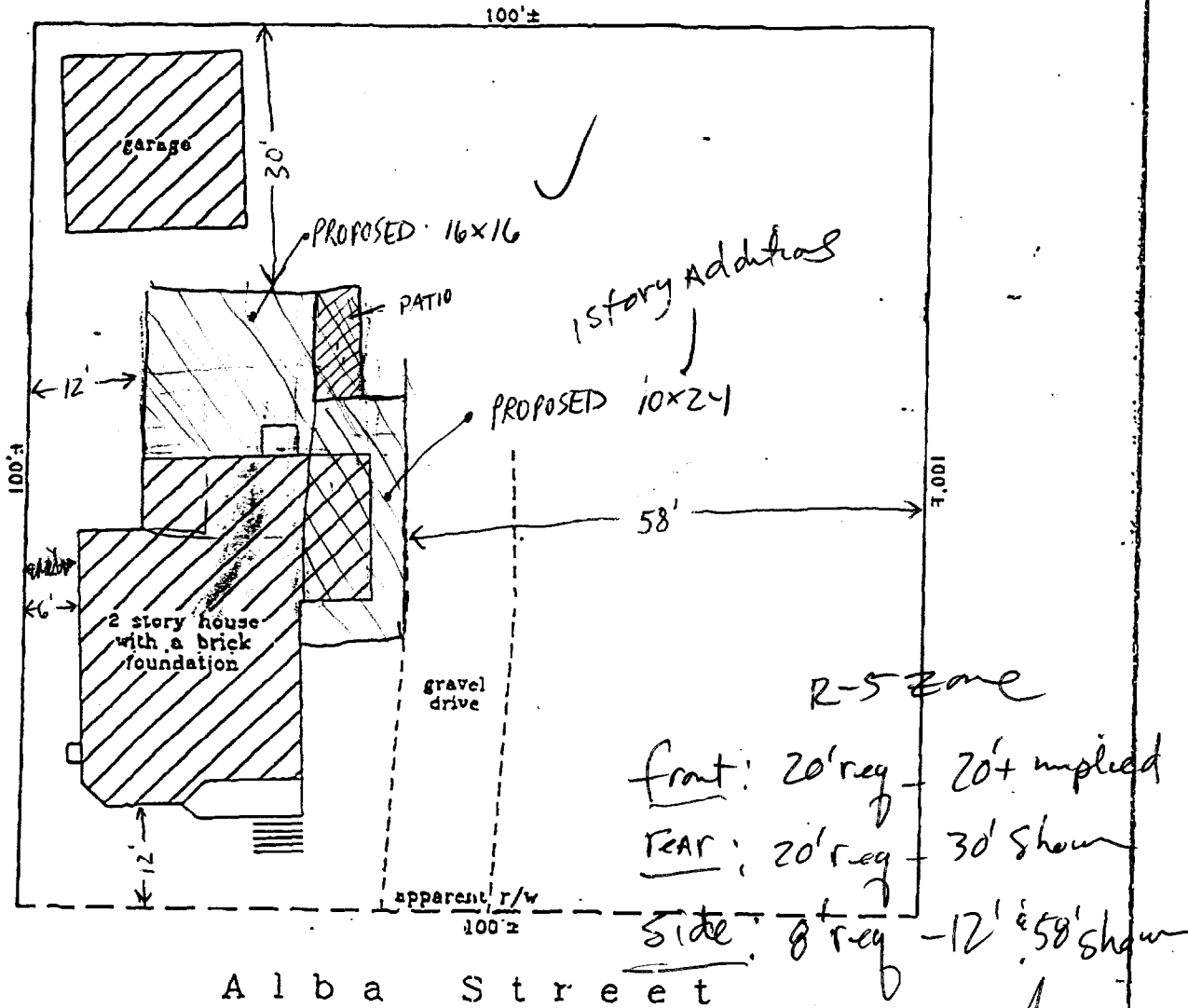
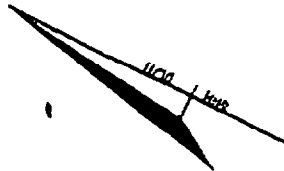
ADDRESS: 63 Alba Street, Portland, Maine

Job Number: 237-62

Inspection Date: 06-23-99

Scale: 1" = 20'

Owner: Rhoda B. Strout



[Handwritten signature]

HEREBY CERTIFY TO: Northeast Land Title, On Call Mortgage and its title insurer.

Monuments found did not conflict with the deed description.

The dwelling setbacks do not violate town zoning requirements.

As delineated on the Federal Emergency Management Agency Community Panel:

The structure does not fall within the special flood hazard zone.

The land does not fall within the special flood hazard zone.

A wetlands study has not been performed.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

Livingston - Hughes
 Professional Land Surveyors & Foresters
 88 Guinea Road
 Kennebunkport - Maine 04046
 207-967-9761 phone 207-967-4831 fax

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

CONTRACT FOR SALE OF REAL ESTATE

Dated Dec 4 2000

RECEIVED OF Mary + Matthew Purovich OR GARY RA MORRIS HE whose mailing address is 5000 1/2 5th Street CAIRO VT

for the purchase price of the land and all things in 5000 1/2 5th Street CAIRO VT in the County of Caledonia State of Vermont

The single family frame home + detached 2 car garage and all land at said address of said address as more fully described

Seller and Buyer agree as follows:

1. **FIXTURES:** All fixtures are to be included in this sale, including all existing screen windows and screens, shades and/or blinds, shutters, curtain rods, and ceiling fixtures, but excluding:

2. **PERSONAL PROPERTY:** No items of personal property are included except appliances on premises

The Buyer agrees that no portion of the purchase price is attributable to the personal property.

PURCHASE PRICE: The total purchase price is of 119,000.00 ONE HUNDRED NINETEEN THOUSAND dollars, with payment to be made as follows: 10000 (paid at closing)

CASHIER: Matthew Purovich is appointed and held by Sh. Hu + Co. Inc. who shall act as receiver here until transfer of title. In the event of Seller's non-acceptance, this earnest money shall be promptly returned to Purchaser.

ACCEPTANCE: Seller's acceptance shall be given on or before TUESDAY DECEMBER 5, 2000

CLOSING DATE: A good and sufficient deed conveying marketable title shall be delivered to Purchaser, and the transaction shall be closed and the purchase price as provided herein and mortgage all papers necessary for the completion of the purchase of 30-60 days at convenience of seller shall be completed at convenience of seller

POSSESSION/OCCUPANCY: Full possession will be given immediately upon transfer of title, unless otherwise agreed to in writing by Purchaser and Seller. In any event, the Premises will be in substantially the same condition as at present excepting only reasonable wear and tear. The risk of loss or damage to the Premises by fire or otherwise until transfer of title is assumed by Seller. Purchaser may do a walk-through inspection within 48 hours prior to closing to determine that the Premises meet their conditions.

If the Property is a multi-family, it will be transferred subject to leases in effect at transfer of title. Seller agrees that the following units will be vacant at the time of transfer, but makes no representation as to occupancy status of other units or tenants:

3. **FINANCING:** This Contract is subject to Purchaser obtaining a conventional loan of 75 % of the purchase price, at a fixed or an adjustable initial interest rate of not over 6.5 % and amortized over a period of 30 years. Purchaser to pay not more than N/A points. If Purchaser is unable to obtain said loan, Purchaser may declare this Contract null and void and the earnest money shall be promptly returned to Purchaser.

Purchaser has a good-faith obligation to timely seek and accept financing on the above-described terms and shall make application for said financing within 7 days of Effective Date of this Contract. Purchaser acknowledges that a breach of this good-faith obligation will be a breach of this Contract.

This Contract is subject to (1) a written statement from the lender within 25 days of Effective Date of this Contract indicating that Purchaser has made application and that, based upon the information given and subject to verification, it is qualified for the loan requested, and (2) final loan approval within 30 days of Effective Date of this Contract.

If either of such loan approvals is not obtained within said time periods, Seller may declare this Contract null and void, and earnest money shall be promptly returned to Purchaser.

4. **POINTS:** Seller agrees to pay N/A towards Purchaser's points and/or closing costs.

5. **INSPECTION:** Buyer hereby recommends that Purchaser engage professional inspectors to investigate the Premises. This Contract is subject to the following contingencies with results being satisfactory to Purchaser:

TYPE OF INSPECTION	YES	NO	within	days from Effective Date
a) General Building	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10	
b) Sewage disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10	
c) Radon Air Quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10	
d) Water Water Quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
e) Asbestos	<input type="checkbox"/>	<input type="checkbox"/>		
f) Lead Paint	<input type="checkbox"/>	<input type="checkbox"/>		
g) Mold Water Issues	<input type="checkbox"/>	<input type="checkbox"/>		
h) Other	<input type="checkbox"/>	<input type="checkbox"/>		

All inspections will be done by inspectors chosen and paid for by Purchaser. If the result of any inspection is unsatisfactory to Purchaser, Purchaser may, by written notice in writing within the specified number of days, declare this Contract null and void and any earnest money shall be returned to Purchaser. If Purchaser does not notify Seller that an inspection is unsatisfactory within the time period set forth above, the contingency shall be deemed to have been waived by Purchaser with respect to that inspection. In the absence of the inspections listed above, Purchaser is relying completely upon Purchaser's own opinion as to the condition of the Premises.

Dec-06-00 10:27

From WOODBURY & MORSE ADVERTISING

+2077720177

T-354 P.02/02 F-172

Before this contract null and void and earnest money shall be returned to Purchaser. If Purchaser does not notify Seller that the subject real estate is unacceptable within the time period set forth above, this contingency shall be deemed to have been waived by Purchaser.

2. DISCLOSURE: Purchaser acknowledges receipt of Seller's written disclosures regarding:

Water Source: yes no Sewage Disposal: yes no Land Plat: yes no
Insulation: yes no Hazardous Waste: yes no

If any of the above items is marked "no," the information is not currently available and this Contract is subject to Purchaser receiving and approving that information within 5 days of Effective Date of this Contract.

13. PRORATIONS: The following items shall be prorated as of transfer of title: fuel oil tank, septic system, and real estate taxes. All prorations shall be based on actual usage or electricity, water and sewer will be paid through date of closing by Seller. Purchaser and Seller will each pay their transfer tax as required by the State of Maine.

14. DEED: The Property shall be conveyed by a Warranty Deed deed, free and clear of all encumbrances except easements, easements, covenants and restrictions of record which do not materially and adversely affect its current and intended use and shall be subject to applicable laws and regulations.

15. TITLE: Should the title prove defective, then Seller shall have a reasonable time, not to exceed 30 days after receiving written notice of such defect or defect, to remedy the title and hereby agrees to use diligent effort to cure any such defects. If, within such 30 days, the defect or defects are not corrected so that there is a marketable title, the Purchaser may, within 5 days thereafter, at Purchaser's option, declare this contract null and void and without said earnest money and be relieved from all obligations hereunder.

16. DEFAULT: In the event of a default by Purchaser, Seller may employ all legal and equitable remedies, including without limitation, termination of this Contract and forfeiture of the earnest money. In the event of a default by Seller, Purchaser may employ all legal and equitable remedies, including without limitation, termination of this Contract and return to Purchaser of the earnest money, in the event of an agreed default, the earnest money shall be returned to the Seller or to the party whom the escrow agent believes in good faith is entitled to it.

17. AGENCY DISCLOSURE: Purchaser and Seller acknowledge receipt of written agency disclosures and affirm the following agency relationship for this transaction. (Check and complete either A or B)

A. Listing Agency: FLYNN & CO and Listing Associate: JEFF FLYNN represents Seller Exclusively
Buyer's Agency: DEWOLFE and Selling Associate: DAVID SHAPIRO represents Seller Buyer or is a Transaction Broker

B. None is a Disclosed Dual Agent as previously authorized in writing by the parties.

18. HOME WARRANTY: That the above described property is to be covered by a one year home warranty at a cost of \$1,000 to be paid for by Seller.

19. AUDIT: The parties authorize the agent(s) to disclose the terms of this contract to any attorney, title company, appraiser, lender, insurance agent, broker, relocation consultant or other person(s) who may facilitate the closing of this transaction.

20. DISPUTE: Any dispute or claim arising out of or relating to this Contract or the property addressed in this Contract shall be submitted to mediation in accordance with the Maine Residential Real Estate Mediation Rules of the American Arbitration Association. This clause shall survive the closing of this transaction.

21. WITHHOLDING: Seller is aware that Maine law requires Purchaser to withhold 2.5% of the sale price unless Seller certifies residency in Maine at the time of closing or is otherwise exempt from this provision.

22. HERES: This Contract shall instead be and be obligatory upon heirs, personal representatives, successors, and assigns of the respective parties.

23. WRITTEN AGREEMENT: This Contract completely expresses the obligation of the parties and is entered into by each party after opportunity for reasonable investigation, neither party relying on any statements or representations not contained in this Contract made by the other or on their behalf. This Contract shall be construed according to the laws of the State of Maine.

EFFECTIVE DATE: This Contract is a binding contract when signed by both Seller(s) and Purchaser(s) and when the fee has been communicated to all parties by their agents.

Lead Paint not applicable. Lead Paint Addendum Attached
 Addendum or Addendums

Copy of Contract to be received by all parties and, by signature, receipt of a copy is hereby acknowledged. If not fully understood, consult with your agent.

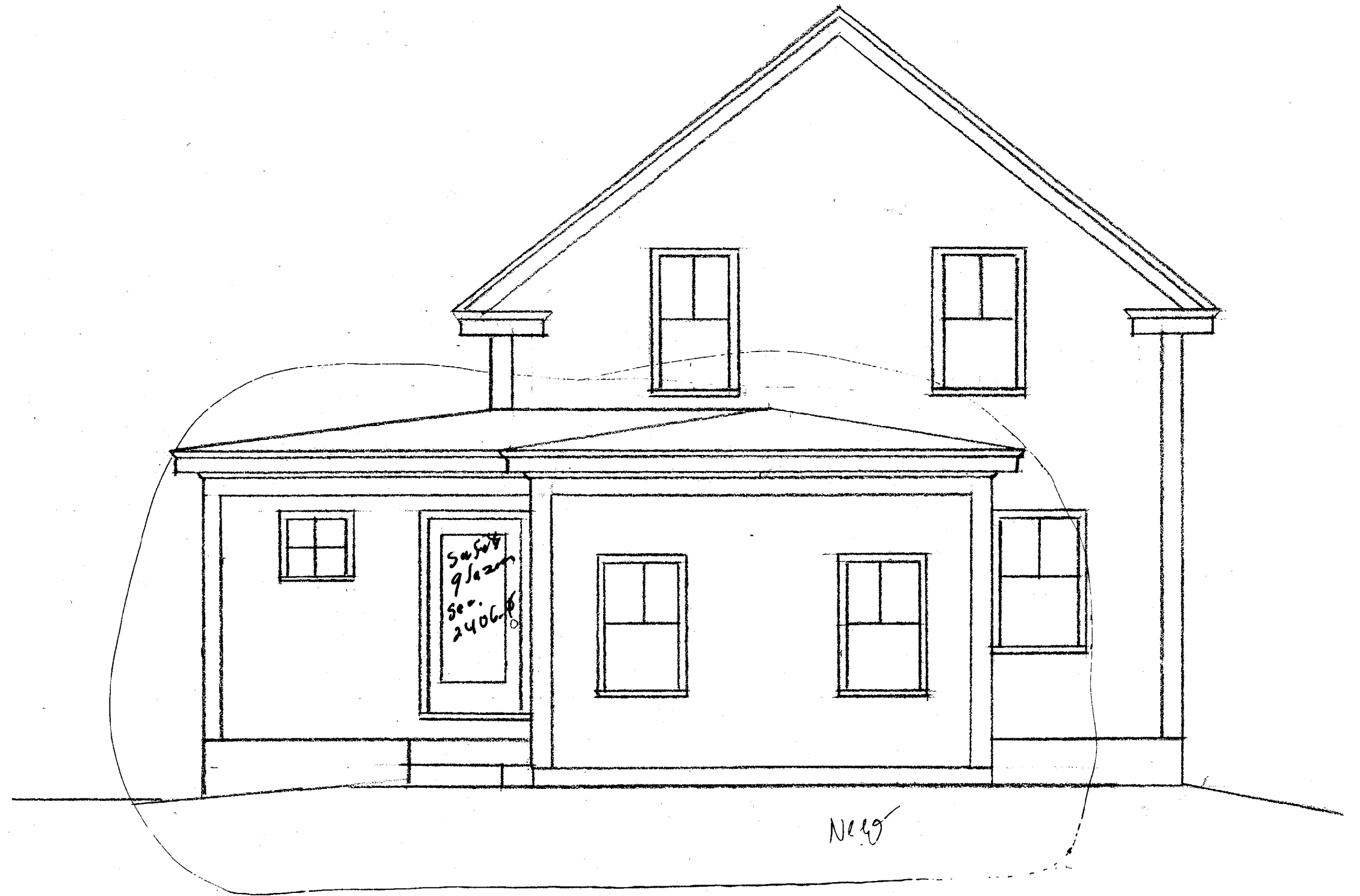
We hereby agree to purchase the Premises at the price and upon the terms and conditions set forth in this Contract.

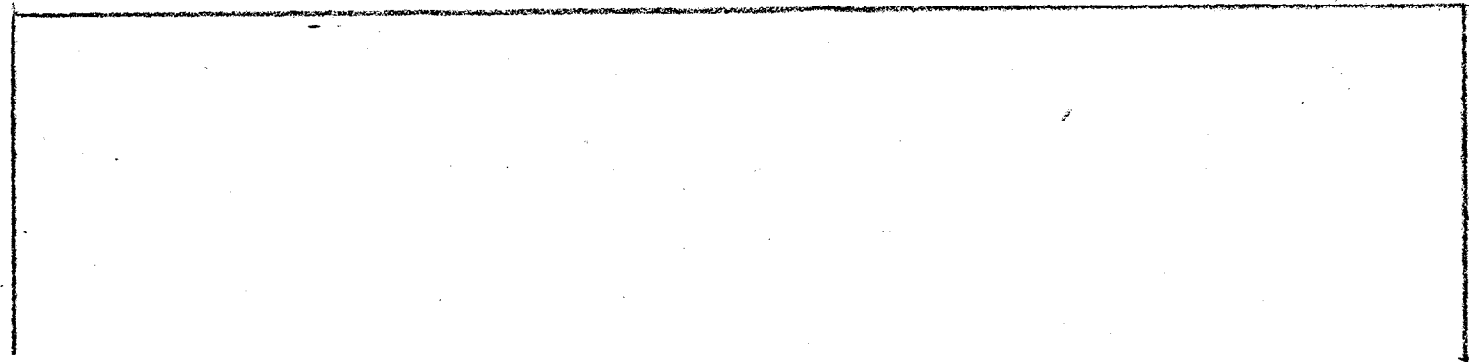
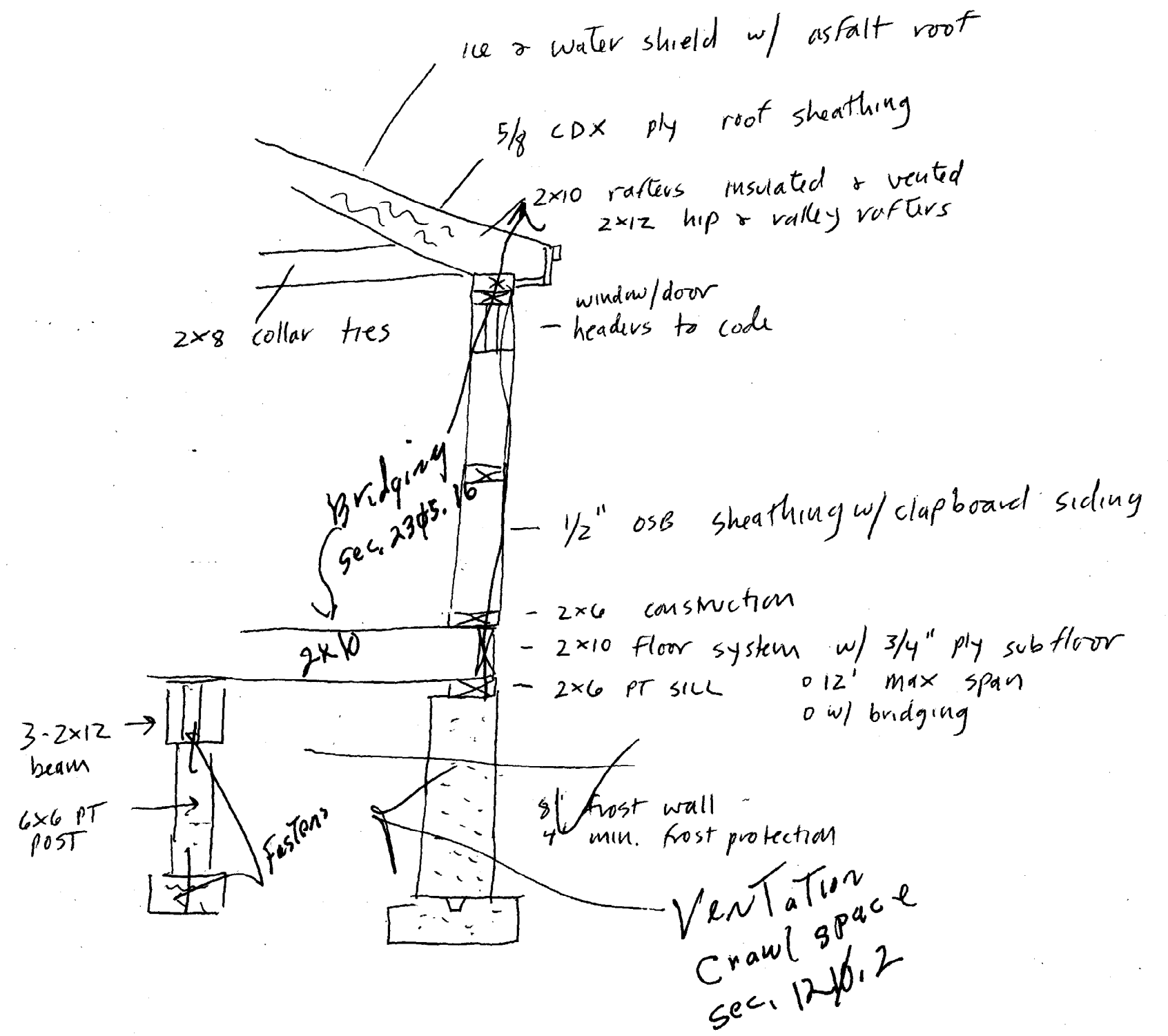
Date: 12/6/00 Mark Stimpson Purchaser 027-8-9633 Sec. Sec. 9
Barbara Johnson Purchaser 027-8-3249 Sec. Sec. 9

We hereby accept the offer to deliver the Premises at the price and upon the terms and conditions above stated. I/We further agree to pay Broker for services according to the terms of the listing agreement. In the event earnest money is furnished by Purchaser, said-half thereof shall be paid to Broker and the balance to Seller, however, that Broker's portion shall not exceed the full amount of the commission specified.

12/6/00 Barbara Johnson Seller 027-8-3249 Sec. Sec. 9

Date: 12/6/00 Seller 027-8-3249 Sec. Sec. 9
EFFECTIVE DATE: 12/6/00
Throughout this Contract, the term "days" means calendar days.





Handrails
sec. 1021.φ

Flashings
14 φ 8.3.1φ

Guandrail
sec. 1022.φ

STAIR CONST.
10 14.φ

Safety
glass
sec. 2406.φ

NEW

