

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 071134

This is to certify that BULL DAVID T /Home Owner

has permission to interior demolition ONLY removal of old plaster & sheetrock

AT 45 W KIDDER ST

164 B005001

PERMIT ISSUED

SEP 26 2007

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.

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

Notification of inspection must be given and when permission is procured before this building or part thereof is altered or closed-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

J. Anne Brufé 9/26/07
 Director - Building & Inspection Services

City of Portland, Maine - Building or Use Permit Application

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

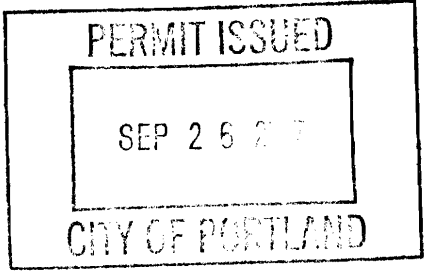
Permit No: 07-1134	Issue Date:	CBL: 164 B005001
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Location of Construction: 45 W KIDDER ST	Owner Name: BULL DAVID T	Owner Address: 45 W KIDDER ST	Phone:
Business Name:	Contractor Name: Home Owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: <i>Interior Demo</i> Alterations - Multi Family ONLY	Zone: <i>R-3</i>

Past Use: 4 unit residential <i>legal use; 4 residential D.M.</i>	Proposed Use: 4 unit residential - interior demolition ONLY removal of old plaster & sheetrock	Permit Fee:	Cost of Work: \$2,000.00	CEO District: 4
Proposed Project Description: interior demolition ONLY removal of old plaster & sheetrock		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>R2</i> Type: <i>SB</i> <i>Interior Demo only</i>	
		Signature: <i>Loisa Cass</i> Signature: <i>JMB 9/26/07</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: ldobson	Date Applied For: 09/14/2007	Zoning Approval		
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied Date: <i>9/17/07</i>	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 Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>[Signature]</i>
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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

Permit No: 07-1134	Date Applied For: 09/14/2007	CBL: 164 B005001
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Location of Construction: 45 W KIDDER ST	Owner Name: BULL DAVID T	Owner Address: 45 W KIDDER ST	Phone:
Business Name:	Contractor Name: Home Owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Interior Demo ONLY	

Proposed Use: 4 unit residential - interior demolition ONLY removal of old plaster & sheetrock	Proposed Project Description: interior demolition ONLY removal of old plaster & sheetrock
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 09/17/2007

Note: **Ok to Issue:**

- 1) 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.
- 2) This property shall remain a four (4) family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 09/26/2007

Note: **Ok to Issue:**

- 1) This approves interior demolition only, no structural work allowed. No other construction activities allowed, including plumbing, electrical and heating
- 2) A separate application shall be submitted for approval of the fit up renovation of these dwelling units.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire **Status:** Not Applicable **Reviewer:** Capt Greg Cass **Approval Date:**

Note: **Ok to Issue:**



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>39-45 west Kidder St Portland</u>		
Total Square Footage of Proposed Structure/Area <u>4200</u>		Square Footage of Lbr
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>164 B 5</u>	Applicant * must be owner, Lessee or Buyer* Name <u>David Bull</u> Address <u>PO Box 71</u> City, State & Zip <u>Oriental ME 04195</u>	Telephone: <u>631-466-8023</u> <u>207-541-9327</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>2,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>40</u>
Current legal use (i.e. single family) <u>4 unit multi family</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>same</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Removal of old plaster & sheet rock replacement of</u> <u>and removal of all coverings Interior Demolition</u> <u>NOT to include structural work</u>		
Contractor's name: <u>Mark Harrison</u>		
Address: <u>33 Lawn Avenue</u>		
City, State & Zip <u>South Portland ME 04106</u>		Telephone: <u>207-590-3841</u>
Who should we contact when the permit is ready: <u>David Bull</u>		Telephone: <u>631-466-8023</u>
Mailing address: <u>43 West Kidder St, Portland, ME 0</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, 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.

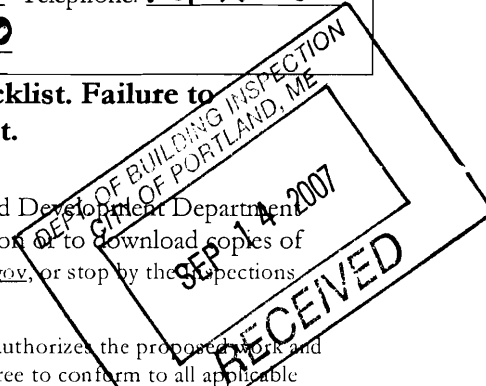
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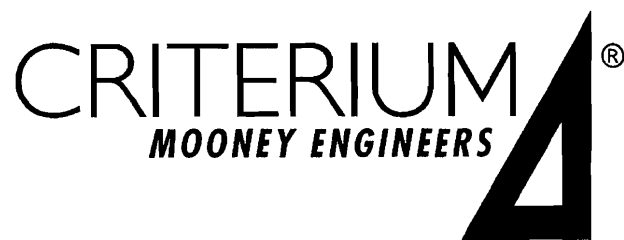
David Bull

Date:

9/13/07

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





22 Monument Square
 Suite 300
 Portland, ME 04101
 TEL (207) 775-1969
 Toll Free (800) 922-1969
 FAX (207) 775-4115

LETTER OF TRANSMITTAL

Page 1 of 1

TO: DAVID BOULL

DATE: 09-12-07
 JOB NO. _____
 RE: _____

We are sending you Attached Under separate cover via _____

the following items:

- Shop Drawings Prints Plans Specifications Change Order
 Invoice _____

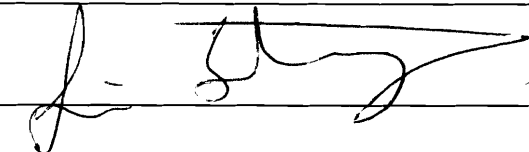
Copies	Date	No.	Description
1	03-26-07		39-45 WEST KIDDER ST HI REPORT

These are transmitted as checked :

- For approval Approved as submitted Resubmit for approval
 For your use Approved as noted
 As requested Returned for corrections
 For review and comment For payment _____

Comments: HAND DELIVERED AT OFFICE

Copy To: _____

Signed: 

BUILDING INSPECTION

39-45 West Kidder Street
Portland, Maine

COPY

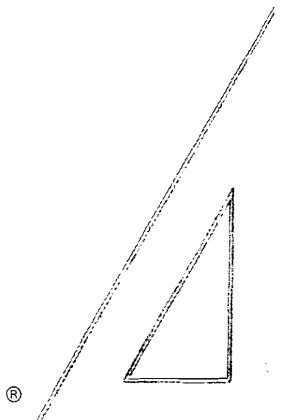
COPY
09-12-07

Prepared for:
David Bull
P.O. Box 71
Orient, NY 11957

Prepared by:
Criterium-Mooney Engineers
22 Monument Sq, Suite 300
Portland, ME 04101
(207) 775-1969

March 26, 2007

Inspection No. 07-625
Date of Inspection: Thursday, March 22, 2007
Engineer: Ralph J. Manglass Jr., P.E.



Summary

The report that follows has been prepared from the perspective of what an owner of this property would benefit from knowing. Thus, it discusses many things beyond those which are of immediate concern. Therefore, the report needs to be read in its entirety to understand fully all the information that has been obtained.

For your convenience, we have prepared the following summary of the condition of the major systems of the house. Please refer to the appropriate section of this report for a more detailed discussion of these systems.

	0	1	2	3	4	Typical?	
						Worse	Better
Structure							
Insect Data							
Water Entry							
Ventilation							
Heating							
Energy Efficiency							
Plumbing							
Electrical							
Interior							
Exterior							
Roofing						Not Visible	
Safety							
Environment							
Site							

1 = Poor, 2 = Fair, 3 = Good, 4 = Excellent See Introduction for definitions.
 Typical = Typical for construction in the area.



Poor - Component or system has either failed, or cannot be relied upon to continue performing its original function as a result of having exceeded its expected performance, excessive deferred maintenance, or state of disrepair. Present condition could contribute or cause the deterioration of other adjoining elements or systems. Repair or replacement is required.

All ratings are determined by comparison to other buildings of similar age and construction type. Further, some details of workmanship and materials will be examined more closely in higher quality buildings where such details of workmanship and materials typically become more relevant.

Attached are the actual inspection field notes, which contain additional information. These should be considered part of our overall evaluation and report.

In addition to our discussions about the condition of the various systems and components, our report covers repairs and maintenance. To help provide a perspective for the work we have suggested for this building, we have included a **Maintenance Plan** in Appendix A.

No building is perfect. We will be discussing many different subjects in our report, as well as offering suggestions for changes and improvements to this building. As you read our report, pay particular attention to our notes regarding the fact that many of our observations and suggestions are typical of many buildings we see. While it may seem that there is some work to do during the next five to ten years, keep in mind that no building is perfect and all deserve some care, attention and upgrading.

STANDARDS & LIMITATIONS

Our inspection and report have been conducted in compliance with the standards and practice of the National Academy of Building Inspection Engineers and Criterium-Mooney Engineers.

Our report is not intended to determine the insurability of your building, or any of its components, materials or systems. Insurance companies use many different standards and criteria to determine what is or is not covered under homeowner's policy. For example, some do not cover certain types of roofing or electrical wiring and fuses, while others avoid certain types of siding. If this is a concern to you, we suggest that you confirm insurability with your local insurance agent before making your final decision about this building.

Our report is the complete response to your request for an inspection of this property and should be read in full. It supersedes any discussions that may have occurred during our inspection. If you have any questions about our report or our inspection, please call our office immediately for clarification.

If there is any area of this property where you have a particular concern based either on our report or your own personal observations, we recommend a more exhaustive technical evaluation.



Although no evidence of wood-destroying organism activity or action is reported, because of the insidious habits of these organisms, no responsibility is assumed for such condition that may exist or may be starting but were not visible. Furthermore, our report is not a warranty or guarantee that there are no wood-destroying organisms.

Our investigation of the electrical system is limited to the visible components, the entrance cable, meter box, service panel, outlets and switches, and the visible portions of the wiring. A larger portion of the electrical system is hidden behind walls and ceilings, and, obviously, all the conditions relating to these unseen areas cannot be known.

While some deficiencies in the system are readily discernible, not all conditions that can lead to the interruption of electrical service, or that are hazardous, can be identified.

The roof was not accessible for inspection.

Indoor air quality is a growing concern. Mold and mildew, fostered by moisture accumulation, can lead to respiratory discomfort and aggravate allergies and other respiratory conditions for some people. While we may comment on readily visible evidence of mold infestations (see the "Environmental" Section) this inspection and report should not be considered a mold investigation of any kind. If that type of investigation is desired, individuals specifically trained and qualified for such work should undertake it.

While some references to hazardous materials may be made, our report is **not a complete investigation** for toxic wastes in the building or adjacent soils, hazardous materials, or public records affecting this property. Such an investigation would be much more costly and is beyond the scope of this inspection.

DESCRIPTION

Please refer to the Standards & Limitations Section of this report for important information.

This building is a two-story, four-unit structure with vinyl siding on the exterior walls and a flat membrane roof surfacing.

There is a basement under all of this building.

For purposes of this report, all directions (left, right, rear, etc.) are taken from the viewpoint of an observer standing in front of the building and facing it.



WOOD-DESTROYING INSECT ACTIVITY

Please refer to the Standards & Limitations Section of this report for important information.

Based on our observations in those areas that were accessible, no active wood-destroying organism action was evident at the time of inspection. In general, this is not a serious problem in this area. Should you see a significant number of insects around at any time you should consult a specialist who can identify them.

BASEMENT WATER

Water Entry	Significant
Basement	Yes

Please refer to the Standards & Limitations Section of this report for important information.

You should not assume that water problems cannot and will never occur. Water problems result from a number of sources under a variety of conditions.

We noted evidence of moisture and seepage in the basement. This is the result of the type and condition of the foundation walls, ground sloping, soil, etc. Specifically this evidence includes:

- Water stains on wood in contact with the floor
- Water stains and standing water on the floor
- Water stains at the joint between the floor and wall

In any old stone foundation, significant water entry should be expected. Patching of some of the open mortar joints may help reduce seepage and is recommended.

There is a sump pump in the basement. It was in operating condition, and the discharge empties away from the building. This is a good installation that should help control basement water. However, we recommend creating a perimeter trough in the basement floor to divert seepage to the sump area so that water is less likely to cover the floor.

We could not determine the exact extent of the seepage based on the evidence available at the inspection. We recommend that you avoid storing any materials of any value in the basement until you have had the opportunity to become more familiar with the seepage characteristics.

We recommend regrading the low areas near the building. In general, water should flow positively away from the building.

The gutter downspouts should be made to discharge ten to fifteen feet away from the house to minimize "short circuits" of water into the basement.



ENERGY EFFICIENCY

Please refer to the Standards & Limitations section of this report for important information.

In any building, the two most important areas for enabling optimum energy efficiency are the conduction and infiltration losses. Conduction (direct loss through the walls and ceiling) is primarily controlled by insulation. Infiltration loss (drafts or air leakage) is controlled by caulking and weather stripping.

In this building, the infiltration control is relatively good. However, additional insulation is possible for greater energy savings.

Where visible, the left side attic insulation consisted of 10 to 12 inches of fiberglass. This essentially conforms to present standards of heat conservation practice.

The right attic has no insulation and we recommend that some be added. Blowing in insulation would appear to be the easiest method.

Typically, the attic space in a building in a northern climate is the most important area for insulation. There should be at least 6 inches of insulation in the "floor" of an attic. For reasonable fuel conservation, however, 10 to 12 inches of insulation is better.

The windows in this building are average quality "thermal pane" (double glazed) windows. If kept well maintained and tightly closed in the winter, these windows should serve you well.

The seal was checked in these windows and no problems were noted. Such defects are not always visible, however, because of varying temperature and humidity conditions.

The exterior doors are equipped with weather stripping and are generally in fair condition. We recommend upgrading the weather stripping for better energy efficiency.

To be sure you are not wasting energy on the production of hot water, you should check the temperature of the hot water produced. If it is above 120°F (140°F for some dishwashers), we recommend that you reduce it to that level to minimize your hot water energy requirements. To be most accurate, use a thermometer at the hot water faucet.

PLUMBING INFORMATION

Water Supply Status.....	Systems On
Water Supply	Municipal
Sewer/Septic	Municipal
Supply Piping.....	Copper
Drain Piping	Mixed
Water Heating System	Electric and Gas Units



ELECTRICAL

Amperage	100 per Unit
Voltage	120/240
System Status	System On
Service Entrance.....	Overhead

Please refer to the Standards & Limitations Section of this report for important information.

A typical electrical system consists of two distinct components: (1) the electric service entrance, and (2) the electric circuits. The service entrance determines the capacity of the electric power available to the building. The electric circuits distribute the power through the building.

Electrical devices in a building typically use either 120- or 240-voltage electricity. The major appliances such as clothes dryers, kitchen ranges, water heaters, air conditioners, and electric heating units require 240 volts. General purpose circuits (lighting, outlets, etc.) require 120 volts.

The electrical system consists of a three-wire service and four separate panels, each providing 120/240 volts and an apparent 100 amperes to each of the apartments. This is adequate for this building as it now stands. The "house" circuit sub-panel is fed from the first floor, left apartment.

A spot check of electrical outlets and switches revealed no problems.

We noted some older light fixtures that need repair or replacement.

The main electric service cable comes to the building overhead from a nearby electric utility pole.

There is a fifth meter socket that is not in use but could be set up to serve the "house" circuit panel.

The main electrical panels are located in the basement and in the second floor apartments.

Much of the electrical wiring in this building is relatively new and no major problems with these portions of the electrical system are expected in the foreseeable future.

It would be wise to have each of the present circuits fully identified so you will know what electrical load is on each circuit. The important point to remember is to not overload any one circuit. If you have any doubts, we suggest that a competent electrician be consulted.

This building is equipped with a Ground Fault Circuit Interrupter (GFCI) in various areas. The purpose of a GFCI circuit is to provide positive protection against a shock hazard since it will "trip" almost instantaneously, thus protecting you. Should a GFCI "trip," simply reset it for continuing operation. Periodically, you should test the GFCI for proper operation. There are test buttons at the outlets. When you push the test button, the GFCI should trip to the "off" position.



This newer vinyl siding and trim was installed over the original siding making this original siding and trim not viewable. Therefore, we cannot comment on the conditions under the siding.

The windows in this building are vinyl framed, double hung windows with two glass panes. They are generally in good operating order. However, some window servicing, repair, and adjustment are needed. All windows need to be made to open and close properly and easily.

Seals in thermal pane windows can break down within 10 to 15 years of their installation. Condensation developing between the panes of such a glass unit is indicative of a broken seal. These conditions are not always visible, however, depending on temperature and humidity conditions. In general, repair of broken seals requires the replacement of the damaged glass unit.

We recommend that an exterior caulking compound be placed around window and door frames, joints between different building materials, etc. This caulking prevents drafts and possible moisture penetration. This is not expensive and is important.

You should remember that with low maintenance siding, painting of the trim might be overlooked. It is important that all exposed wood be well-maintained, including painting and protection of any cracks or splits that might occur.

ROOFING

Roofing	Membrane
Gutters	Surface Discharge

Please refer to the Standards & Limitations section of this report for important information.

The roof is a system that must work well together to provide weather protection for the building. The major elements in this system include the roofing or roof covering (shingles, tile, membrane), the underlayment (impregnated felt or paper, ice and water shield), metal flashing (lead, copper, aluminum, galvanized steel), sheathing (plywood, waferboard, dimensional lumber boards), and the roof rafters themselves. Economy measures in recent years have led to some roofers omitting the underlayment.

The roof reportedly consists of a rubber membrane.

From a ground inspection, the roof surfacing appears satisfactory. The true condition of this type of roof, however, can only be determined by actually getting on the roof and walking over it. Since a long ladder was not available, this was not done.

When access is available we will return and investigate this roof for you. There will be no charge for this extra visit.



One of the rear stairways in this building was not equipped with a handrail. For safety, the stairway should be equipped with a solidly mounted handrail approximately 36 inches above the leading edge of each step and, normally, on the right hand side as one descends.

This building is equipped with smoke detectors that are hard-wired (connected directly to the electrical system). We recommend that you test them monthly for proper operation.

Natural gas is in use in this building. To avoid a potentially dangerous mistake, we suggest that all of the gas piping be identified clearly (perhaps by wrapping it with orange tape) to distinguish it from the water piping. **We also recommend confirming with the gas utility and/or local fire marshal that everything is in compliance with current regulations and safety standards.**

We recommend that a carbon monoxide detector be installed in each unit.

ENVIRONMENTAL SCAN

Please refer to the Standards & Limitations section of this report for important information.

Many building products used prior to 1978 contained varying amounts of asbestos. Asbestos, in certain forms, may be a health hazard. Since portions of the building on this property were built prior to 1978, it is possible that there are some asbestos-containing materials (ACM) present that were not noted or were not visible at the time of our inspection. ACMs not noted, but which may be present, include, but are not limited to, caulk, joint compound, roof felt, transite board, and insulation. In general, if these materials are not releasing fibers into the air, they are not considered a health hazard.

With increasing concern about radon contamination, you may wish to have an air test conducted to determine whether or not high levels of radon are present in this building. Exposed rock, deep wells, and portions of a building below ground level are frequent sources of this material. If discovered, radon is relatively easy to control through effective ventilation.

Since this building was apparently constructed and painted prior to 1977, there is a high probability that lead paint was used. It is likely that any old paint that remains (and it is virtually impossible to remove all paint from any building) may contain lead. Even lab analysis of paint samples could not guarantee that no lead exists anywhere else. Thus, caution should be exercised when working around any painted surfaces, particularly during remodeling work. Children and pets should not be allowed to chew on any painted surfaces.

Exposure to lead-based paint can be reduced by replacing the painted item, covering the lead paint surface with a sealant, wall paneling material, or removing the lead paint. Any renovations involving lead paint surfaces should be done in accordance with state and Federal regulations and guidelines. We recommend that a lead detection scan be conducted prior to any renovation of this building to determine the presence of lead.



The rear porches are very lightly constructed and should be replaced with a new structure.

There are some asphalt walkways at this building that need repairs or replacement.

CONCLUSION

In summary, we consider this building to be in average condition in comparison to others of similar age. It is an older building, however, and a continuing program of repairs, maintenance, and upgrading will be needed. This is common for buildings of this age.

There is no one way to build, renovate, or remodel a building. As a result, you may encounter contractors whose opinions about the condition of this building will differ from ours. We cannot be responsible for any action you may take based on those opinions unless we have the opportunity to review the situation and examine the relevant conditions before any repairs and/or modifications are made.

Our report has been prepared in strict confidence with you as our client. No reproduction or re-use of this report for the benefit of others is permitted without expressed written consent, except as may be required by Maine real estate regulation. Furthermore, except as required by real estate regulation, we will not release this report to anyone without your permission.

As noted, the inspection represented by our report focuses on the major systems in this building. While a spot check of things like electrical switches, outlets, appliances and other equipment was made, the condition of these things can change unexpectedly. Therefore, we recommend that you visit this building at least one more time before taking ownership to confirm that everything is in operating order. Enclosed is a pre-title checklist we have developed for your use during this final visit.

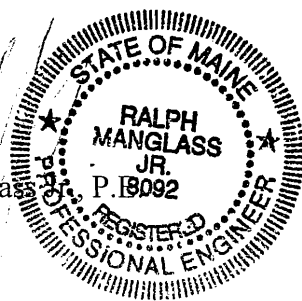
If you have any questions about this report or inspection, please feel free to call our engineer for clarification. There is no additional charge for a reasonable number of phone consultations. Should an additional visit to the building be necessary, however, an additional fee will be charged.

Thank you for the opportunity to be of assistance to you.

Sincerely,

Ralph J. Manglass

RJM/dh
Enclosures



COPY



MAINTENANCE PLAN

Prepared for: David Bull

Property: 39-45 West Kidder Street, Portland, Maine

To help provide a perspective for the work that we have recommended for this building, the following schematic maintenance plan is offered. This list should not be considered all-inclusive since there will surely be other things you will want to make part of this list. Our purpose in providing this list is to help you organize some of the work that we have recommended, with particular emphasis on those things that need attention within the next year or so.

Note that those items in normal type are maintenance requirements that are common for most buildings, *while those items that are italicized are specific repairs that are recommended for this building.*

Items that need immediate attention:

Maintenance:

- Access and inspect main roof

Before moving in:

Repairs:

- *Repair flue pipe connections at chimney*
- *Seal unused chimney penetrations*
- *Replace back porches*

Maintenance:

- Electrical system housekeeping
- Install carbon monoxide detector(s)

Within the next few months:

Repairs:

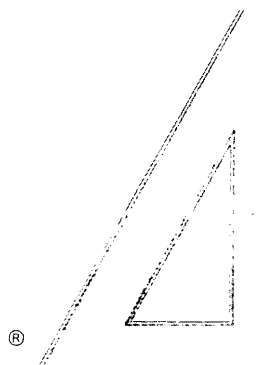
- *Repair/resurface front porch roof*
- *Replace electric water heater*
- *Correct bathroom fan exhausts*
- *Add insulation in right attic*

Maintenance:

- Add column in right basement
- Add attic ventilation
- Patch foundation mortar
- Window maintenance
- Extend downspout discharges



APPENDIX B
INSPECTION AGREEMENT



AGREEMENT FOR SERVICES (continued)
Residential Inspection

CHOICE OF INSPECTION SERVICES:

After reviewing these descriptions, both the client and engineer should initial where noted, to indicate the type of inspection chosen. As our client, you are making a choice of services to be provided. If you have any questions, please contact us immediately.

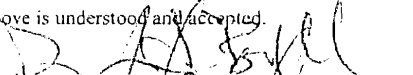
(int'l) **STANDARD INSPECTION:** A **limited** visual inspection to identify significant deficiencies and/or repairs needed in the major systems (structural, heating, air conditioning, plumbing, electrical, roof, exterior) as well as provide a general understanding of the property. This is a limited inspection based on visible evidence readily available during the inspection (without moving furnishings, removing finishes, etc.) and is the opinion of the engineer performing the inspection.

(int'l) **LIMITED STRUCTURAL INSPECTION:** An inspection and evaluation that is limited to reasonably available and visible structural components. Activities such as probing with an awl, measuring framing members, limited excavation around the foundation and/or determination of squareness, levelness and plumbness may be included in such an evaluation. Unless otherwise recommended or designated in writing, no soils investigation or invasive testing is included. Further, no inspection or evaluation of any other systems such as plumbing, electrical, mechanical or interiors is included.

(int'l) **EXHAUSTIVE INSPECTION:** A **STANDARD INSPECTION PLUS** invasive testing and/or equipment disassembly as approved by client and property owner, in advance, to gather all reasonably available and relevant information about the property. This inspection is specifically **not limited** to readily available visible evidence and requires invasive testing which may include moving furnishings, removing wall coverings and/or drilling into wall cavities (to check for structural damage, for example) and requires the current owner's written permission. Unlike the Standard or Limited Inspection, **our maximum liability for loss suffered by the CLIENT due to any cause is limited to our inspection fee or \$10,000.00, whichever is greater.** In addition, because of the additional services provided under an Exhaustive Inspection, the results of the inspection will be provided in a written report, typically available within 5 business days after the inspection unless prior arrangements are made.

MOLD EXCLUSION: This inspection is not for the specific purpose of determining the presence of organic substances in the building. If, however, during the inspection, we knowingly encounter such substances, we will notify you of the presence of these substances without accepting any liability whatsoever for any damage or harm caused by the substances. It is your responsibility to determine if further testing is required and to retain an independent, qualified professional to perform such tests.

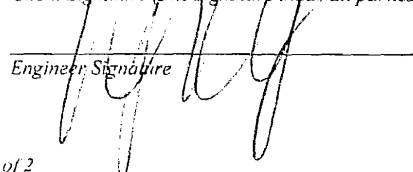
The above is understood and accepted.



Client Signature (the signature binds all parties)



(Date)



Engineer Signature



(Date)

RALPH J. MANGLASS, JR., P.E.

Areas of Expertise

Mr. Manglass' predominate expertise is mechanical engineering, and he has a wide range of overall building system knowledge and experience. He supports our inspection and design services by providing specifications for and evaluation of plumbing, heating, HVAC, and vertical transportation systems as well as overall evaluations of small to mid-sized buildings. His extensive background in residential and commercial inspections enhances the breadth of services provided by our firm.

Qualifications

Mr. Manglass has nearly 25 years of engineering experience in a variety of situations, including construction laborer and manager, mechanic, and site engineer for various companies across the East Coast. He has inspected 2,500 homes and buildings in the northeastern United States. Some projects that he has worked on are:

- Ocean View Manor – Sewage disposal system replacement
- Bowdoin College - Mechanical system inspection of President's house
- American Skiing Company - Grand Summit Hotel - HVAC system evaluation
- Maine Medical Center, Portland, ME - Building inspections, hospital energy study
- Millennium North Tower, Boston, MA – Transition Study and Reserve Fund Study

The following are clients that Mr. Manglass has worked with most recently:

- Farnsworth Museum Wyeth Center - Mechanical systems inspection
- MBNA - Building evaluations
- South Portland Housing Authority – Multiple building evaluations
- Southern Maine Agency on Aging – Building Evaluation and Phase I Environmental Site Assessment
- Portland YMCA - Building inspection/facility evaluation
- City of Westbrook - Mechanical systems inspection of City Hall building, Warren Memorial Library, and Walker Memorial Library
- Bayside Center - Building inspections
- Bowdoin College – building evaluation of Breckinridge Conference Center
- Dead River Properties – Building evaluation of Jackson Brooks Institute

Education

B.S. Mechanical Engineering, Purdue University, W. Lafayette, IN, 1982

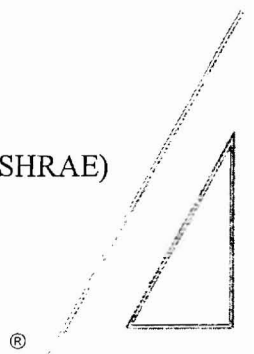
Professional Registrations

Licensed Professional Engineer, State of Maine

Member, American Society of Mechanical Engineers (ASME)

Member, National Society of Professional Engineers (NSPE)

Member, American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE)



dbull

From: <send@mail.efax.com>
To: <dbull@optonline.net>
Sent: Thursday, September 13, 2007 12:15 PM
Subject: Successful transmission to 12072877826. Re:

Dear David Bull,

Re:

The 2 page fax you sent through eFax.com to 12072877826 was successfully transmitted at 2007-09-13 16:15:27 (GMT).

The length of transmission was 140 seconds.

The receiving machine's fax ID: 2877826.

If you need additional assistance, please visit our online help center at <http://www.efax.com/help/>.
Thank you for using the eFax service.

Best Regards,
eFax.com

Customer Service
Help: <http://www.efax.com/help/>
Tel: 323-817-3205 (US) or 0870 711 2211 (UK)
Email: help@mail.efax.com

9/13/2007



Maine Department of Environmental Protection
Lead & Asbestos Hazard Prevention Program
17 State House Station, Augusta, Me 04333-0017
Tel: (207) 287-2651 Fax: (207) 287-7826



Building Demolition Notification Form (BDNF)

Important Notice: Maine law requires the filing of this "Building Demolition Notification Form" prior to demolition of any building except a single-family home

1) Building owners are required to provide this notification of the demolition of a building to the DEP at least 5 working days prior to the demolition. This notification is not required before the demolition of a single-family residence or related structure (e.g., garage, shed, barn). It is also not required if previous notification of the demolition has been provided to the DEP as part of an asbestos abatement project notification. *Demolition* means the tearing down or intentional burning of a building or part of a building.

2) Prior to demolition, building owners must determine if there is any asbestos-containing material(s) (ACM) in the building. An "asbestos inspection" by a DEP-licensed Asbestos Consultant is required for all buildings except single-family homes and residential buildings with 2-4 units built after 1980. In lieu of an asbestos inspection, pre-1981 residential buildings with 2-4 units can be surveyed to identify possible ACM by someone knowledgeable about ACM, such as a code enforcement officer or building inspector. If materials that may contain asbestos are found, then you can either assume they are ACM or hire a DEP-licensed Asbestos Consultant to test the materials.

3) Whenever more than 3 square feet or 3 linear feet of ACM is identified, the ACM must be abated in accordance with the *Maine Asbestos Management Regulations* by a DEP-licensed Asbestos Abatement Contractor. This includes materials presumed to be ACM. Check www.state.me.us/dep/rwm/asbestos/index.htm for a listing of asbestos contractors.

Prior to issuing a local demolition permit, the DEP requests that municipalities have applicants for municipal demolition permits complete this form and fax it to the DEP at 207-287-7826. Municipalities should not issue local demolition permits if the required asbestos inspection or survey has not been performed and identified ACM removed.

Were asbestos-containing materials found? yes no no inspection or survey required (post-1980 2-4 unit)

property address: 39-45 West K. Ober St Portland ME	building description: <input checked="" type="checkbox"/> pre-1981 residential with 2-4 units <input type="checkbox"/> post-1980 residential with 2-4 units <input type="checkbox"/> other:
asbestos survey performed by: (name & address) Criterion Mooney Engineers 22 Monument Square Suite 300, Portland ME 04101 telephone: 207-775-1969	asbestos inspection performed by: (name of licensed Asbestos Consultant) Ralph Arangless telephone: 207-775-1969
property owner: (name & address) David Bull PO Box 71 Oran NY 11957 telephone: 631-446-8023	demolition contractor: (name & address) Mark Harrison 33 Lawn Avenue South Portland ME 04106 telephone: 207-590-3941
demolition start date: 9/16/07	demolition end date: 10/31/07

DAVID BULL

9/13/07

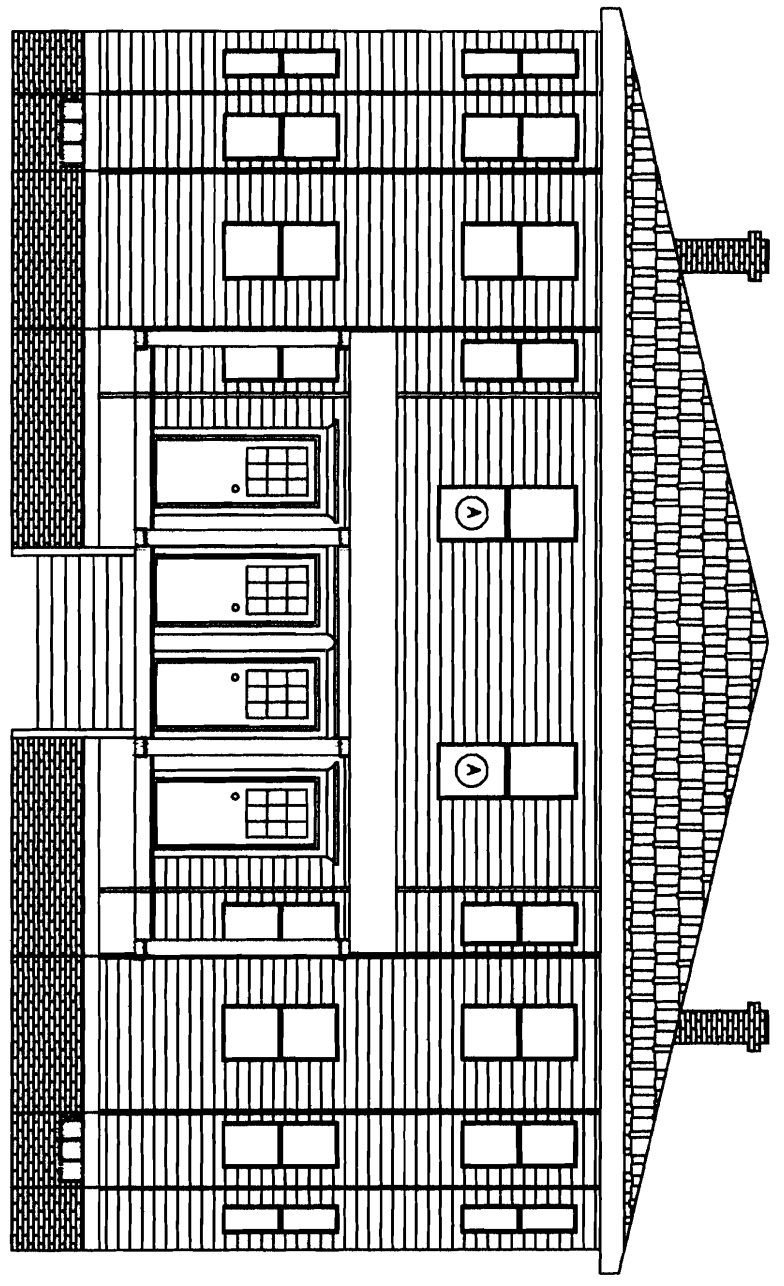
Notification Submitted by: (please print)

Date Submitted

Help save Maine fisheries - Remove and recycle mercury thermostats and fluorescent lamps from your building prior to demolition!

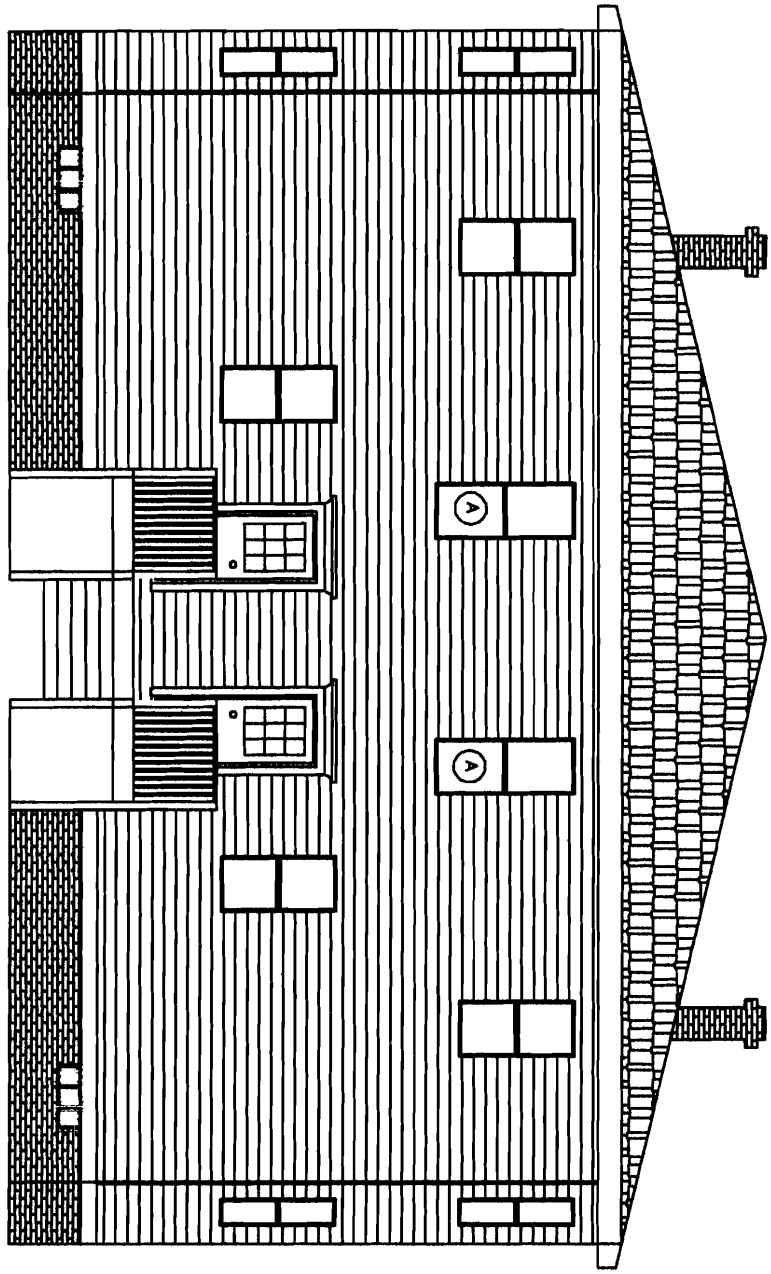
1 - 8/1

FRONT ELEVATION



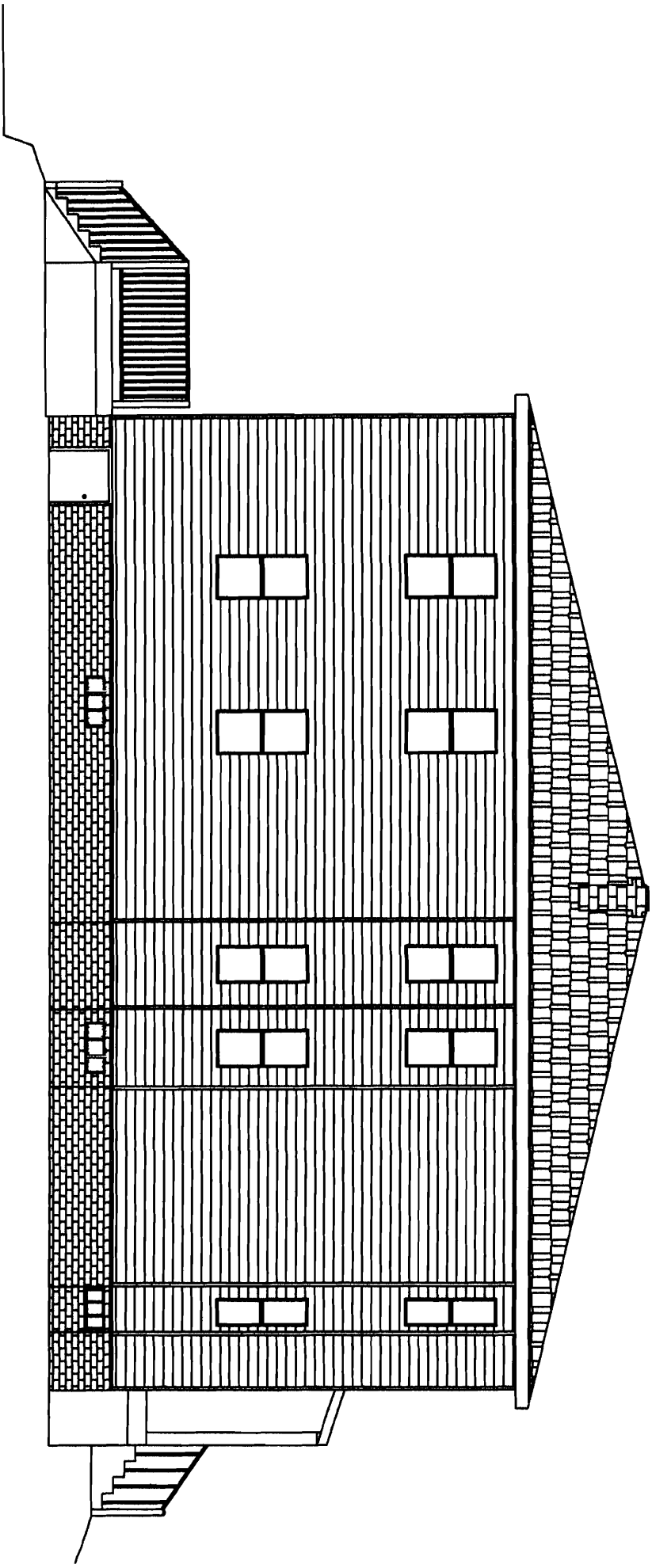
1/8" = 1'

REAR ELEVATION



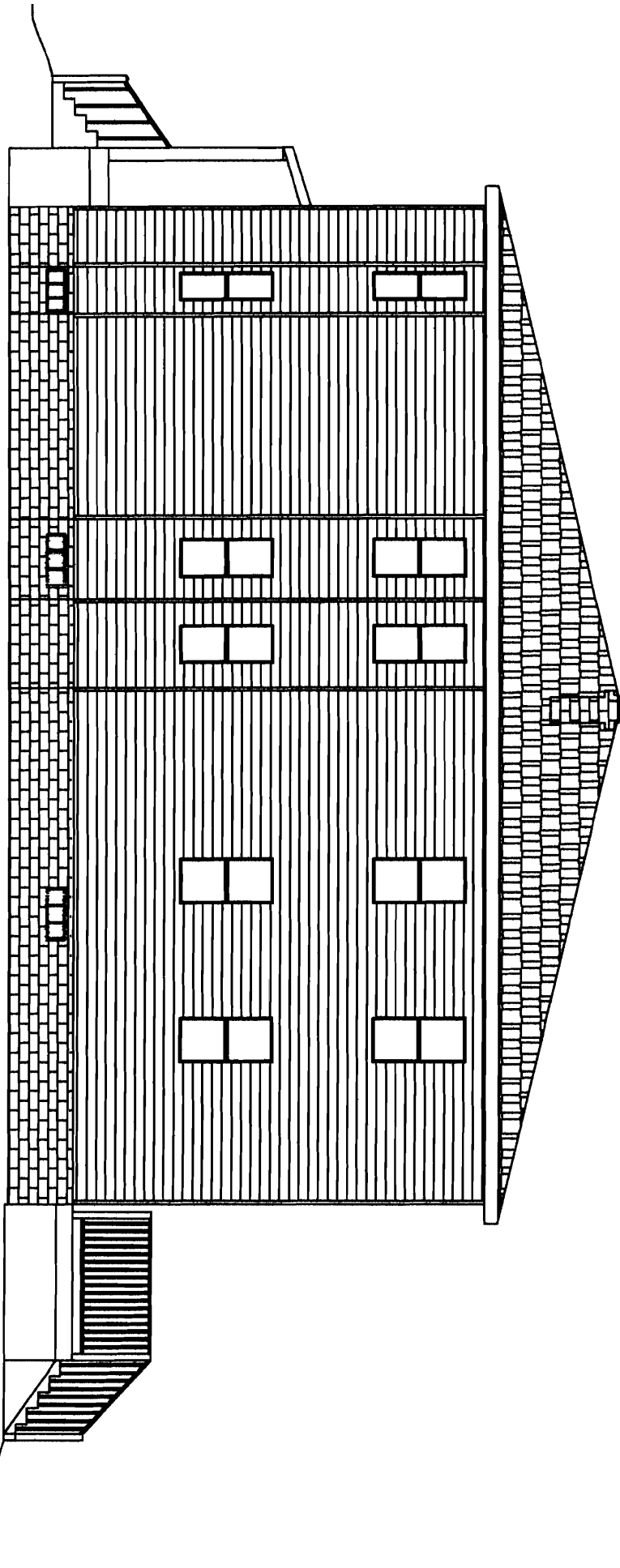
1/8" = 1'

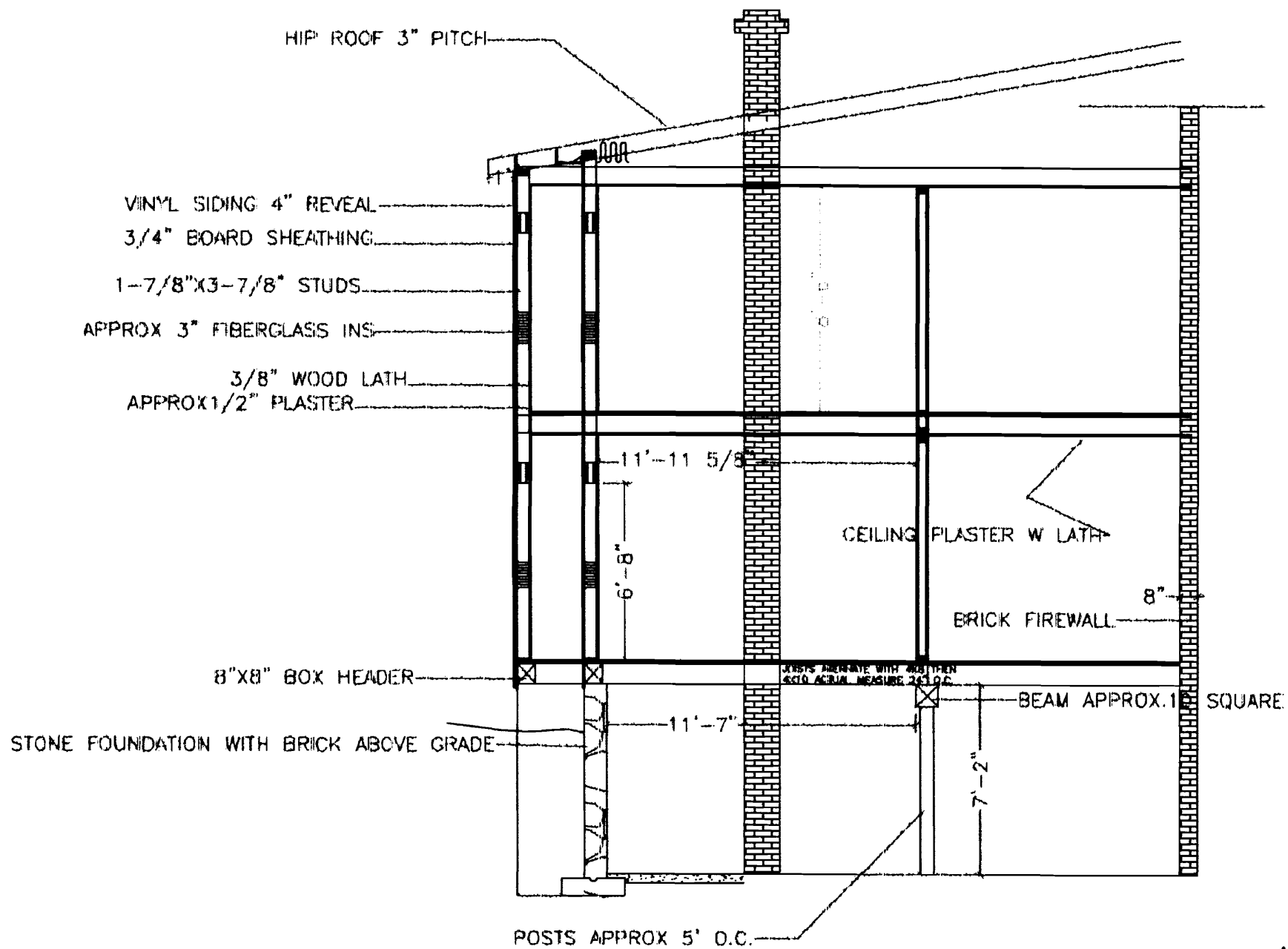
LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

1/2" = 8'





$$3 \frac{1}{16} = 1'$$

DOOR AND WINDOW SCHEDULE

ALL WINDOWS ARE 2/2 4/8 DOUBLE HUNG
WITH EXCEPTION OF WDWS LABELED (A) ARE
2/2 5/8

ALL INTERIOR DOORS ARE 2/6 6/6 1-1/2"
EXTERIOR DOORS ARE 2/8 6/8 1-3/4"

