

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

Permit No: **980234**

Location of Construction: 47 Bradley St		Owner: Sinclair, Caroline M.		Phone: 879-9132		Permit No: 980234	
Owner Address: SAA Pt. Id, ME 04102		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Classics in Carpentry		Address: 390 Range Rd Cumberland Center, ME 04021		Phone: 829-8016		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: MAR 18 1998 CITY OF PORTLAND </div>	
Past Use: L-fan		Proposed Use: Same		COST OF WORK: \$ 7,000.00		PERMIT FEE: \$ 25.00 55.00	
Proposed Project Description: Construct Dormer 13' Long				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group R-3 Type 5B BOCA 96	
				Signature: _____		Signature: <i>[Signature]</i>	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zone: R-3 CBL: 188-C-014/015	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature: _____ Date: _____	
Permit Taken By: Mary Gresik		Date Applied For: 10 March 1998					

- 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..

Zoning Approval:

Special Zone or Reviews:

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: 3-11-98

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 *[Signature]* ADDRESS: Caroline Sinclair. DATE: 10 March 1998 PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

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

CEO DISTRICT 5

COMMENTS

3-20-98 ^(2:05 P) 29 3/4 W x 37 1/4 H 3 R.O.s asked for clips on Plywood

3-24-98 ^(08:40) OK, will Fix Vally Rafter on Right corner and call for Recheck of Rafter

3-25-98 contractor Sistered Rafter's and Blocked wall OK'd For close in. (12:00)

5-7-98 Final

Inspection Record

Type	Date
Foundation:	
Framing: 3-24-98 see note T.E.R.	3-25 OK
Plumbing:	
Final: 5-7-98 T.E.R.	5-7-98 OK
Other:	

MORTGAGE LOAN INSPECTION

Cumberland Title Company

P.O. Box 4843

Portland, ME 04112

1-207-774-1773

1-207-774-2278 (fax)

CL No.: 011301

Job No.: CTC07-15.

Date: 10/9/96

County: Cumberland

Plan Bk. 00009 Pg. 137

Lot(S): 95, 96

Scale: 1" = 40'

Borrower(S): Caroline R. Sinclair

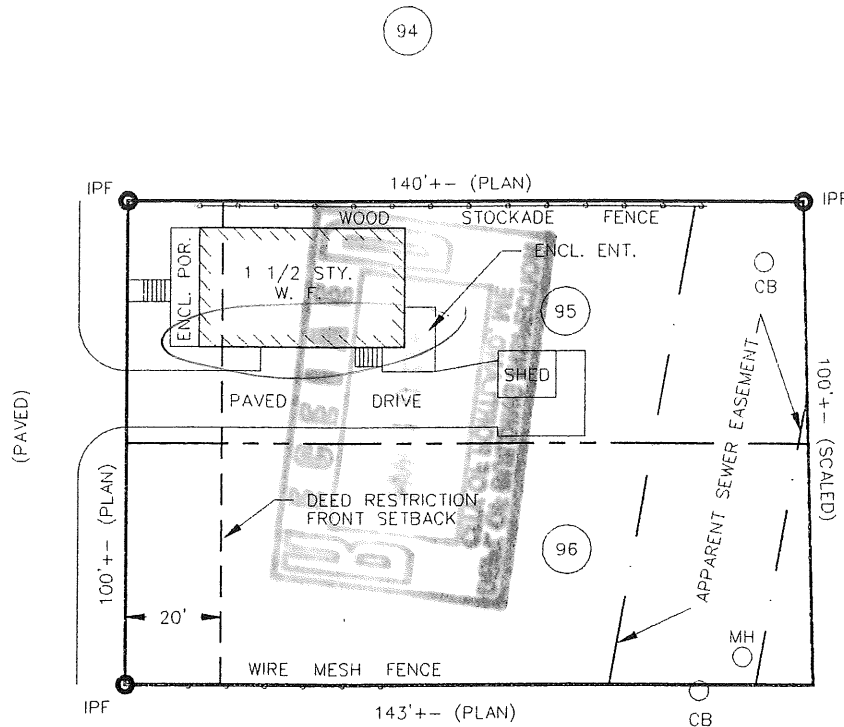
St. No.: 00047

Street: Bradley St.

Town: Portland, ME

Source Deed Bk. 03786 Pg. 00168

BRADLEY STREET



no set back
15' setback

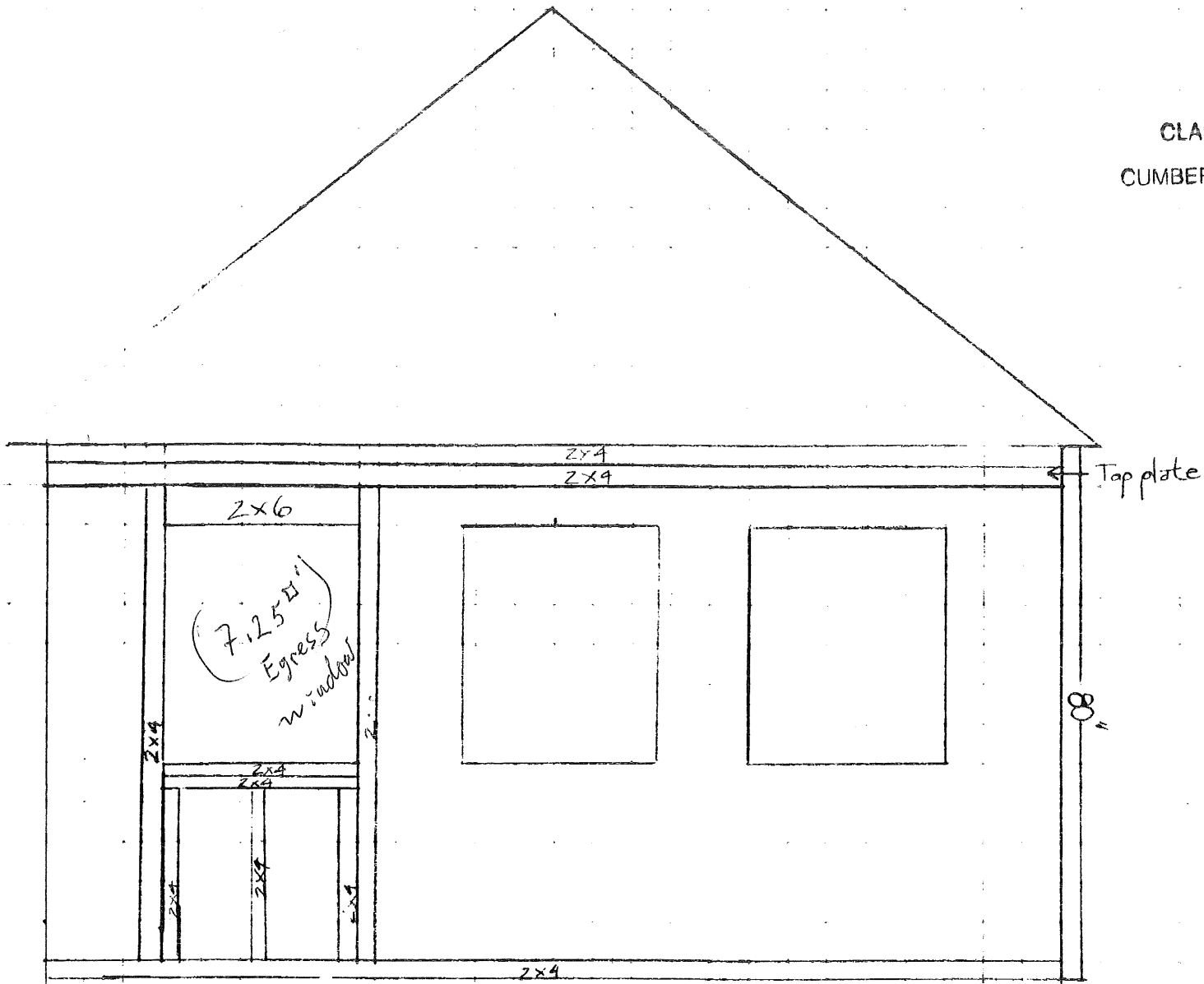
NOTE: THIS IS NOT A BOUNDARY SURVEY. This plan is made for the purposes of determining that the improvements are within the apparent boundary lines. **THE PREPARER IS NOT LIABLE FOR ANY OTHER USE BY ANY OTHER PERSON OR ENTITY.**

CERTIFICATION: I hereby certify to *Norwest Mortgage, Inc.* and its mortgage title insurer that based upon inspection made with reasonable certainty, that:

- this plan was made from an inspection of the site.
- there **ARE NO** apparent violations of municipal ordinances regarding building setbacks in effect at time of construction.
- the principal structure(s) located on the premises **ARE NOT** in a flood hazard zone as delineated on the flood maps used by the Federal Emergency Management Agency.

Beverly Gooden

CLASSICS IN CARPENTRY
390 RANGE RD
CUMBERLAND CENTER, ME 04021
829-8016

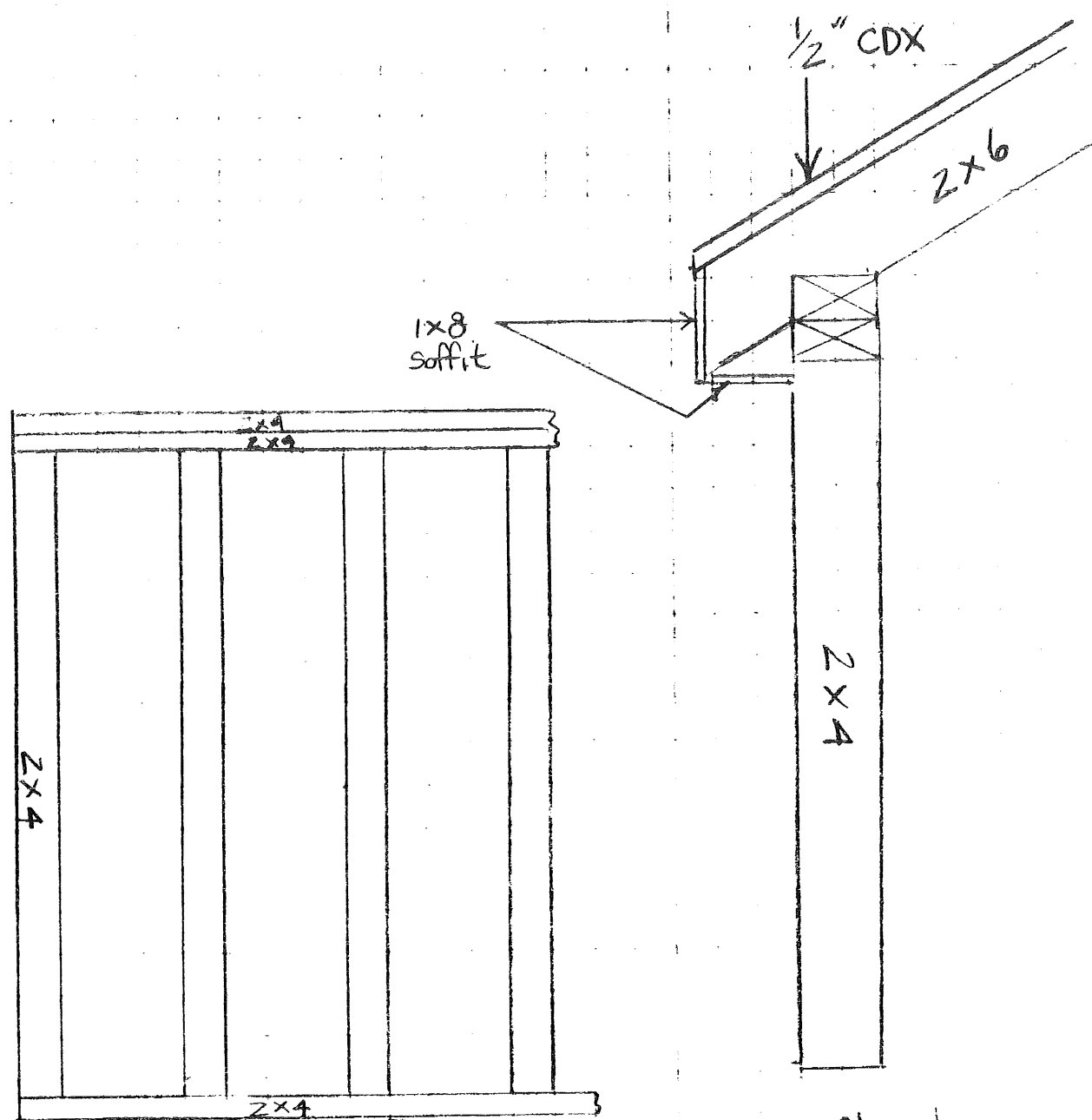


NOT TO SCALE

3 WINDOWS: VINYL: $29\frac{3}{4}'$ x $36\frac{3}{4}'$
WINDOW HEADER: 2x6 SANDWICHED w/ $\frac{1}{2}'$ ply IN BETWEEN
WALLS 2x4 on 16" ϕ

FRONT VIEW
47 Bradley St.
Portland, ME

CLASSICS IN CARPENTRY
 390 RANGE RD
 CUMBERLAND CENTER, ME 04021
 829-8016

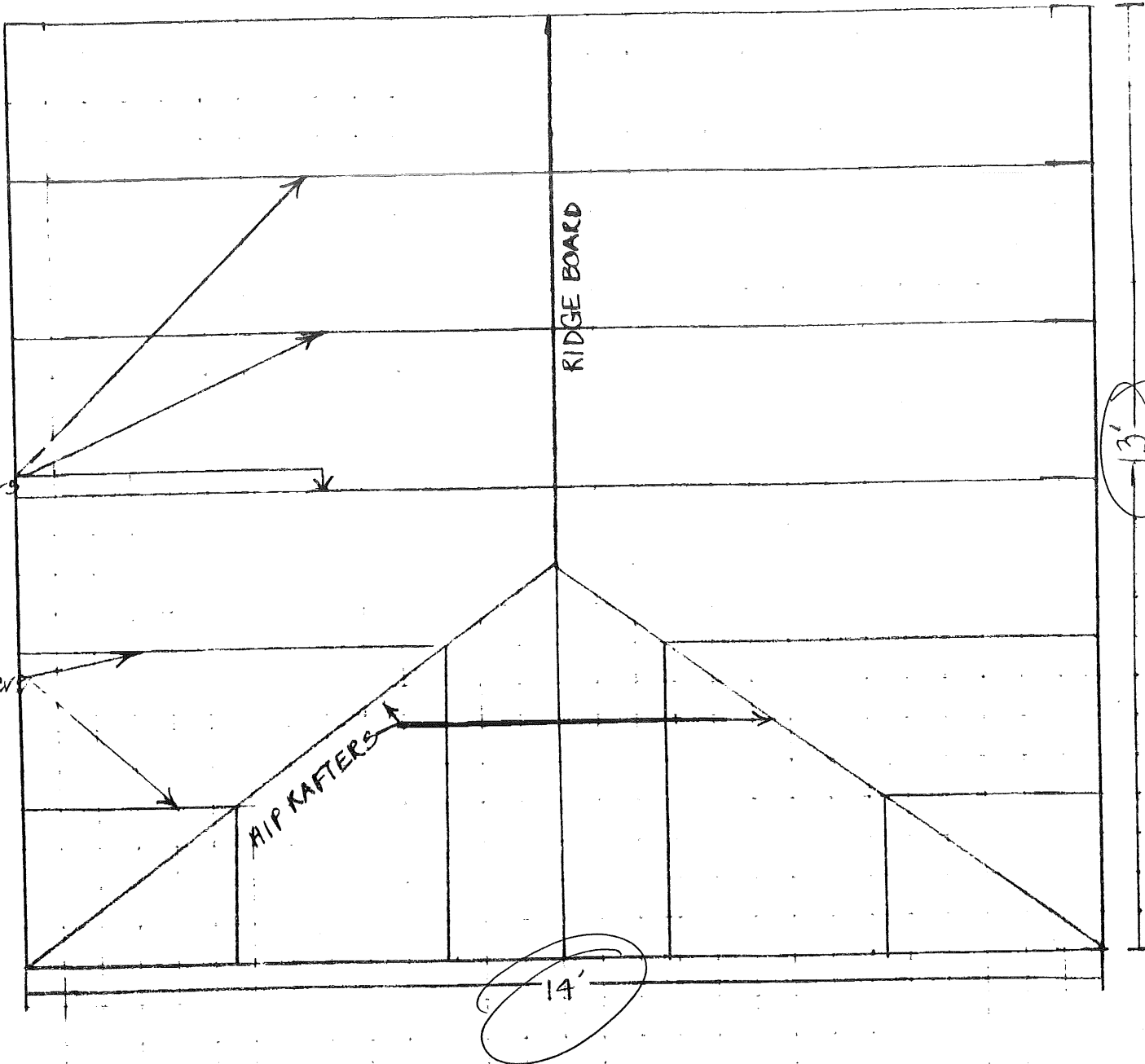


WALL STUDS 16¢
 RAFTERS 24¢

Shingles: 20 yr fiberglass
 Insulation R19 faced in rafters
 R13 faced in walls
 Exterior vinyl siding - 1/2" CDX sheathing
 NOT TO SCALE

SIDE VIEW
 47 BRADLEY ST
 PORTLAND, ME

CLASSICS IN CARPENTRY
390 RANGE RD
CUMBERLAND CENTER, ME 04021
829-8016



Ridge board: 2x6
Hip rafters: 2x6
Common rafters: 2x6
Hip jack rafters: 2x6

TOP VIEW
HIP DORMER - SINCLAIR
47 BRADLEY ST



Balfour Real Estate

Listed With Donald Klawinski

Co 3.5 BA 3.5



Seller: Raymond F. DeRosier

47 Bradley Street Portland ME 04102

\$82,000.00

Directions:

Brighton Ave. north to left on Bradley

Special Features

Beautiful Large Yard Charming Style
 Built In China Closet Wonderful Neighborhood

Building

Style	Bungalow	Color	White
Rooms	6	BR	3
Baths	1	F.R.	
Garage	No	Age	74+-
Fdn Size	24x36	Fdn Type	Concrete
Siding	Vinyl	Driveway	Paved
Doors/Scrn	Screens	Basement	Full

Charming bungalow in very nice family area. Updated windows. 3-4 bedrooms, wonderful yard for kids to play. Large storage shed sits where garage once was. Front and rear porch.

Personal Property Included With Sale

Dryer	<input checked="" type="checkbox"/>	Refrigerator	<input checked="" type="checkbox"/>	Hood	<input type="checkbox"/>
Washer	<input checked="" type="checkbox"/>	Dishwasher	<input type="checkbox"/>	Stove	<input checked="" type="checkbox"/>
Disposal	<input checked="" type="checkbox"/>	Microwave	<input type="checkbox"/>	Compactor	<input type="checkbox"/>
WoodStove	<input type="checkbox"/>	ExhaustFan	<input type="checkbox"/>		

Municipal

Taxes	\$1,740.56	Tax Year	96/97
Deed Type	Warranty	Possession	TOT
Book	3786	Page	168
Map No.	188	Lot #	C-14/
Sch. District	Portland	County	Cumberland

Land

Lot Size	14,167+-	Frontage	100
Zone	R-3	Flood Zone	<input type="checkbox"/>
Soil Tested	No	Survey	Yes

Utilities

Heat Type	FHA	Fuel Type	Oil
Electric	100	Gas	
Hot Water	Electric	Waste Disp	Public
Water Supply	Public		

Detail

Terms Available:

Fee(s)	Mob. Mode
Liv. Space	Mob. Park
Gr. Income	Label8
Gr. Expens	Label9
Parking	Label10

	1st	2nd	
LR	X		
DR	X		
KIT	X		
BATH	1		
FMRM			
LAUN			
BEDRM	2	1	
BEDRM			
BEDRM			

449 Forest Avenue Portland ME 04101 • (207) 774-2121

This Information is believed but not guaranteed to be correct.

WASTE DISPOSAL SYSTEM:

Type: PUBLIC
Installed by: Date Installed:
Bed Size: Type: Location:
Tank Size: Type:
Approximate distance from drinking water supply:
Date most recently serviced/pumped:
Is the system located in a Shoreline Zone:
Do the system serve more than one household?
Any Malfunctions with the current system?
Number of People Currently Using System:

WATER SYSTEM:

Water Source: PUBLIC Location: Age:
Installed by: Date:
Depth: Gallons per minute:
Number of People currently using system:
Any problems with existing system?
Last Test Date: Tested by:
Does system supply water for more than one household?:

INSULATION:

Type R Value/Thickness
Int. Walls
Cap or Attic
Floors
Crawl Space
Ext. Walls
Basement Walls
Verified by: Urea Formaldehyde? Type: ASBESTOS Age of Shingles: 16 SPRUCE

HAZARDOUS MATERIALS:

Is there or has there ever been Asbestos on the heating plant, pipes, or duct work or elsewhere?
Has asbestos been removed? Date: By:
Is there now or has there ever been any tank(s) containing gas, oil, or other hazardous materials buried underground anywhere on or in the property?
Registered with DEP? In Current Use? Type of material(s) stored in tank(s):
Is there now or has there ever been Lead-Based paint in or on the property?
Has the property been tested for Radon Air? NO Date: By:
Has the property been tested for Radon Water? NO Date: By:
Is there now or has there ever been any other Hazardous Material on or in the Property?
Material: Location:

ELECTRICAL SYSTEM:

Amps: 100 220: Age: CB MECCA 1916
Box Loc. BSMT CB Fuse: CB

HEATING SYSTEM:

Location: BSMT Burner Make: BURNER Age: BURNER YEARS
Heat Type: FURNACE Make:
Fuel Type: OIL
Heat Cost: 600 I AT HIGH TEMP (APPROX)
Heat Period from: 99/96 To:
Serviced By: UNION OIL Last Date: 6/16/96
Hot Water: FREE Gas:
Tank Size: 52 GAL Age of Tank: 5 YEARS
Have fireplaces, woodstoves been used in the last year? N/A
Date of last cleaning: N/A By:
Date of Last inspection: N/A By:

BASEMENT:

Basement: Bulkhead: NO
Sump Pump: NO Dry: Damp: Wet:
Is there now or has there ever been water in the basement?
Explain: SMALL AMOUNTS IN VERY HEAVY RAIN

ATTIC:

Full: Partial: Crawl: None: [checked]

ROOF:

Type: ASBESTOS Age of Shingles: 16 SPRUCE

Are you aware of any liens, encroachments, easements, zoning restrictions, rights of way, leases, restrictive covenants or attachments on the property?
Are you aware of any structural defects or needed repairs on or in the property?
Has the property been surveyed?

"I am the owner of the property as described in the Exclusive Right to Sell Contract. I have supplied all of the information which is contained in the listing form. I know the information will be communicated to prospective buyers and It will be relied upon by them in their decision to purchase property. I have read the above data sheet and the information contained there, and I hereby represent that all statements and information are correct, the electrical system, plumbing system, and heating system are in adequate working order to the best of my knowledge. There are no defects or hazardous conditions known to me on the property. I hereby acknowledge receipt of a copy of the data sheet."

The parties hereto acknowledge that the broker(s) are acting as Seller(s) agent(s) in this transaction. The Purchaser(s) agree that the broker(s) make no warranties of any kind regarding the condition or value of the Seller(s) real or personal property. The Purchaser(s) acknowledge that the broker(s) have recommended that Purchaser(s) have the property, water, and waste disposal system inspected by an engineer(s) or other qualified housing inspector(s). "Licensee(s) represents the seller(s) interest and as such has a fiduciary duty to disclose to the seller information which is material to the sale, acquired from the buyer or any other source."

Buyer: [Signature] Seller: [Signature]
Buyer: Seller: [Signature]
Date: Date: [Signature]

**CLASSICS IN CARPENTRY - M. Jane Moriarty-390 Range Road
Cumberland, ME 04021 (207) 829-8016**

March 7, 1998

Caroline Sinclair
47 Bradley St.
Portland, ME 04103
(207) 879-9132

CONTRACT

It is hereby understood by and between the parties hereto that Classics In Carpentry of 390 Range Road, Cumberland, ME 04021 Tel:(207) 829-8016 (hereinafter "Contractor") shall provide the following services and materials for Caroline Sinclair of 47 Bradley St., Portland, ME 04103 Tel: (207) 879-9132(hereinafter "Homeowner") to complete the proposed project, for good and valuable consideration as more specifically described herein:

SCOPE: Construct a dormer to the existing structure at 47 Bradley St.

The Homeowner will prepare the second floor room for construction of the dormer by the Contractor. In preparation the Homeowner will remove all drywall from the ceiling and walls of the room as marked out by Contractor-the exterior wall along the driveway and the two perpendicular partition walls to the driveway. The access door to the storage room will also be removed by the Homeowner. All insulation in same areas, all trim and baseboard will be removed by the Homeowner. A clean area to work will be provided by the Homeowner. The Contractor will break open existing roof to construct a dormer from the second floor on the driveway side of house. The dormer will be approximately 13'w x 90'h x 12'd. The interior 32" wall will be removed by the Contractor as well as the ceiling framing. The interior partition walls will be carried to the existing rafters. The exterior wall will be raised approximately 80" and will be framed for three vinyl windows. The exact height of the wall and the exact rough opening of the windows will be determined at the time of construction. The windows will be headed off with two 2" x 6" pieces with a 1/2 piece of ply in between. The windows will be provided by the Homeowner. The walls will be framed with 2" x 4" material on 16" centers. The roof will be a hip roof constructed with 2" x 6" rafters on 24" centers tied into the existing ridge. The roof will be sheathed with 1/2 plywood. 15lb. felt, 8" aluminum drip edge and 20 year fiberglass shingles will be installed. The color of the shingles will be chosen by the Homeowner. The siding of the dormer will be vinyl, color and style to be chosen by the Homeowner.

The Homeowner will insulate the walls and roof with R13 and R19 respectively. The interior walls and roof/ceiling will be finished with 1/2" drywall installed by the Homeowner. The Contractor will apply three coats of joint compound and leave walls and ceiling paint ready. All trim and baseboard will be installed by the Homeowner, the material will be 1" x 4" pine. A new access opening will be created by the Contractor and the original door hung in new opening. The new opening will be perpendicular to existing dormer on the left wall as discussed. A new 6 panel pine door will be installed, by the Contractor, in the current opening to replace existing door.

The new floor space created by the dormer will have 3/4" plywood installed. The area is approximately 32"d x 13'w.

A new 2" x 3" wall will be constructed, by the Contractor, in the office space on the second floor. The wall will run from the chimney to the existing wall. The wall be sheetrocked with 1/2", by the Homeowner, on both sides. The Contractor will finish the wall with three coats of joint compound and be paint ready. The chimney wall area will have existing patch work touched up, by the Contractor, to give surface a smoother finish.

All trash and debris will be removed by the Homeowner. All materials will be provided by the Homeowner in a timely manner. A list will be provided to the Homeowner of materials needed. The materials will be on the job the following day that the list is provided or as requested by Contractor. If an occasion arises where materials are needed immediately and the Homeowner is not available to purchase them the Contractor will be responsible for obtaining the needed materials. All work completed by the Homeowner must be done in a timely manner to allow Contractor to complete its job in a timely manner.

The driveway will be cleared of all vehicles by the Homeowner to provide space for the scaffolding and necessary vehicles of the Contractor. Homeowner will provide all necessary permits.

Work is scheduled to begin On March 16, 1998 weather permitting and completed by March 31, 1998 weather permitting and all acts of God and events of unforeseeable occurrences beyond Contractor's control and without its fault or negligence considered. Work completion contingent upon strikes, accidents or delays beyond Contractor's control.

Contractor will provide supervision, Worker's compensation, and liability insurance to accomplish work outlined herein. Certificates will be provided to Homeowner upon request. Homeowner will carry fire, and other necessary insurance.

Any alteration or deviation from the above contractual specifications will be executed only upon the parties entering into a written change order. The cost per change order will be \$15.00 plus the cost of the work. If the Homeowner desires additional work to be done on a cost plus basis the cost will be charged at the rate of \$25 per hour per person.

Contractor warrants materials provided by her will be free from fault and constructed according to the standards of the building code applicable for this location and constructed in a skillful manner. All labor by Contractor will be warranted for one year.

Homeowner agrees to pay Contractor for labor and materials and supervision the sum of \$7500.00 plus extras if any.

It is further agreed that the total sum will be remitted to the Contractor as listed below:

1. \$3000.00 less \$500.00 for materials for Homeowner. Downpayment.
2. \$2250.00 less any materials paid for by Homeowner due when job is half completed.
3. \$2250.00 less any materials paid for by the Homeowner due upon completion of job.

Extras will be due and paid upon completion of extra. All payments due at completion of work. Any amounts unpaid after thirty days after completion of work will have interest added at the rate of .015 per month and will not exceed 18% per annum.

