

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

Location of Construction: <i>55 Tucker Avenue Lot #16</i>		Owner: <i>Antonia Francis Seale</i>		Phone: <i>797-5673</i>	Permit No: 000467
Owner Address: <i>Some</i>		Lessee/Buyer's Name:		Phone:	
Contractor Name:		Address:		Phone:	Zone: CBL: 322-D-006
Past Use: <i>Single Family</i>		Proposed Use: <i>Some with attached garage</i>		COST OF WORK: <i>4342</i> \$ FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: <i>BOCA 99</i> Use Group: <i>A-3 Type 5B</i> Signature: <i>Hoffe</i>	
Proposed Project Description: <i>Construct Attached 22x30 Garage</i>		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Signature: Date:	
Permit Taken By: <i>NW</i>		Date Applied For: <i>GD GD May 1, 2000</i>			

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..

***** Please Call 797-5673 When Ready

PERMIT ISSUED WITH REQUIREMENTS

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: <i>May 1, 2000</i>	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: *9*

PERMIT ISSUED WITH REQUIREMENTS

COMMENTS

5/22-00 left msg. to call for pre-construction. JB

5-22-00 pre construction phone call, reviewed setback requirements, pinning of foundation to existing. No stairs, no living or storage space above. Discussed Sec. 407.4 1/2" sheetrock applied to garage side for separation. JB - will call for setback this week JB

5-23-00 Setback inspection - 15'+ to string between pins on left side. ok JB

5-24-00 Called homeowner to verify continuing - Answered questions on sheetrock on Full wall ~~of~~ abutting garage. JB

6-5-00 Bruce Faden called for backfill - I called homeowner to ok (only frost wall) and to call on Framing inspection or if any plumbing is under slab. They are installing a wet sink & lights. JB

12-5-00 w/sw Close in & Electrical OK - Fire wall on house side JB

CBL = 332-D-006

PERMIT # = 000467

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

BUILDING PERMIT REPORT

DATE: 1 MAY 2000 ADDRESS: 95 Tucker Ave Lot #16 CBL: 322-D-006
REASON FOR PERMIT: To Construct attached 22'x30' garage (private)
BUILDING OWNER: Seeleys
PERMIT APPLICANT: _____ / CONTRACTOR Bruce S. Fadden
USE GROUP: R-3 CONSTRUCTION TYPE: 50 CONSTRUCTION COST: 18,000.00 PERMIT FEES: 132.00

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 are met: *1, *2, *3, *4, *5, *7, *8, *11, *13, *14, *15, *27, *29, *32, *34, #31

- *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 from freezing. Section 1908.0
- *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 and R and 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" and not more than 42". 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 (508)mm, 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 closer'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)

5/1/00

- X 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).
- X 27. All electrical, plumbing and HVAC permits must be obtained by a 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.
- X 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. *(This is to remain a single family - This is not an approval for another dwelling unit)*
- X 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.
- X 34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- 35. 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 Hoffas, Building Inspector
 Cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

PSH 1/26/00

**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.

****CERTIFICATE OF OCCUPANCY FEE \$50.00

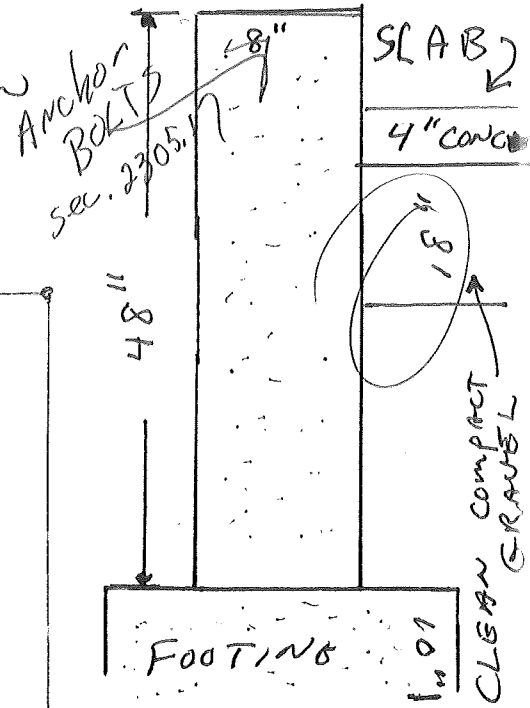
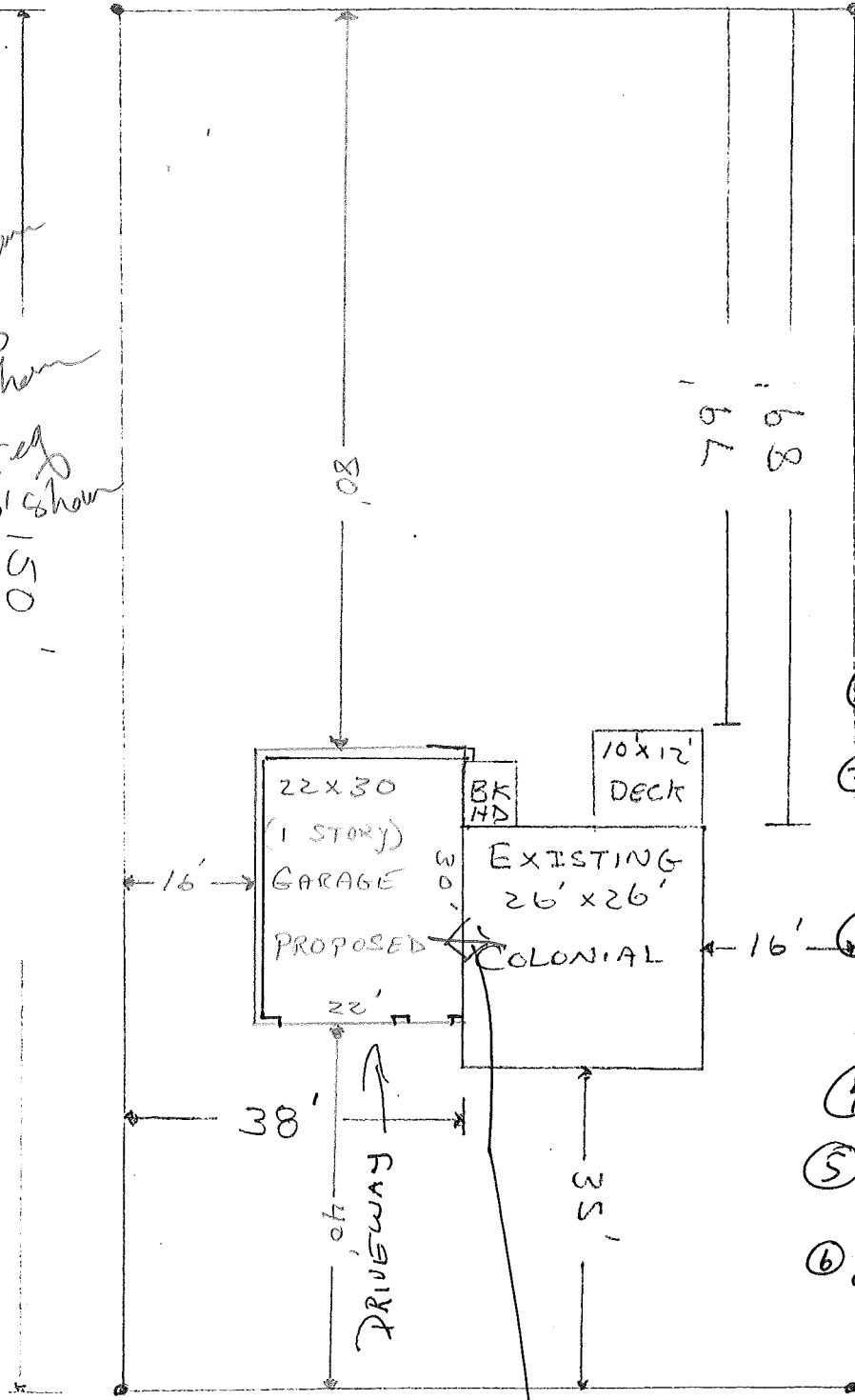
**** ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL,(AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT.2000, OR EQUIVALENT.

EXCAVATION AND FOUNDATION
for PROPOSED 22'x30'
GARAGE

CONTACT PERSON
BRUCE FADDEN

647-4342

R-2
side 12' reg
16' show
rear 25' reg
80' show
front 25' reg
40' show
150'



- EXCAVATE FOR:
- ① 22' x 30' GARAGE
 - ② TRENCH for 20" W X 10" DEPTH FOOTING
 - ③ 48" KNEE WALL from top of footing (knee)
 - ④ 8" THICK WALLS
 - ⑤ 4" CONCRETE SLAB
 - ⑥ ON 18" CLEAN COMPACT GRAVEL

SECTION 407.0 PRIVATE YARD

TUCKER AVENUE

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

**Building or Use Permit Pre-Application
Additions/Alterations/Accessory Structures
To Detached Single Family Dwelling**

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: LOT #16 95 TUCKER ST. ME

Tax Assessor's Chart, Block & Lot Number Chart# <u>332</u> Block# <u>D</u> Lot# <u>006</u>	Owner: <u>JAMES & FRANCES SEEBLEY</u>	Telephone#: <u>797-5673</u>
Owner's Address: <u>95 TUCKER AVE, PORTLAND, ME.</u>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$18,000.00</u> Fee <u>\$130</u>
Proposed Project Description:(Please be as specific as possible) <u>ADD ATTACHED 22'x30' GARAGE EXTERIOR FINISHED ONLY</u>		
Contractor's Name, Address & Telephone <u>BRUCE S. FADDEN</u> <u>RR #1 Bx 1496 BRIDGTON ME 04009</u> <u>647-4342</u>		Rec'd By: <u>[Signature]</u>

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

- All construction must be conducted in compliance with the 1996 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 1996 National Electrical Code as amended by Section 6-Art III.
 - HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

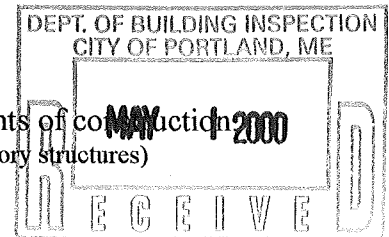
Please call when ready

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- 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 required zoning district setbacks

4) Building Plans (Sample Attached)

- 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 dampproofing
 - 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: James F. Seebley Date: 4/28/00

Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

(1)

Inspection Services
Michael J. Nugent
Manager



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

Congratulations!!!!!!

**Building or Use Permit Application
Additions/Alterations/Accessory Structures
To Detached Single Family Dwelling**

As an applicant for a building permit, you are about to enter into a relationship with our Office. We welcome any questions, comments or suggestions that will make the process more efficient. Attached you will find an application and some samples of the submissions you will provide at application time. Please read ***ALL*** of the information and if you need any further assistance please call 874-8703 or 874-8693.

0005 1 1000

Submission Requirements Residential Construction

When a property owner is proposing either a new structure or an addition, this office requires:

- A plot or site plan, showing the shape and dimensions of the entire lot, all existing and proposed structures on the lot and the distance that the structures are from all lot lines. For a new dwelling the plan must be prepared by a registered design professional. For dwelling additions, the plan can be prepared by the owner or agent. (See Figure 1)

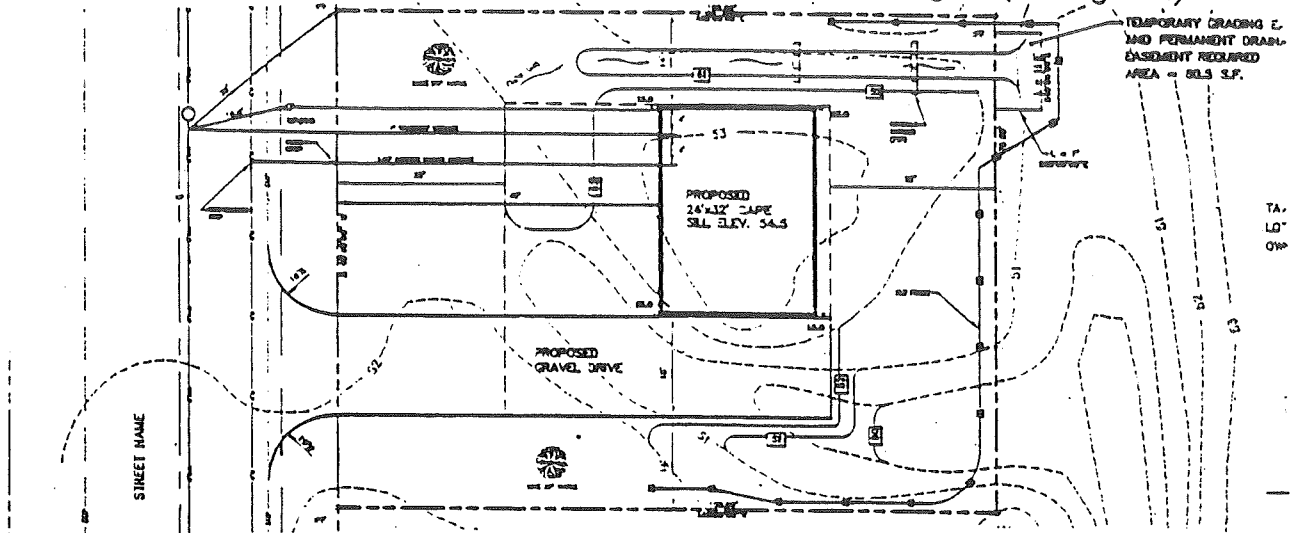


Figure 1. Typical Plot Plan

As can be seen, it is easy to establish the extent of compliance with the required setbacks and lot coverage.

- For new construction, structural alterations, or additions, plans showing structural details must be provided. Minimally they should include foundation plans, including drainage and support column spacing framing details, floor plans and a cross section. (See Figures 2, 3 & 4)

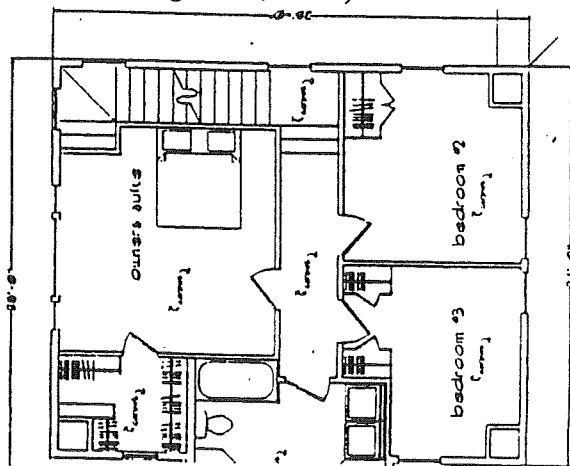


Figure 3. Typical Floor Plan

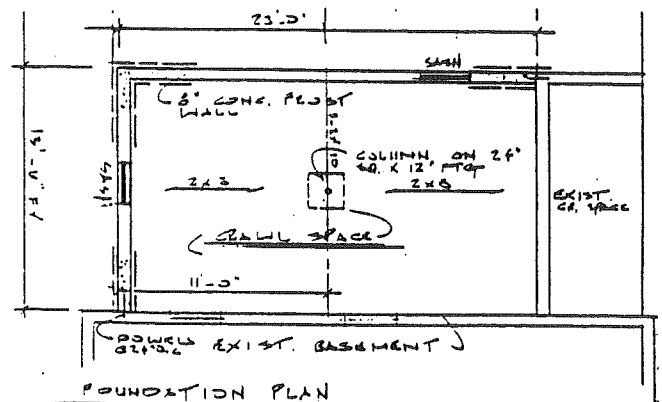
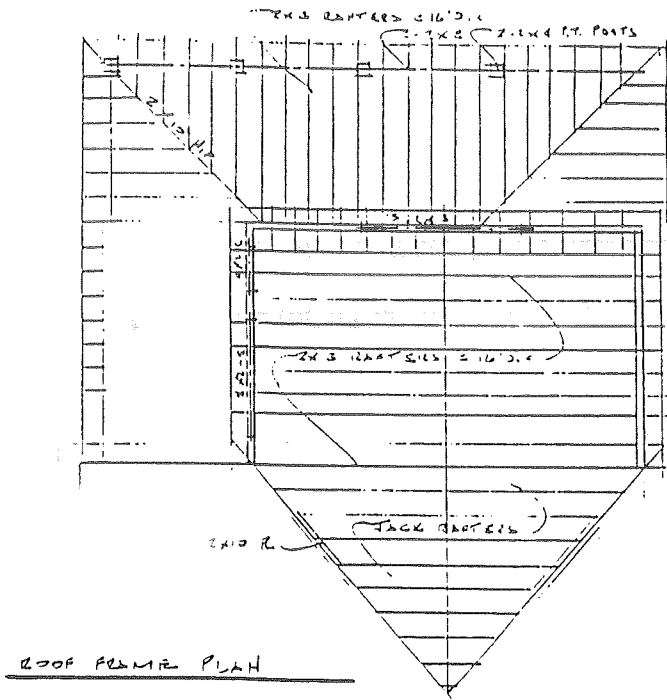
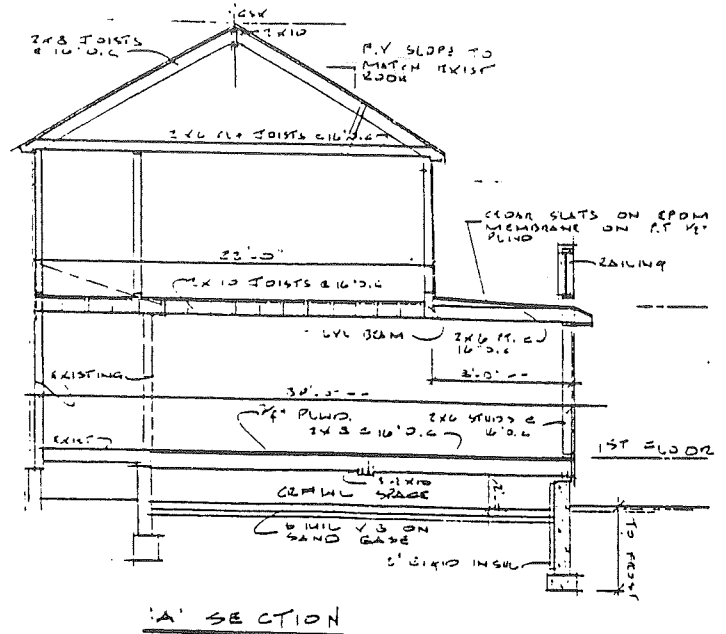


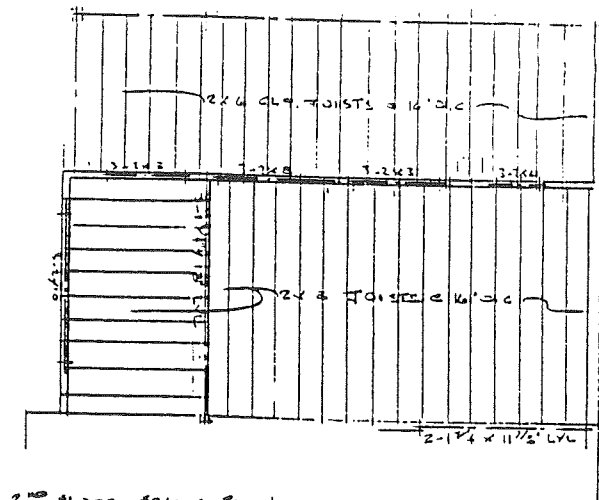
Figure 2. Typical Foundation Plan



ROOF FRAME PLAN



'A' SECTION



2ND FLOOR FRAME PLAN

Figure 4. Typical Framing and Cross Section

These plans are all done by professionals, you can do your own plans for the purposes of residential construction, the plan does not have to be of this quality, but the level of detail and accuracy is important. When proposing an addition, similar plans are required, the same goes for a detached garage or an attached deck.

4/8/00

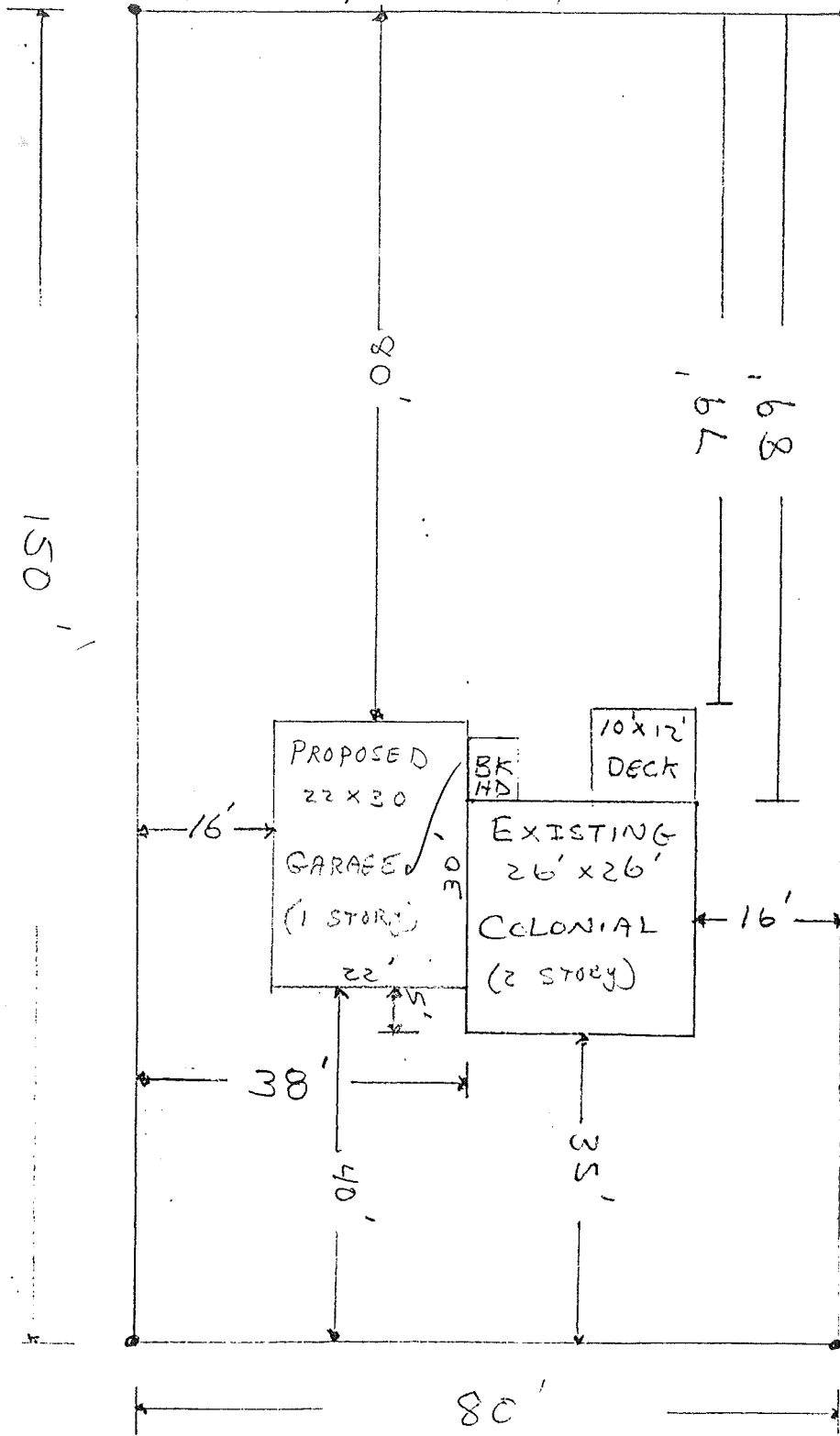
THIS IS TO CERTIFY THAT JAMES F SEELEY
AND FRANCES M. SEELEY, SOLE OWNERS
OF HOUSE AND PROPERTY LOCATED AT
95 TUCKER AVE., PORTLAND 04103,
AUTHORIZE BRUCE FADDEN OF
CUSTOM BUILDING & REMODELING TO
REPRESENT US IN REQUESTING AND
OBTAINING A BUILDING PERMIT FOR
CONSTRUCTION OF A GARAGE ATTACHED
TO THE ABOVE MENTIONED PROPERTY.

RESPECTFULLY
James F. Seeley
JAMES F. SEELEY

Frances M. Seeley
FRANCES M. SEELEY

RESIDENCE: ^{SUBDIVISION} SIM SEELEY
95 TUCKER AVE

CONTRACTOR: BRUCE FADDEN
CUSTOM BUILDING & REMODELING
EX 1496 WINN ROAD
BRIDGTON, ME 04009 647-4342



(10' HIGH) ✓
2X4 WALLS 16" OC
5/12 2X8 RAFTERS
(HIP ROOF) ✓
16" O.C.

1/2" CDX WALL & ROOF
BLDG WRAP ✓
30 YEAR SHINGLES (ROC
VINAL FACIA, SOFFIT
AND SIDING

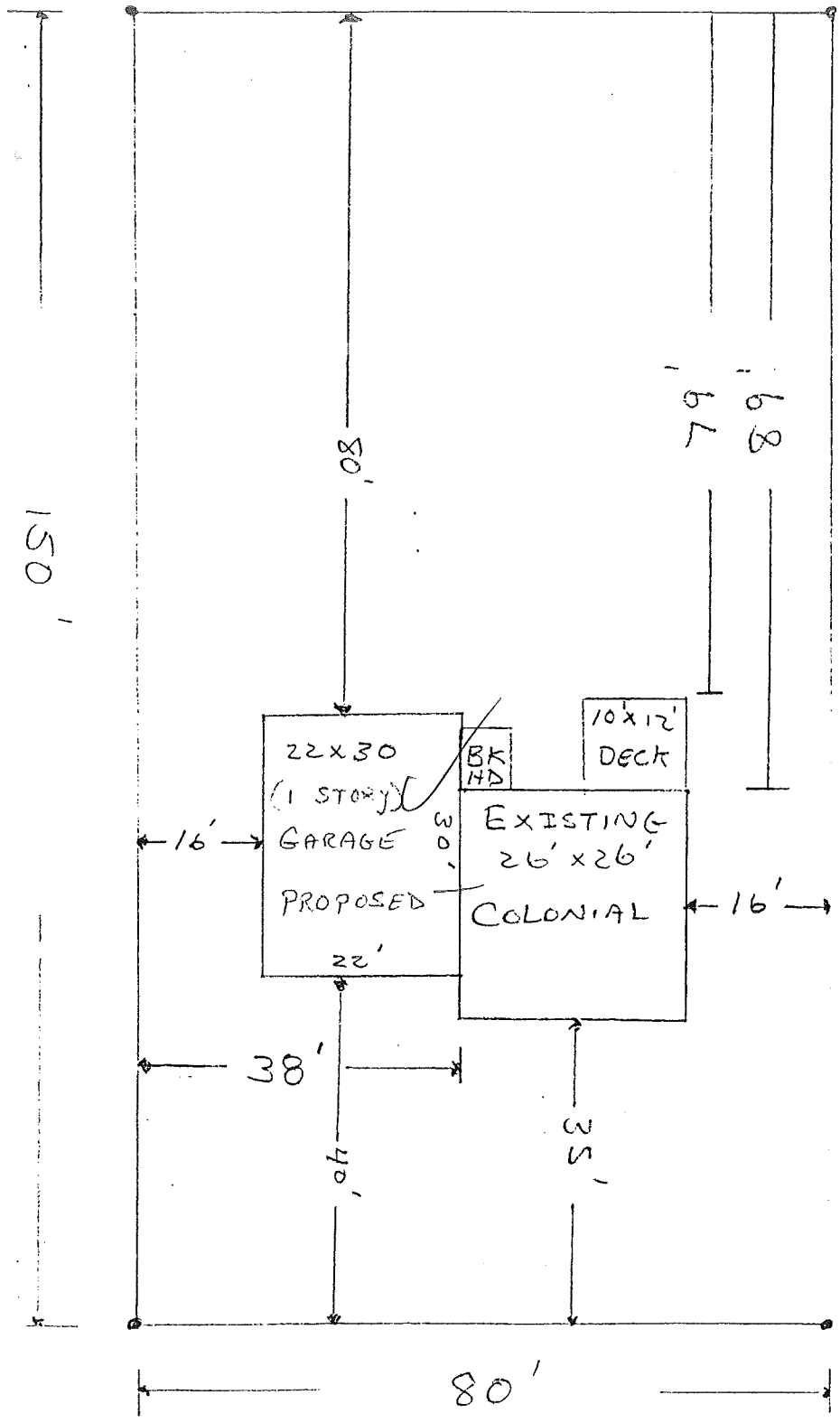
12" EAVE OVERHANG ✓
VINAL CLAD WALLS
(LOW-E) 4X8 HEADERS

INSULATED 14' C.H.
STEEL DOOR ✓
(4X12 HEADERS)
INSULATED METAL
3068 EXT DOORS (2
4X8 HEADERS
22' (TRIPLE) 2X12 C.T.

2X6 TIES & OL
16" OC

← MAG. NORTH

TUCKER AVENUE



← MAG. NORTH

TUCKER AVENUE

SEBAGO TECHNIC, INC.

12 Westbrook Common
P.O. Box 1339
WESTBROOK, MAINE 04098
(207) 856-0277 FAX (207) 856-2206

JOB 99401
SHEET NO. _____ OF _____
CALCULATED BY JRS DATE 7/28/99
CHECKED BY _____ DATE REV. 8-12-99
SCALE 1" = 20'

LOT 16 TUCKER WOODS SUBDIVISION

SINGLE FAMILY RESIDENCE
PLOT PLAN

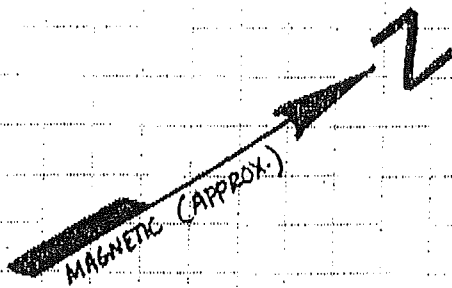
FOR
PAUL VOSE

EXIST. CB
R/W = 68.0

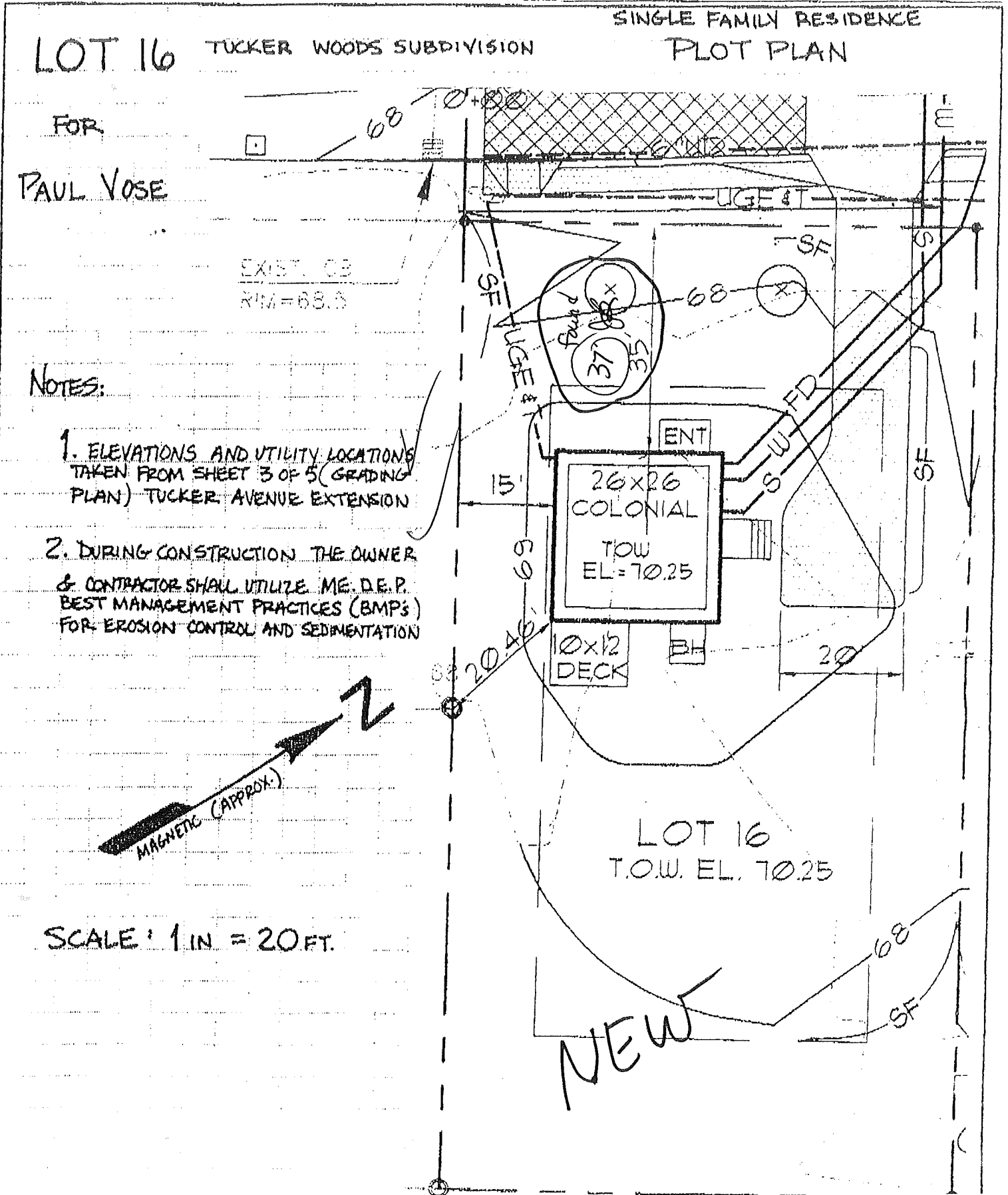
NOTES:

1. ELEVATIONS AND UTILITY LOCATIONS
TAKEN FROM SHEET 3 OF 5 (GRADING
PLAN) TUCKER AVENUE EXTENSION

2. DURING CONSTRUCTION THE OWNER
& CONTRACTOR SHALL UTILIZE ME. D.E.P.
BEST MANAGEMENT PRACTICES (BMPs)
FOR EROSION CONTROL AND SEDIMENTATION



SCALE: 1 IN = 20 FT.



CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION COMMITTEE

Edward Hobler, Chair
Rick Romano, Vice Chair
Susan Wroth
Camillo Breggia
Robert Parker
Steve Sewall
Cordelia Pitman

May 31, 2000

CBL #

Ms. Donna and Mr. Herbert Schwartz
P.O. Box 97
Wells, ME 04090

Re: Workshop review for a proposed reuse and rehabilitation of the Fort McKinley School House

Dear Ms. and Mr. Schwartz:

On May 17, 2000, the City of Portland's Historic Preservation Committee held a workshop to discuss the proposed reuse and associated alterations to the Fort McKinley school house on Great Diamond Island. While no decisions were made at the workshop, the Historic Preservation Committee discussed the proposed alterations and is generally supportive of the design direction taken by the applicant. The applicant is encouraged to produce final drawings and construction details for a future public hearing where the Committee would vote on the issuance of a Certificate of Appropriateness for the proposed alterations. If there are any specific questions regarding the workshop review of this project please contact, or refer others to, the Historic Preservation Staff at Tel. # 874-8722.

Sincerely,

Edward Hobler (WBN)

Edward Hobler
Chair of the Historic Reservation Committee

cc: Approval Letter File
William B. Needelman, Planner
Deborah Andrews, Senior Planner
✓ Building Inspections
Ron Myer, McKinley Estates

ELECTRICAL PERMIT

City of Portland, Me.

#1

Steve



To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
 National Electrical Code and the following specifications:

Date 6/30/00
 Permit # _____
 CBL# 332-D-006

SITE LOCATION: 95 Tucker Ave

OWNER _____ TENANT _____

		TOTAL EACH FEE				
OUTLETS	Receptacles	4	Switches	1	Smoke Detectors	.20
FIXTURES	incandescent		fluorescent	2	Strips	.20
SERVICES	Overhead		Underground		TTL AMPS <800	15.00
	Overhead		Underground		TTL AMPS >800	25.00
Temporary Service	Overhead		Underground		TTL AMPS	25.00
						25.00
METERS	(number of)					1.00
MOTORS	(number of)					2.00
RESID/COM	Electric units					1.00
HEATING	oil/gas units		Interior		Exterior	5.00
APPLIANCES	Ranges		Cook Tops		Wall Ovens	2.00
	Insta-Hot		Water heaters		Fans	2.00
	Dryers		Disposals		Dishwasher	2.00
	Compactors		Spa		Washing Machine	2.00
	Others (denote)					2.00
	Air Cond/win					3.00
	Air Cond/cent				Pools	10.00
	HVAC		EMS		Thermostat	5.00
Signs					10.00	
	Alarms/res					5.00
	Alarms/com					15.00
	Heavy Duty(CRKT)					2.00
	Circus/Carnv					25.00
	Alterations					5.00
	Fire Repairs					15.00
	E Lights					1.00
	E Generators					20.00
PANELS	Service		Remote		Main	4.00
TRANSFORMER	0-25 Kva					5.00
	25-200 Kva					8.00
	Over 200 Kva					10.00
					TOTAL AMOUNT DUE	
MINIMUM FEE/COMMERCIAL 35.00					MINIMUM FEE	25.00
						35.00

INSPECTION: Will be ready Monday 7/3 or will call _____

CONTRACTORS NAME Quirk Electric MASTER LIC. # 16421
 ADDRESS 4 Schconer Rd, Scarborough LIMITED LIC. # _____
 TELEPHONE 885-5155

SIGNATURE OF CONTRACTOR John D. Quirk

A. Settlement Statement

U.S. Department of Housing
and Urban Development

Loan #
OMB No. 2502-0265

B. Type of Loan		6. File Number	7. Loan Number	8. Mortgage Insurance Case Number
1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> FmHA 3. <input checked="" type="checkbox"/> Conv. Unins	4. <input type="checkbox"/> VA 5. <input type="checkbox"/> Conv. Ins	7154		

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(P.O.C.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name/Address of Buyer: James F. Seeley and Frances M. Seeley
95 Tucker Avenue, Portland, Maine

E. Name and Address of Seller: L.E. Lydon, Jr. Construction and Paul Vose, Inc.

F. Name and Address of Lender:

G. Property Location: 95 Tucker Avenue, Portland, Maine

H. Settlement Agent: Douglas Title Company

Agent's Address: P.O. Box 1062, Yarmouth, Maine 04096

I. Settlement Date 03/13/2000

Place of Settlement: 30 Forest Falls Drive, Suite 5, Yarmouth, Maine 04096

J. Summary of Buyer's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due from Buyer		400. Gross Amount Due To Seller	
101. Contract sales price	\$134,000.00	401. Contract sales price	\$134,000.00
102. Personal property		402. Personal property	
103. Settlement charges to Buyer (line 1400)	\$926.30	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes	03/14/00 to 06/30/00 \$25.07	406. City/town taxes	03/14/00 to 06/30/00 \$25.07
107. County Tax		407. County Tax	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due From Buyer	\$134,951.37	420. Gross Amount Due To Seller	\$134,025.07
200. Amounts Paid By Or In Behalf of Buyer		500. Reductions In Amount Due to Seller	
201. Deposit or Earnest Money	\$5,000.00	501. Excess Deposit (see instructions)	
202. Principal Amount of New Loan		502. Settlement charges to seller (line 1400)	\$407.80
203. Existing Loan(s) taken subject to		503. Existing Loan(s) taken subject to	
204.		504.	
205.		505.	
206.		506. Deposit Held By Seller	\$5,000.00
207.		507. Paul Vose, Inc.	\$48,113.35
208.		508. L.E. Lydon, Jr. Construction, Inc.	\$80,503.92
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes		510. City/town taxes	
211. County Tax		511. County Tax	
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Buyer	\$5,000.00	520. Total Reduction Amount Due Seller	\$134,025.07
300. Cash At Settlement From/To Buyer		600. Cash At Settlement To/From Seller	
301. Gross Amount due from Buyer (line 120)	\$134,951.37	601. Gross Amount due to seller (line 420)	\$134,025.07
302. Less amounts paid by/for Buyer (line 220)	\$5,000.00	602. Less reductions in amt due seller (line 520)	\$134,025.07
303. Cash from Borrower	\$129,951.37	603.	

We, the undersigned, identified in section D hereof and Seller in section E hereof, hereby acknowledge receipt of this completed Settlement Statement on March 13, 2000.

Buyers: James F. Seeley
James F. Seeley
Frances M. Seeley
Sellers: L.E. Lydon, Jr. Construction

Frances M. Seeley
Paul Vose, Inc.

Sellers:

Settlement Charges.

700. Total Sales/brokerage commission based on price:				
Division of Commission (line 700) as follows:				
701.	\$ 0.00	to		Paid From Buyer's Funds at Settlement
702.	\$ 0.00	to		
703.	Commission paid at Settlement			
704.				
800. Items Payable In Connection With Loan				
801.	Loan Origination Fee		to	
802.	Loan Discount		to	
803.	Appraisal Fee		to	
804.	Credit Report		to	
805.	Lender's Inspection Fee		to	
806.	Mortgage Insurance Application Fee		to	
807.	Assumption Fee		to	
808.			to	
809.			to	
810.			to	
811.			to	
900. Items Required by Lender To Be Paid In Advance				
901.	Interest from	/ /	@	\$ 0.0000/day
902.	Mortgage Insurance Premium for	0 months to		
903.	Hazard Insurance Premium for	0 years to		
904.		0 years to		
905.				
1000. Reserves Deposited With Lender				
1001.	Hazard Ins	months @		per month
1002.	Mortgage Ins	months @		per month
1003.	City Tax	months @		per month
1004.	County Tax	months @		per month
1005.	Assessments	months @		per month
1006.		months @		per month
1007.		months @		per month
1008.	Aggregate Adjustment			\$ 0.00
1100. Title Charges				
1101.	Settlement/Closing Fee		to Douglas Title Company	\$ 250.00
1102.	Abstract/Title Search		to (includes 1103)	
1103.	Title examination		to	
1104.	Title Insurance binder		to	
1105.	Document preparation		to Douglas Title Company	\$ 100.00
1106.	Notary fees		to	
1107.	Attorney's Fees		to	
(includes above line numbers)				
1108.	Title Insurance		to First American Title Insurance Company	\$ 368.50
(includes above line numbers)				
1109.	Lender's coverage	\$ 0.00 @	\$ 0.00	
1110.	Owner's coverage	\$ 134,000.00 @	\$ 368.50	
1111.			to	
1112.			to	
1113.				
1200. Government Recording and Transfer Charges				
1201.	Recording Fees:	Deed	\$ 13.00 Mig	\$ 0.00 Fis \$ 13.00
1202.	City/county tax/stamps:	Deed	\$ 0.00 Mig	\$ 0.00
1203.	State tax/stamps:	Deed	\$ 589.60 Mig	\$ 0.00
1204.			to	
1205.			to	
1300. Additional Settlement Charges				
1301.	Obtain/Review Survey		to	
1302.	Overnight Mail		to	
1303.			to	
1304.			to	
1305.			to	
1306.			to	
1307.			to	
1308.			to	
1400.	Total Settlement Charges			\$ 926.30
				\$ 407.80

We, the undersigned, identified in section D hereof and Seller in section E hereof, hereby acknowledge receipt of this completed Settlement Statement (pages 1 and 2) on March 13, 2000.

Buyers:

James F. Sealey

Frances M. Sealey

Sellers: James F. Sealey

LE Lydon, Jr. Construction

Paul Vose, Inc.

James F. Sealey
Frances M. Sealey

Paul Vose

The HUD-1 settlement statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause funds to be disbursed in accordance with this statement.

Settlement Agent:

Date: March 13, 2000