

KEN TONER, CR

282 US Route One North
Freeport, Maine 04032
(207) 865-9538

Building and Remodeling
Contractor

Building Inspection
Consultant

CONSTRUCTION CONTRACT – Ken Toner, Inc.

OWNER : Cherie Juniewicz

DATE: July 20, 2007

ADDRESS: 38 Bismark Street, Portland, Me.

PHONE NUMBER: 773-8896 (h) 239-2024(c)

LOCATION OF JOB: Bismark Street

**DESCRIPTION OF WORK: Construct an addition on a new foundation
approx 8'x16' to match the existing.**

SPECIFICATIONS – see attached

CONTRACT PRICE:

Total contract price \$13,809.00 as specified

METHOD OF PAYMENT: Deposit to schedule work \$1000.00

1st payment at start of job for materials \$ 5000.00

Job progress ½ completion \$3000.00

Final payment at completion \$4809.00

WORK DATES: ASAP after approval.

RESOLUTION OF DISPUTES: If a dispute should arise concerning the provisions of this Contract the performance by the parties, then the parties agree to settle this dispute by jointly paying for one of the following (check one only):

- (1) Binding arbitration as regulated by the Maine Uniform Arbitration Act, 14 M.R.S.A. 5927 *et seq*, with both parties agreeing to accept as final the arbitrator's decision.
- (2) Nonbinding arbitration, with the parties free not to accept the arbitrator's decision and to seek satisfaction thru other means, including a lawsuit; or
- (3) Mediation, with the parties agreeing to enter in good faith negotiations through a neutral mediator in order to attempt to resolve their differences.

CHANGE ORDERS: Any alteration or deviation from the above contractual specifications that result in a revision of the Contract Price will be executed only upon the Parties entering into a written change order. Additional labor per carpenter @ \$40.00/hr. Materials @ cost & tax plus 10%

WARRANTY & AGREEMENTS: In addition to any additional warranties agreed to by the parties. The contractor warrants that the work will be free from faulty materials; constructed according to the standards of the building codes applicable for this location; constructed in a skillful manner and fit for habitation or appropriate use. The warranty rights and remedies set forth in the Maine Uniform Commercial Code apply to this Contract.

This Contract represents the entire agreement between both parties for the work described above. Contractor makes no promises, warranties, or representations other than those explicitly set forth in the Contract. The terms of this Contract can only be changed by a written modification signed by both parties.

This Contract is to be construed according to the Laws of the State of Maine, and any legal proceeding related to this Contract or to the work described in this contract will be commenced and held in the county in which the subject property is located.

CONTRACTOR

Ken Turner July 20 2007

OWNER

Charles F. Dunne

DATE

July 20 2007

Specifications for 8'x16' addition between barn and main house.

Concrete foundation by others.

Furnish and install the following:

Foam sill seal, 2x6 pt sill plates, 2x10 kd box headers w/ 2x10 floor stringers running the 8' length 16 oc w/ solid blocking.

Floor sheath 3/4" Advantech or equiv.

Wall frame 2x6 kd 16"oc w/ 2x6 shoe and dbl 2x6 top plates.

Window and door headers as required by code.

1 – Andersen dbl mull casement CXW245 or equiv.

2 – Therma-tru Fiber Classic doors 2/8 x 6/8 FC-63 or equiv.

Wall sheath 1/2" cdx plywood, Roof sheath 5/8" cdx

Ceiling stringers 2x8 16 oc run the 8' lgth.

Roof rafters 2x10 16 oc w/pitch to match existing.

2x6 collar ties

8'alum dripedge, Grace I&W shield, 30 yr. GAF or equiv. roof shingles, alum step flashing along main house and barn.

Typar vapor barrier on ext. walls and 6" primed rustic clapboards siding.

Remove old and reinstall new siding on walls where the addition meets the exist house and barn.

#2 pine trim on exterior to match existing, 2" soffit vent

R-19 fg insulation w/ 6 mil poly in walls, R-30 in ceiling

1/2" drywall walls and ceiling taped and sanded.

Interior trim to match existing

1/2" underlayment plywood on floor.

No paint, electric, heat, tile.

Rear stairs-2x8 pt framing, 2x12 pt stringers 7.5" rise 11' tread,

4" cambera decking and treads, rail hgt to code w/ 2x2

balusters 5"oc.

36 inches

SMALL CONTRACTORS POLICY DECLARATIONS

4704899
RENEWAL OF NUMBER

Item 1. Named Insured and Mailing Address (No., Street, Town, County, State Zip No.)

No. 4704899

KENNETH P TONER
1270 US ROUTE 1
FREEPORT, ME 04032

Agent: 0579
CROSS INSURANCE - PORTLAND
2331 CONGRESS ST
PORTLAND, ME 04112

Item 2. Policy Period: 12:01 A.M. Standard Time at Location of designated premises.

07/23/2007 07/23/2008
From To

Item 3. The Named Insured is: Individual Corporation Partnership Joint Venture Other

Item 4. DESCRIPTION OF PREMISES LOCATION, CONSTRUCTION AND OCCUPANCY
SEE SCHEDULE ATTACHED

Item 5. IN RETURN FOR THE PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL THE TERMS OF THIS POLICY, WE AGREE WITH YOU TO PROVIDE THE INSURANCE AS STATED IN THIS POLICY.

SEE SCHEDULE ATTACHED

SECTION II — LIABILITY COVERAGE

LIMIT OF LIABILITY

General Aggregate Limit (Other Than Products —Completed Operations)	\$ 2,000,000
Products —Completed Operations Aggregate Limit	\$ 2,000,000
Personal and Advertising Injury Limit	\$ 1,000,000
Each Occurrence Limit	\$ 1,000,000
Fire Damage Limit	\$ 100,000 Any One Fire
Medical Expense Limit	\$ 5,000 Any One Person

CLASSIFICATION	CODE NO.	PREMIUM BASIS p) payroll c) contract cost	RATE per \$1,000		ADVANCE PREMIUM	
			PREM/OPS	PRODUCTS	PREMS/OPS	PRODUCTS
CARPENTRY DWELLING AND LIGHT COMM & SHOP SIDING INSTALL INCL GUTTER AND DOWNSPOUT	91341	P 22,600	INCL	INCL	INCL	INCL
SUBCONTRACTED- CONSTRUCT, RECONSTRUCT,	98967	P IF ANY	INCL	INCL	INCL	INCL
	91581	C 30,000	INCL	INCL	INCL	INCL

AUDIT PERIOD: ANNUAL

SECTION II - FORMS AND ENDORSEMENTS (INSERT NO. AND ED. DATE)

SEE SCHEDULE ATTACHED

Addl. Cov. (Specify)

SEE SCHEDULE ATTACHED

Forms applicable to all Coverage Parts: (Insert No. and Ed. Date)

SEE SCHEDULE ATTACHED

Mortgagee: (Name and Address)

Item 6. **Refer To Mortgagee/Loss Payee Schedule**

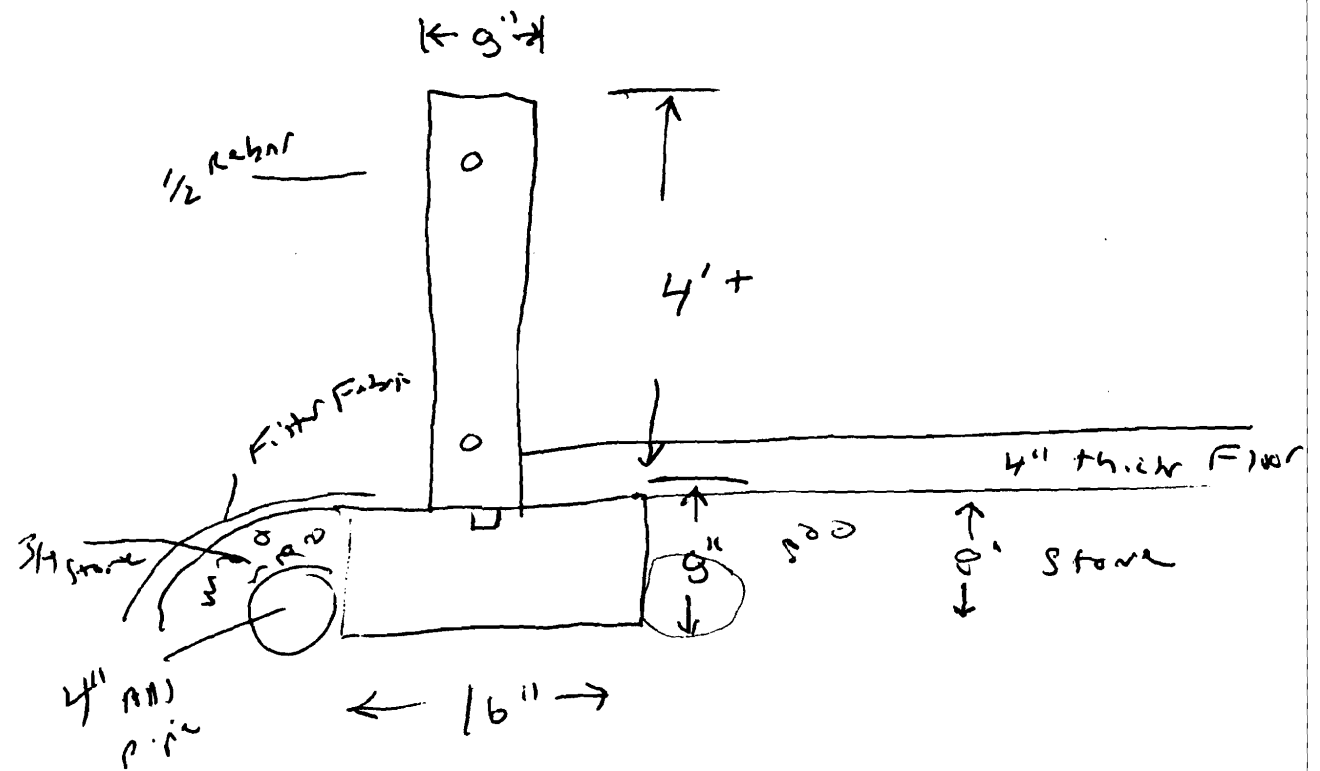
Item 7.

The Total Estimated Annual Premium \$

710

Countersigned By: 

Foundation is Crawl Space w/ Frost walls



I W A



387 East Elm Street, Yarmouth, ME 04096 • 846-9917 • 846-9457

JOB ESTIMATE

Date: July 18, 2007
Phone: 773-8876 / c: 239-2024
Job Name: 16 Shoreline Drive
Location: Falmouth

To: Cheri Juniewicz
38 Bismark Street
Portland, ME 04103

Job Description:	Foundation Excavation
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1. Site Prep:

Dig safe area.

2. Foundation Excavation:

Excavate out for frost walls as needed for ~~16'x8'~~^{16'x8'} connector from house to barn. Dig out complete center to allow for crawl space.

3. Foundation Drainage:

a. Furnish and install inside and out foundation drains using 4" ADS perforated PVC pipe covered with stone and fabric.

104 linear feet

b. Furnish and install one PVC sump pump pit and tie into drains.

c. Furnish and place 8" of 3/4" crushed stone inside foundation.

7 cubic yards stone

d. Break ties, plug holes, and coat walls using asphalt coating.

4. Foundation Backfill:

Backfill outside of foundation using sand fill and grade existing material ready for loam.

13 cubic yards sand

****Not Included:**

Demolition

Permits

Concrete work (see attached)

Loam and seed

Deduct for no coating or drains (\$695.00) inc.

ESTIMATED JOB COST: \$3,199.00

ESTIMATED BY: Scott Dugas

THIS ESTIMATE IS FOR COMPLETING THE JOB AS DESCRIBED ABOVE. IT IS BASED ON OUR EVALUATION AND DOES NOT INCLUDE MATERIAL PRICE INCREASES OR ADDITIONAL LABOR AND MATERIALS WHICH MAY BE REQUIRED SHOULD UNFORSEEN PROBLEMS OR ADVERSE WEATHER CONDITIONS ARISE AFTER THE WORK HAS STARTED



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Date: July 18, 2007
Phone: 773-8876 / c: 239-2024
Job Name: 16 Shoreline Drive
Location: Falmouth

To: Cheri Juniewicz
38 Bismark Street
Portland, ME 04103

Job Description:	Concrete Work
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1. Walls: 30 Linear Feet, 8" Thick

Furnish materials and labor to form and pour footings and walls as per plans. Drill and pin into existing wall.

Concrete
Rebar
Add \$175.00 per window

Total: \$2,280.00

2. Floor: 17'x 11'

Furnish materials and labor to pour and finish floor as per plans

Labor
Concrete

Total: \$2,040.00

****Not Included:**

Rebar
Saw-cutting or seal coating
Concrete pumping, if required

ESTIMATED JOB COST:


ESTIMATED BY: Scott Dugas

THIS ESTIMATE IS FOR COMPLETING THE JOB AS DESCRIBED ABOVE. IT IS BASED ON OUR EVALUATION AND DOES NOT INCLUDE MATERIAL PRICE INCREASES OR ADDITIONAL LABOR AND MATERIALS WHICH MAY BE REQUIRED SHOULD UNFORSEEN PROBLEMS OR ADVERSE WEATHER CONDITIONS ARISE AFTER THE WORK HAS STARTED

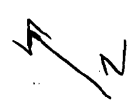
permit # 05-1041

Presumpscot River

EXIST. EDGE OF WOOD / RETAINING WALL AND OLD PILINGS

FACE WITH LARGE RIPRAP STONES (SEE CROSS SECTION)

RIPRAP (6" - 8")



To Low Water

To Low Water

S64°38'15"W

120' ±

20' Right of Way

temporary access for Tip-rap delivery

1 1/2" IP (0.2' B.C.)

Exist. Shed

Gross Slope

Exist. Driveway

Exist. Barn

Deck

Exist. House

172.00'

S25°21'45"E 10.00'

2" APF (2.5' A.G.)

1" APF (2' A.G.)

100 YEAR FLOOD ELEV. 16, ZONE V2 AS SHOWN ON FEMA MAP CITY OF PORTLAND

Lawn Area

Gerard A. & Terese N. Myatt

6453 / 35
10 Cleveland Street
Portland, Maine 04103

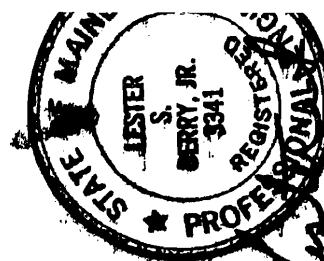
S64°38'15"W

N65°21'34"E

smark Street

NOTES:

1. OWNER:
CHERYL JUNIEWICZ
38 BISMARK STREET, PORTLAND, MAINE 04103
2. SURVEYOR:
ROBERT C. LIBBY JR., PLS #2190
BH2M
28 STATE STREET, GORHAM, MAINE 04038
3. ENGINEER:
LESTER S. BERRY, PE #3341
BH2M
28 STATE STREET, GORHAM, MAINE 04038
4. PROPOSED PROJECT:
PLACEMENT OF RIP RAP ALONG TOE OF VEGETATED SLOPE.
ALL RIP RAP WILL BE PLACED USING EQUIPMENT ON UPLAND
AREAS (SEE CROSS SECTION).
5. ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE
WITH THE EROSION PREVENTION PROVISIONS OUTLINED IN THE "MAINE EROSION
AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT
PRACTICES" CUMBERLAND COUNTY S.W.C.D. DEPARTMENT OF ENVIRONMENTAL
PROTECTION DATED MARCH 1991.
6. DATUM IS CITY OF PORTLAND, TOP OF BOLT IN GRANITE MONUMENT FOUND
NORTHERLY OF THE NORTHERLY SIDELINE OF WENTWORTH STREET, ELEV. 15.535.
7. PLAN REFERENCE:
OCEAN VIEW PARK, EAST DEERING, MAINE OWNED BY J.W. WILBUR
DATED AUG. 3, 1898 AS RECORDED IN THE CUMBERLAND COUNTY
REGISTRY OF DEEDS PLAN BOOK 8, PAGE 133.
8. ALL DISTURBED AREAS NOT BEING RIP RAPPED SHALL BE LOAMED AND SEEDED
AT THE COMPLETION OF THIS PROJECT.
9. THERE SHALL BE NO CUTTING OF EXISTING TREES WITHIN 75 FT. OF WATER BODY
PER S.S. 14-449(3) OF THE CITY OF PORTLAND SHORELAND REGULATIONS.



BH2M

Berry • Eliff • McDonald • Milligan Inc.

ENGINEERS • SURVEYORS • PLANNERS
28 State Street, Gorham, Maine 04038, (207) 859-2771

Cheryl Juniewicz
38 Bismark Street
Portland, Maine 04103

ect