

DECK SPECS
 2XB JOISTS 16" OC
 5/4X6 DECKING -
 4XB BEAMS -

REHABILITATION
 FOR MARGARET
 HARMON

RECEIVED
 JUN 25 1984
 DEPT OF BLDG Insp
 CITY OF PORTLAND

ESTIMATED COST \$11,500

SEASIDE QUE

MARGARET HARMON 84-0-567

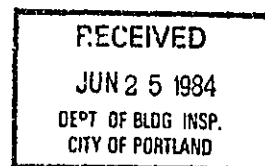
SPECIFICATIONS

General Notes

1. All measurements are approximate and are to be verified by the Contractor.
2. All materials having color or pattern shall be selected by the Owner.
3. All work shall be performed by licensed journeyman mechanics or better where required.
4. The premises shall be kept clean and orderly during the course of the work and remove all debris at the completion of the work.
5. Building permits, electrical permits, plumbing permits shall be purchased by the contractor. Failure to secure the required permits will mean that payments for work and permits will not be made until the necessary permit or permit has been purchased.
6. Workmanship and materials not covered by manufacturers warranty shall be covered by Contractors guarantee for a period of at least one year from date of final acceptance of all work required by the Contract.
7. All work shall conform to the Code of the City of Portland.
8. Install shall mean furnish and install, unless otherwise specified.

NOTE: No lead base paint can be used that exceeds 1 per centum lead by weight as required by circular H.P.M.C.-F.H.A.-4500.5.

Signed Kirby T. Jackson
Rehabilitation Specialist



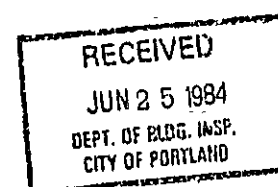
March 2, 1984
Exhibit A

SPECIFICATIONS FOR REHABILITATION
OF PROPERTY AT:

Seashore Avenue
Peaks Island, Maine 04108

OWNER:

Margaret L. Harmon
Seashore Avenue
Peaks Island, Maine 04108



SPECIFICATIONS FOR RERABILITATION
Margaret L. Harmon

March 2, 1984
Exhibit A

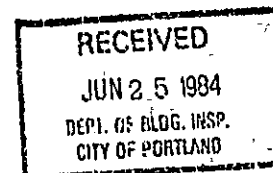
All violations will be corrected according to these specifications dated March 2, 1984.

I agree that I have read and understand all work to be done according to these specifications.

Homeowner

Date

Note: All electrical to be as per City and State Codes.



SPECIFICATIONS FOR REHABILITATION WORK
TO BE DONE ON PROPERTY FOR MARGARET L.
HARMON, PEAKS ISLAND, MAINE 04108

MARCH 2, 1984

EXHIBIT "A"

EXTERIOR

A. Roof (Violations 6, 7, 8, 17)

1. Furnish and install new #15 lb. felt with new dripedge on all edges and new flashing around chimney. Furnish and install new #235 lb. asphalt shingles, self-sealers; includes new shed roof. (Dripedge to overlap gutter).

B. Foundation (Violations 2, 3)

1. Remove exterior shingles as needed so as to replace missing mortar (approx. 30 sq. ft.).
2. Repair missing mortar on interior of foundation by tuck-pointing. (30 sq. ft.)
3. Check support post while shingles are removed and repair as needed.

C. Front Porch (Violation 4)

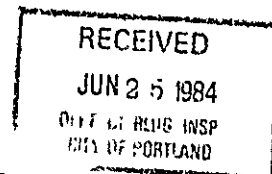
1. Remove existing front porch and stairs and dispose of.
2. Construct a new deck across front of house to be approx. 10' x 24' with stairs down to sidewalk to be built with treated 2" x 6" decking, 2" x 2" x 4" baluster rails, and 2" x 8" joist with 4" x 4" support posts every 6". Stairs to be treated stock also. The deck to be enclosed with 1" x 4" stock with 1/2" space and trim boards.

D. Windows

1. Furnish and install a new dead light on front picture window,
2. Furnish and install 4 new thermal pane windows on second floor, 2 in each rear bedroom; to be approximately same size as existing.

INTERIOR

1. Strip all walls and dispose of.
2. Exterior walls to be insulated with fiberglass batts.
3. Rewire ceiling light to be 15 amp with wall switch. (Allowance of \$20.00 for light).
4. Sheetrock all walls and ceiling and tape and sand seams so as to be uniform.



SPECIFICATIONS FOR REHABILITATION WORK
TO BE DONE ON PROPERTY FOR MARGARET L.
HARMON, PEAKS ISLAND, MAINE 04108

MARCH 2, 1984

EXHIBIT "A"

F. Kitchen (Violation 5)

1. Replace missing mortar by raking joints. Wet work and tuckpoint all joints.

G. Den (Violation 7) - 9' x 13'

1. Strip all walls and dispose of.
2. Insulate all exterior walls with fiberglass batts.
3. Sheetrock all walls and ceiling, and tape and sand seams so as to be uniform.
4. Wall switch and overhead light; allowance \$20.00 for light.

H. Second Floor Hall (Violation 11)

1. Repair ceiling light with new light and 15 amp circuit with 3-way wall switch. (Allowance \$20.00).

I. Bedroom F. (Violation 12) - 12' x 14'

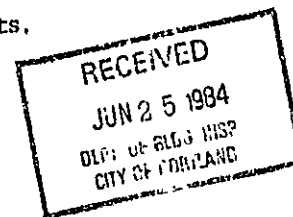
1. Insulate closet area with fiberglass batts.
2. Strip exterior walls only and sheetrock with all seams taped and sanded smooth.
3. Wall switch and light outlet.

J. Bedroom R. (Violation 13) - 8' x 12'

1. Install a new 15 amp circuit with wall switch and overhead light. (Allowance \$10.00 for light).
2. Insulate closet area.
3. Strip exterior walls. Insulate walls with fiberglass batts.

K. Bedroom S. (Violation 14) - 8' x 12'

1. Run new 15 amp circuit with new light and wall switch.
2. Strip exterior walls and install fiberglass batts.
3. Sheetrock wall and tape and sand smooth.



SPECIFICATIONS FOR REHABILITATION WORK
TO BE DONE ON PROPERTY FOR MARGARET L.
HARMON, PEAKS ISLAND, MAINE 04108

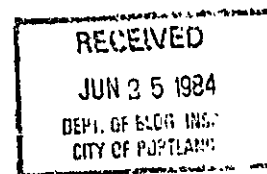
MARCH 2, 1984

EXHIBIT "A"

L. Painting

1. Scrape, putty and paint (include replacement of any broken glass) all windows, doors and trim one coat of oil base paint.
2. Stain one coat on all sidewall shingles.

NOTE: ALL SHEETROCK TO BE 1/2" WITH ALL SEAMS TAPED AND SANDED SMOOTH SO AS TO BE UNIFORM IN APPEARANCE. ALLOWANCE OF \$50.00 FOR OWNER TO PURCHASE PAINT.



RESPONSIBILITIES OF THE BORROWER

The Borrower is the person or legal entity assuming responsibility to repay any loan. Any loan must be repaid whether or not he or she is satisfied with the rehabilitation process or construction. The city does not guarantee the performance of your contractor or the quality of his work and the city will not be responsible to make any repairs or replacements at a later date.

The City of Portland assists the borrower only in preparing work write-ups and supplying a list of contractors; and inspecting the work prior to issuing checks from the escrow account.

The Borrower must understand that he or she selects the contractor in the final analysis and enters into a two-part agreement with this contractor, approves payment to the contractor, gives final approval to the work and ultimately must resolve any differences with the contractor informally, or through a formal dispute resolution mechanism, or as a last resort, in court. The City will not furnish legal counsel in disputes between the property owner and the contractor.

The rehabilitation contract is between the borrower and the contractor. The City of Portland is not a party to the contract. The borrower must understand the City acts somewhat as a bank from which rehabilitation funds are borrowed and manages the escrow account as work progresses.

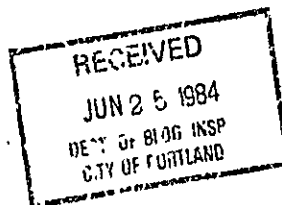
So there will not be any misunderstanding as to omissions, type of work, amount of work or the amount of money to be paid to the contractor, you are required to read, in detail, and sign your specifications before any work begins.

The specifications are not to be modified after work starts, unless a change order is approved in writing as to the dollar amount involved and what the replacement will be.

Homeowner

Homeowner

Date



APPLICATION FOR PERMIT

PERMIT ISSUED

JUN 20 1934

CITY OF PORTLAND

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE June 25, 1934

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION .. 84-0-5-6-7 Seashore Ave. Peaks Isl. Fire District #1 #2

1. Owner's name and address Margaret Harmon - dame Telephone

2. Lessee's name and address Telephone

3. Contractor's name and address J. & H. Construction, A. St., Peaks Isl. Telephone 766-4498

Proposed use of building ... dwelling = year-round No. of stories

Last use same No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ 11,500

FIELD INSPECTOR—Mr.

@ 775-5451

Appraisal Fees \$

Base Fee

Late Fee base 70.00

TOTAL \$ 70.00

To make alterations to existing dwelling, constructing deck (replacing deck same size with pressure treated materials as per plans. 1 sheet of plans.

Stamp of Special Conditions

send permit to # 3 04108

NOTE TO APPLICANT: Separate permits are required for the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? .. no Is any electrical work involved in this work? .. yes

Is connection to be made to public sewer? If not, what is proposed for sewage?

Has septic tank notice been sent? Form notice sent?

Height average grade to top of plate Height average grade to highest point of roof

Size, front depth No. stories solid or filled land? .. earth or rock?

Material of foundation Thickness, top bottom cellar

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining Kind of heat fuel

Framing Lumber—Kind Dressed or full size? Corner posts Sills

Size Girder Columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-1 1/2" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor 2nd 3rd roof

On centers 1st floor 2nd 3rd roof

Maximum span: 1st floor 2nd 3rd roof

If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot, to be accommodated number commercial cars to be accommodated

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE

BUILDING INSPECTION--PLAN EXAMINER

ZONING:

BUILDING CODE:

Fire Dept.:

Health Dept.:

Others:

MISCELLANEOUS

Will work require districling of any tree on a public street? .. no

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? .. yes...

Signature of Applicant Jack E. Hutchins Phone # same

Type Name of above Jack Hutchins for J & H

Construction Other

and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

NOTES

7-10-84 - Insp. Site OK. QA
 8-18-84 - NP - 3rd. QA
 8-24-84 - W.P./OK QA
 10-11-84 - W.P./OK QA
 10-30-84 - Complete QA
 NOC on File QA
 11-27-84 - Complete OK. QA
 1-11-85 - OK. QA

Permit No. 84/249
 Location 84 N.E. 67th Ave. O.D. 2A
 Owner Margie & Jim
 Date of permit 6-25-84
 Approved
 Dwelling
 Garage
 Alteration for dwelling

~~Empty lined area for additional notes, crossed out with a large X.~~