

Exhibit A: Rehabilitation Plan

SCOPE # 1		BUILDING FEATURE: EXTERIOR	
Rehab/Restoration	Maintenance	Completed	Proposed <b>X</b>
CONTRACT YEAR WORK COMPLETION: 2018			
TOTAL COST (rounded to nearest dollar): \$500			
DESCRIPTION OF WORK:			
Front facade exploratory demo to determine historic cladding (if any)			

SCOPE # 2		BUILDING FEATURE: SEISMIC	
Rehab/Restoration	Maintenance	Completed	Proposed <b>X</b>
CONTRACT YEAR WORK COMPLETION: 2019			
TOTAL COST (rounded to nearest dollar): \$750			
DESCRIPTION OF WORK:			
Seismic evaluation report to determine seismic needs (if any)			

SCOPE # 3		BUILDING FEATURE: FRONT STAIRS	
Rehab/Restoration <b>X</b>	Maintenance	Completed	Proposed <b>X</b>
CONTRACT YEAR WORK COMPLETION: 2020			
TOTAL COST (rounded to nearest dollar): \$1,200			
DESCRIPTION OF WORK:			
Rehabilitation and/or replacement of front stairs with historically appropriate materials			

SCOPE # 4		BUILDING FEATURE: FRONT DOOR	
Rehab/Restoration <b>X</b>	Maintenance	Completed	Proposed <b>X</b>
CONTRACT YEAR WORK COMPLETION: 2020			
TOTAL COST (rounded to nearest dollar): \$250			
DESCRIPTION OF WORK:			
Retain, repair as necessary, and repaint historic front door.			

SCOPE # 5		BUILDING FEATURE: WINDOWS	
Rehab/Restoration	Maintenance	Completed	Proposed <b>X</b>
CONTRACT YEAR WORK COMPLETION: 2020			
TOTAL COST (rounded to nearest dollar): \$10,500			
DESCRIPTION OF WORK:			
Rehabilitation and/or replacement of all windows on the front façade, including three (3) windows with double-hung wooden windows (in-kind) on the first floor, two (2) windows with double-hung wooden windows (in-kind) on the second floor, one (1) fixed wooden window on first floor (in-kind), and (1) fixed wooden window on the second floor (in-kind).			

SCOPE # 6		BUILDING FEATURE: EXTERIOR	
Rehab/Restoration	Maintenance	Completed	Proposed <b>X</b>
CONTRACT YEAR WORK COMPLETION: 2020			
TOTAL COST (rounded to nearest dollar): \$31,000			
DESCRIPTION OF WORK:			
Front facade restoration including rehabilitated or replaced wood siding (in-kind), including scaffolding and lead abatement			

SCOPE # 7		BUILDING FEATURE: ROOF	
Rehab/Restoration <b>X</b>	Maintenance	Completed	Proposed <b>X</b>
CONTRACT YEAR WORK COMPLETION: 2020			
TOTAL COST (rounded to nearest dollar): \$250			
DESCRIPTION OF WORK:			
Roof rehabilitation and/or replacement with asphalt shingles (in-kind)			

SCOPE # 8		BUILDING FEATURE: SEISMIC	
Rehab/Restoration	Maintenance	Completed	Proposed <b>X</b>
CONTRACT YEAR WORK COMPLETION: 2020			
TOTAL COST (rounded to nearest dollar): \$10,000			
DESCRIPTION OF WORK:			
Complete seismic/foundation work if determined necessary by seismic evaluation report.			

## Exhibit B: Maintenance Plan

SCOPE # 1	BUILDING FEATURE: ROOF		
Rehab/Restoration	Maintenance <b>X</b>	Completed	Proposed <b>X</b>
CONTRACT YEAR WORK COMPLETION: Annually			
TOTAL COST (rounded to nearest dollar): \$50			
DESCRIPTION OF WORK:			
<p>Check roof, gutters and drainage systems for leaks, blockages or other issues that may cause damage to the roof, or the envelope of the house. This includes removing leaves and other debris and checking for biological growth that erodes the roofing. Any damages or loose shingles will be replaced in kind to match. Any loose, damaged, or rusted flashing will be replaced.</p>			

SCOPE # 2	BUILDING FEATURE: ATTIC		
Rehab/Restoration	Maintenance <b>X</b>	Completed	Proposed <b>X</b>
CONTRACT YEAR WORK COMPLETION: Annually			
TOTAL COST (rounded to nearest dollar): \$50			
DESCRIPTION OF WORK:			
<p>Check attic annually for dampness and water infiltration. If signs of mold, deterioration, or structural issues are discovered, they will be repaired and replaced immediately.</p>			

SCOPE # 3	BUILDING FEATURE: EXTERIOR PAINTING & SIDING		
Rehab/Restoration	Maintenance <b>X</b>	Completed	Proposed <b>X</b>
CONTRACT YEAR WORK COMPLETION: Annually			
TOTAL COST (rounded to nearest dollar): \$50			
DESCRIPTION OF WORK:			
<p>Inspect stucco for moisture or water damage. If damage can be repaired, it will be repaired according to best practices and will be replaced in-kind only if necessary.</p> <p>After front façade restoration, inspect the front façade wood siding for dryrot and water damage. If damage can be repaired, it will be repaired according to best practices and will be replaced in-kind only if necessary.</p>			

SCOPE # 4	BUILDING FEATURE: WINDOWS		
Rehab/Restoration	Maintenance <b>X</b>	Completed	Proposed <b>X</b>
CONTRACT YEAR WORK COMPLETION: Annually			
TOTAL COST (rounded to nearest dollar): \$50			
DESCRIPTION OF WORK:			
<p>Windows will be inspected annually. Sashes, sills, and trim will be checked for dryrot or damage, and will be repaired or patched according to best practices. Glazing putty will be inspected and replaced as necessary.</p>			

SCOPE # 5		BUILDING FEATURE: FRONT PORCH	
Rehab/Restoration	Maintenance <b>X</b>	Completed	Proposed <b>X</b>
CONTRACT YEAR WORK COMPLETION: Annually			
TOTAL COST (rounded to nearest dollar): \$50			
DESCRIPTION OF WORK:			
Inspect the porch and repair areas where wood has decayed. Remove damaged boards and replace with wood to match existing. Porch will be repainted every ten years or as needed.			

SCOPE # 7		BUILDING FEATURE: FOUNDATION	
Rehab/Restoration	Maintenance <b>X</b>	Completed	Proposed <b>X</b>
CONTRACT YEAR WORK COMPLETION: Annually			
TOTAL COST (rounded to nearest dollar): \$50			
DESCRIPTION OF WORK:			
Annual inspection of the foundation for buckling, water damage, or other structural issues. If any structural damage is found, a structural engineer will be contacted for assistance.			