

**EXHIBITS A AND B:
DRAFT REHABILITATION PROGRAM AND
MAINTENANCE PLAN**

Exhibit A: Rehabilitation and Restoration Plan

SCOPE # 1	BUILDING FEATURE: FOUNDATION		
Rehab/Restoration X	Maintenance	Completed X	Proposed
CONTRACT YEAR WORK COMPLETION: 2016			
TOTAL COST (rounded to nearest dollar): \$59,700			
DESCRIPTION OF WORK:			
Partial foundation improvement at rear of the building, including new retaining wall and footings under enclosed porch.			

SCOPE # 2	BUILDING FEATURE: WINDOWS		
Rehab/Restoration X	Maintenance	Completed	Proposed X
CONTRACT YEAR WORK COMPLETION: 2017			
TOTAL COST (rounded to nearest dollar): \$30,000			
DESCRIPTION OF WORK:			
Remove Plexiglas from existing wood sash windows, repair double-hung sash if necessary and replace glass. Remove all vinyl windows and replace with compatible, double-hung, wood sash windows. Repair existing leaking and/or severely damaged double-hung, wood sash windows, including at rounded bays on front façade. Retain and repair two leaded art glass windows at front façade as needed.			

SCOPE # 3	BUILDING FEATURE: ROOF		
Rehab/Restoration X	Maintenance	Completed	Proposed X
CONTRACT YEAR WORK COMPLETION: 2017			
TOTAL COST (rounded to nearest dollar): \$2,000			
DESCRIPTION OF WORK:			
Repair roof in kind with rolled asphalt on flat surfaces and asphalt shingles on sloped surfaces, as necessary.			

SCOPE # 3	BUILDING FEATURE: FOUNDATION		
Rehab/Restoration X	Maintenance	Completed	Proposed X
CONTRACT YEAR WORK COMPLETION: 2020 unless otherwise advised			
TOTAL COST (rounded to nearest dollar): \$52,000			
DESCRIPTION OF WORK:			
Repair of existing South property line foundation. Seismic strengthening of the garage level with new plywood shearwalls and reinforced concrete grade beams spanning in the transverse direction.			

SCOPE # 5	BUILDING FEATURE: EXTERIOR PAINTING & SIDING		
Rehab/Restoration X	Maintenance	Completed	Proposed X
CONTRACT YEAR WORK COMPLETION: 2023			
TOTAL COST (rounded to nearest dollar): \$100,000			
DESCRIPTION OF WORK:			
<p>Replace non-wooden siding on enclosed rear porches with compatible wood siding. Prepare exterior for painting, including caulking open gaps, repairing wood decorative features and siding in kind, and securing loose boards or moldings. Prime and repaint the four sides of the house with paint color.</p>			

SCOPE # 6	BUILDING FEATURE: ROOF		
Rehab/Restoration X	Maintenance	Completed	Proposed X
CONTRACT YEAR WORK COMPLETION: 2028			
TOTAL COST (rounded to nearest dollar): \$28,880			
DESCRIPTION OF WORK:			
<p>Roof replacement in kind with rolled asphalt on flat surfaces and asphalt shingles on sloped surfaces.</p>			

Exhibit B: Maintenance Plan

SCOPE # 1	BUILDING FEATURE: ROOF		
Rehab/Restoration	Maintenance X	Completed	Proposed X
CONTRACT YEAR WORK COMPLETION: Annually			
TOTAL COST (rounded to nearest dollar): \$100			
DESCRIPTION OF WORK:			
<p>Maintenance of roof and roof drainage. Remove leaves and other debris from gutters and downspouts. Broom sweep branch or leaf debris away from shingles. Remove biological growth where it is causing erosion or exfoliation of roofing. Re-secure loose flashing, or replace with matching flashing. Repair broken, missing or damaged roofing units with ones that match.</p>			

SCOPE # 2	BUILDING FEATURE: ATTIC		
Rehab/Restoration	Maintenance X	Completed	Proposed X
CONTRACT YEAR WORK COMPLETION: Annually			
TOTAL COST (rounded to nearest dollar): \$50			
DESCRIPTION OF WORK:			
<p>Maintenance of attic. Repair any leaking or decay.</p>			

SCOPE # 3	BUILDING FEATURE: EXTERIOR PAINTING & SIDING		
Rehab/Restoration	Maintenance X	Completed	Proposed X
CONTRACT YEAR WORK COMPLETION: Annually			
TOTAL COST (rounded to nearest dollar): \$100			
DESCRIPTION OF WORK:			
<p>Maintenance of exterior wood siding on walls. Trim tree branches away from walls. Wash exterior wall surfaces if dirt or other deposits are causing damage or hiding deterioration and using gentlest means possible. Repair any deterioration with a compatible wood siding. Prime and repaint when necessary.</p>			

SCOPE # 4	BUILDING FEATURE: WINDOWS		
Rehab/Restoration	Maintenance X	Completed	Proposed X
CONTRACT YEAR WORK COMPLETION: Annually			
TOTAL COST (rounded to nearest dollar): \$350			
DESCRIPTION OF WORK:			
<p>Maintenance of windows. Clean windows and hardware. Lubricate window sash chains. Reputty window glazing, replace weather stripping, fill cracks in wood sills, adjust wood sash, and correct perimeter cracks. Prime and repaint when necessary.</p>			

SCOPE # 5		BUILDING FEATURE: FRONT PORCH	
Rehab/Restoration	Maintenance X	Completed	Proposed X
CONTRACT YEAR WORK COMPLETION: Annually			
TOTAL COST (rounded to nearest dollar): \$50			
DESCRIPTION OF WORK:			
Maintenance of front porch. Inspect front porch for areas of damage or decay and repair in kind. Prime and repaint when necessary.			

SCOPE # 6		BUILDING FEATURE: FOUNDATION	
Rehab/Restoration	Maintenance X	Completed	Proposed X
CONTRACT YEAR WORK COMPLETION: Annually			
TOTAL COST (rounded to nearest dollar): \$50			
DESCRIPTION OF WORK:			
Maintenance of basement, foundation, and grade. Remove leaves and other debris from drains. Flush with hose to ensure there is no blockage. Ensure separation between wooden siding and the grade. Manage vegetation around foundation. Trim plantings and remove weed. Wash off discoloration on foundation (with special attention that cleaner does not discolor house). 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.			