

## Exhibit A: Rehabilitation/Restoration Plan: 627 Waller Street

<b>_1_ Scope Number</b>	<b>Building Feature:</b> Rear of house
<b>Type:</b> Rehab/Restoration, Completed	
<b>Contract Year for Work Completion:</b> 2016	
<b>Total Cost:</b> \$5500 (\$3000 sealing, \$2500 façade)	
<b>Description of Work:</b>	
Repair leak at rear of house traced to deteriorated Fortaflash and Tyvex sealing along rear door at the 3rd level landing associated with significant water leakage into house prior to winter 2017. Replaced door framing, placed tar paper, added new layer of sealing (not pictured), sealed door area, replaced siding and moulding; restored/repainted repaired area. Significantly reduced leakage.	

<b>_2_ Scope Number</b>	<b>Building Feature:</b> Rear of house
<b>Type:</b> Rehab/Restoration, Proposed	
<b>Contract Year for Work Completion:</b> 2018	
<b>Total Cost:</b> Unknown, est. \$4000-\$12,000	
<b>Description of Work:</b>	
Repair leaking along rear of house and associated water damage. Currently manifests as warped flooring in 3rd floor bedroom and water damage below 2nd floor kitchen window. Scope of work and cost are limited to exterior repair.	

<b>_3_ Scope Number</b>	<b>Building Feature:</b> Skylight
<b>Type:</b> Rehab/Restoration, Proposed	
<b>Contract Year for Work Completion:</b> 2018	
<b>Total Cost:</b> \$3500	
<b>Description of Work:</b>	
<p>Replace cracked and aging east roof skylight and deteriorating surround with new skylight with flat glass. Replacement to be sealed to prevent future deterioration and leakage.</p>	

<b>_4_ Scope Number</b>	<b>Building Feature:</b> Front stairway
<b>Type:</b> Rehab/Restoration, Proposed	
<b>Contract Year for Work Completion:</b> 2019	
<b>Total Cost:</b> \$10,000	
<b>Description of Work:</b>	
<p>Replace front stairway railing with period appropriate treatment. Work with city or private historic preservation planners to determine optimal approach balancing both historic treatment and code compliance.</p>	

<b>_5_ Scope Number</b>	<b>Building Feature:</b> Driveway
<b>Type:</b> Rehab/Restoration, Proposed	
<b>Contract Year for Work Completion:</b> 2020	
<b>Total Cost:</b> \$10,000	
<b>Description of Work:</b>	
<p>Replace concrete in front of garage with permeable concrete or pavers and potential landscaping in concert and accordance with the SF Planning Department.</p>	

<b>_6_ Scope Number</b>	<b>Building Feature:</b> Front facade windows
<b>Type:</b> Rehab/Restoration, Proposed	
<b>Contract Year for Work Completion:</b> 2023	
<b>Total Cost:</b> \$25,000	
<b>Description of Work:</b>	
Replace front windows with wood double-hung windows including ogee lugs to better reflect original period style.	

<b>_7_ Scope Number</b>	<b>Building Feature:</b> Primary façade, side and rear elevations
<b>Type:</b> Rehab/Restoration, Proposed	
<b>Contract Year for Work Completion:</b> 2022 and 2027	
<b>Total Cost:</b> \$20,000	
<b>Description of Work:</b>	
Re-paint house. Ensure proper sealing and cosmetic finish. In doing so, repair or replace in kind cracked wood shingles and other decorative elements.	

<b>_8_ Scope Number</b>	<b>Building Feature:</b> Roof
<b>Type:</b> Rehab/Restoration, Proposed	
<b>Contract Year for Work Completion:</b> 2022	
<b>Total Cost:</b> \$20,000	
<b>Description of Work:</b>	
While both sides of the building's roof were repaired in 2013 to resolve significant leaking issues, the roof itself is estimated at around 15 years old. Replace the roof at the end of its life (roughly 20yr total age of roof).	

## Exhibit B: Maintenance Plan: 627 Waller Street

<b>_9_ Scope Number</b>	<b>Building Feature:</b> Primary façade, front stairs, side and rear elevations
<b>Type:</b> Maintenance, Proposed	
<b>Contract Year for Work Completion:</b> Annual	
<b>Total Cost:</b> \$1,200/year	
<b>Description of Work:</b>	
Inspection and cleaning of front façade, front stairs, side and rear elevations. Service to be performed by hand, for optimal long term upkeep.	

<b>_10_ Scope Number</b>	<b>Building Feature:</b> Primary façade, and front stairs, side and rear elevations
<b>Type:</b> Maintenance, Proposed	
<b>Contract Year for Work Completion:</b> Annual	
<b>Total Cost:</b> Variable, est. \$400	
<b>Description of Work:</b>	
Touch up and minor repair in kind on primary façade, front stairs, side and rear elevations, as identified during inspection/cleaning process.	

<b>_11_ Scope Number</b>	<b>Building Feature:</b> Windows
<b>Type:</b> Maintenance, Proposed	
<b>Contract Year for Work Completion:</b> Annual	
<b>Total Cost:</b> Variable, est. \$400	
<b>Description of Work:</b>	
Inspect windows annually for leaks or deterioration with repairs as necessary.	

<b>_12_ Scope Number</b>	<b>Building Feature: Roof</b>
<b>Type:</b> Maintenance, Proposed	
<b>Contract Year for Work Completion:</b> Every 5 years	
<b>Total Cost:</b> Variable, est. \$500 per event	
<b>Description of Work:</b>	
Inspection of roof structure, with repairs in kind as deemed necessary.	