

Exhibit A: Rehabilitation/Restoration Plan for 467 Oak Street

#1 Building Feature: Windows

Rehab/Restoration Maintenance Completed Proposed

Contract Year Work Completion: 2017

Total Cost: \$1,848.28

Description of Work:

Repaired original windows (glass, ropes, and weights).

#2 Building Feature: Wood Siding and Trim

Rehab/Restoration Maintenance Completed Proposed

Contract Year Work Completion: 2017

Total Cost: \$4,200

Description of Work:

Patched and painted exterior wood siding and trim.

#3 Building Feature: Chimneys

Rehab/Restoration Maintenance Completed Proposed

Contract Year Work Completion: 2017

Total Cost: \$915

Description of Work:

Repaired interior and exterior of chimneys and sealed roof around chimneys.

#4 Building Feature: Seismic structural upgrade of ground floor and foundation

Rehab/Restoration Maintenance Completed Proposed

Contract Year Work Completion: 2020

Total Cost: \$210,000

Description of Work:

Upgrade ground floor and foundation to current seismic standards and San Francisco Building Code.

#5 Building Feature: Roof

Rehab/Restoration Maintenance Completed Proposed

Contract Year Work Completion: 2022

Total Cost: \$73,700

Description of Work:

Repair substructure of roof, replace current roof, and, instead of conventional shingles, install durable Tesla solar shingles and a home battery, which will allow us to extend the life of the roof and make the house energy self-sufficient without adding large, visible solar panels. The Tesla solar shingles are far more durable than conventional shingles and come with a warranty for the lifetime of the house.

#6 Building Feature: Rear staircase and balcony

Rehab/Restoration Maintenance Completed Proposed

Contract Year Work Completion: 2023

Total Cost: \$48,900

Description of Work:

Replace rear wood staircase and balcony (original to the house) and add period-appropriate railing.

#7 Building Feature: Wood Siding and Trim

Rehab/Restoration Maintenance Completed

Proposed

Contract Year Work Completion: 2023

Total Cost: \$37,000

Description of Work:

Prepare, repair, and repaint entire exterior of house.

Exhibit B: Maintenance Plan for 467 Oak Street

#8 Building Feature: Roof

Rehab/Restoration Maintenance Completed Proposed

Contract Year Work Completion: Annually

Total Cost: \$400

Description of Work:

Inspect roof for leaks and make roof repairs as necessary.

#9 Building Feature: Gutters and downspouts

Rehab/Restoration Maintenance Completed Proposed

Contract Year Work Completion: Annually

Total Cost: \$400

Description of Work:

Clean gutters and direct downspouts away from foundation.

#10 Building Feature: Windows and doors

Rehab/Restoration Maintenance Completed Proposed

Contract Year Work Completion: Annually

Total Cost: \$400

Description of Work:

Inspect windows and doors for leaks, failing paint or deteriorated wood, and make any necessary repairs in kind.

#11 Building Feature: Front steps and porch

Rehab/Restoration Maintenance Completed Proposed

Contract Year Work Completion: Annually

Total Cost: \$400

Description of Work:

Inspect front steps and porch for failing paint or deteriorated wood, and make any necessary repairs in kind.

#12 Building Feature: Wood siding and trim

Rehab/Restoration Maintenance Completed Proposed

Contract Year Work Completion: Annually

Total Cost: \$400

Description of Work:

Inspect wood siding and trim for failing paint or deteriorated wood, and make any necessary repairs in kind.