PURCHASERS: 40 Waterville, LLC

PROJECT LOCATION: 40 Waterville St. Portland, ME

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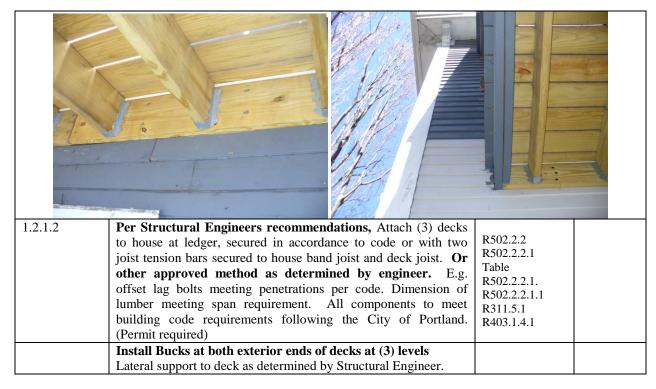
The scope of work below includes contractor to obtain (apply and pay for) all permits required, installing all material in accordance to all current building codes and/or manufactures recommendations. Contractor will maintain a clean work environment throughout the project with all debris being disposed of properly.

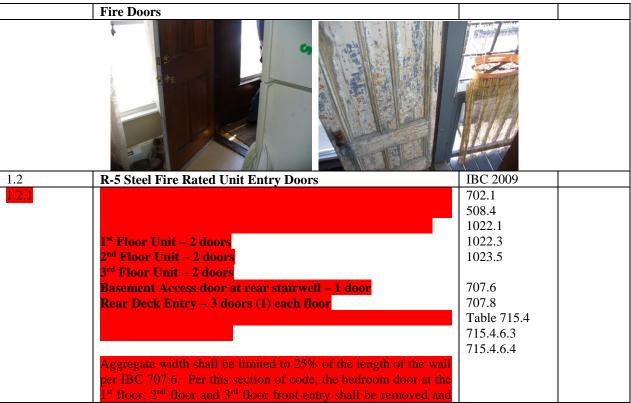
	Lead Test Results (attached as reference) CES		
	, , , , , , , , , , , , , , , , , , ,		REJ
	Lead Abatement @ Unit 2 – Unit is under an abatement order per the State of Maine. See separate scope of work.		JRM
	Radon Test Results		REJ
	Zoning Conformance Application & Min Standards http://www.ci.portland.me.us/DocumentCenter/Home/View/3662		
1.2.1	Deck Lateral Load Connection Device: Simpson Strong-Tie DTT1 6-SD#9x1½* screws (shown) or 8-10dx1½* nails With HDG washer or SDWH Timber-Hex HDG screw (shown) into top plate, studs, or header DTT1Z 3* Min, Thread Penetration	TABLE R301.5 R310.5 R317.4 Per Structural Engineer	

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disposed by contractor, the opening shall be prepped for studding with KD Spruce No 2 or better with fire blocking, insulated with batts insulation, and sheathed with fire rated 5/8" gypsum to maintain a 60 minute corridor wall fire rating, mud, taped and sanded to match existing wall surfaces, installation shall include matching existing floor levels, matching existing base molding. Joints. Joints made in framing of unit entry shall be sealed with a fire rated building tape at header, jack studs and floor assembly threshold. INSPECTION REQUIRED. Continuity: IBC 709.4 partition entry doors shall be fire blocked and/or draft stopped in accordance with sections 707.2	
and 707.3 at the partition line.	

1.2.2	Fire rated doors shall have 'Warnock Hersey Fire Label' stating	NFPA 80	
	a.) "US" Country identifier.	NFPA 252 test	
	b.) Warnock Hersey Certification Mark.	or UL10C	
	c.) Positive Pressure & Smoke and Draft Control.	40 inches	
	d.) LISTED, Fire Rating & Category "FIRE DOOR".		
	e.) Limitation if a Temperature Rise door is required.		
	f.) Serial Number.		
	g.) Do Not Remove, Paint or Cover This Label.		
1.2.3	Install new ADA (lever type) lockset, hardware, trim, coil stock	IBC 702.1	
	and provide smoke-tight seal, to include deadbolt hardware.	IBC 715.4	
1.2.4	Self-Closing Hardware – Provide "Heavy Duty" 12" adjustable	909.20.2.1	
	surface mounted, hydraulic, non-handed/reversible closure	1003.3.1	
	hardware at all fire rated doors. Closers shall be permitted to be	1008.1.1.1	
	78" minimum A.F.F. Finish: Aluminum. (Allowance: \$130.00		
	per unit) Door sweep shall be adjusted from an open position of		
	70 degrees taking at least 3 seconds to move to a point 3" from		
	the latch.		
1.2.5	Door Stops – Provide for wall mounted door stop hardware at all		
	fire rated door installations to be installed 4" A.F.F. at wall		
	related to door swing. (Allowance: \$75)		
1.2.6	Lever Type Keyed Entry – (12) Provide for 3 hour fire rated	ANSI/BHMA	Line Item
	lever hardware, ADA rated, Grade 2, entry locksets to fire door	A156.2	
	entries. Must be individually keyed (6-pin removable cylinder)		
	with master keying system access. Centerline of lever shall not		
	exceed 48". Finish to be Aluminum and consistent with		
	additional door hardware. Manufacturer: Schlage S200 Series		
	(Allowance 250.00) Strike plates to have wood frame reinforced		
	with 3" screws. Hardware on all new fire doors per Section 1.2		
	plus Waterville St. entry door, rear entry door, deck entry doors		
	must have anti-lockout.		
1.2.7	Latch Bolt – Provide for latch bolt hardware at all fire rated	IBC 715.4.8.1	
	doors. Latch bolts to be interior activated only, with key		
	mechanism access from exterior. Finish being consistent with		
L	movimum in account from charton. I might being consistent with	1	[

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	lever type locksets. Manufacturer to be Schlage (Allowance: \$35.00 per unit)		
1.2.8	Viewports shall be installed where viewport hole is not larger than 1" in diameter through the door and shall have at least a .25-inch-thick glass disc and the holder is made of metal that will not melt out where subject to temperatures of 1,700 F.	IBC 715.4.3	
1.2.9	Smoke and draft control. — Fire door air leakage rate of the door assembly shall not exceed 3.0 cubic feet per minute per square foot (0.01524 m3/s. m2) of door opening at 0.10 inch (24.9 Pa) of water for both the ambient temperature and elevated temperature tests.	NFPA 105715.4.3.1 UL 1784	
1.2.10	Contractor to provide all hardware and installation material warranty packages to Owner at closeout.		
2.2	Handrails – Remove existing handrails at rear entry stairwells. Fill all penetrations and match to existing finish.		2.2
2.3	Handrails - Provide a continuous graspable handrail at rear entry stairwells on (Exterior wall) to include basement stairwell at rear entry with 4 or more risers, located 34" to 38" above the nosing. Open side(s) of stairways more than 30" above the floor shall be provided with a guardrail having intermediate rails spaced less than 4" apart. All railings must provide returns to wall unless handrail shall extend horizontally at least 12" beyond the top riser and continue to slope for the depth of one tread beyond the bottom riser. Guardrails must be placed not less than 34" above the nosing of treads.	SECTION 1012 1012.2 1012.3 1012.6	2.3
4.0	Sawcut concrete		
	Cut and remove PER STRUCTURAL ENGINEER concrete slab at concrete foundation, excavating to install 24"x24"x18" footers with rebar reinforcement and diameter or equivalent. (Concrete slab mix to be as determined by structural engineer.)	Submittal Required	
	Redesigned - Concrete filed lally and built-up beam system on 24"x24"x18" footers per structural.		
	Plug all register openings.		

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Electrical Panel Separation	
Provide House + 3 Panels / Label all circuits at all panels.	
circuits for 1 st floor and 2 nd floor respectively.	
(Per Panel) - Remove existing 100 AMP 120/240 Volts A.C. 1	
Ph/3 Wire box, and adjacent double pole sub-panels, main lug	
panel and existing breaker box. Replace with properly sized 200	
AMP service panel for indoor enclosure with 3/4" Fire retardant	
plywood sheathing as backer to include bus bars, neutral bus,	
· · · · · ·	
Portland.	
Plumbing @ shower in 1 st floor bath regarding 2 nd floor shower.	
No box trap/p-trap.	
Smoke Separation.	
Remove drop-in ceiling and replace with gyp and framing to	
and replace wiring and fixture.	
GFCI Install at 2 nd floor kitchen	
Hard cable wiring through built in vanity, redirect and enclose.	
	Provide House + 3 Panels / Label all circuits at all panels. Add (1) 200AMP meter and panel for house common power (basement, common area hallway lighting, fire/smoke/CO detectors, sprinkler, decks. Includes ground wire. Add (1) 200 AMP meter and panel for all third floor apartment circuits. Separate two existing panels to 200AMP panels servicing all circuits for 1st floor and 2nd floor respectively. (Per Panel) - Remove existing 100 AMP 120/240 Volts A.C. 1 Ph/3 Wire box, and adjacent double pole sub-panels, main lug panel and existing breaker box. Replace with properly sized 200 AMP service panel for indoor enclosure with ½ Fire retardant plywood sheathing as backer to include bus bars, neutral bus, grounding bus bars, single Pole, double pole, GFCI, breakers providing service to new and existing connections as required per licensed electrical subcontractor and shall conform to NEC standards. Arc fault breakers are not required per City of Portland. Plumbing @ shower in 1st floor bath regarding 2nd floor shower. No box trap/p-trap. Smoke Separation. Remove drop-in ceiling and replace with gyp and framing to maintain moisture barrier. Provide bath ventilation at 1st floor. Add boiler Sprinkler Head 2nd Floor Kitchen lighting, currently run by electric cord. Repair and replace wiring and fixture.