

**EXHIBIT A**  
**Scope of Work Specifications 7.17.15**


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 <a href="http://www.ci.portland.me.us/DocumentCenter/Home/View/3662">http://www.ci.portland.me.us/DocumentCenter/Home/View/3662</a>		
1.2.1	<p style="text-align: center;"><b>Deck</b> Lateral Load Connection Device: Simpson Strong-Tie DTT1</p>	TABLE R301.5 R310.5 R317.4	Per Structural Engineer

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1.2.1.2	<p><b>Per Structural Engineers recommendations, Attach (3) decks to house at ledger, secured in accordance to code or with two joist tension bars secured to house band joist and deck joist. Or other approved method as determined by engineer.</b> E.g. offset lag bolts meeting penetrations per code. Dimension of lumber meeting span requirement. All components to meet building code requirements following the City of Portland. (Permit required)</p>	<p>R502.2.2 R502.2.2.1 Table R502.2.2.1. R502.2.2.1.1 R311.5.1 R403.1.4.1</p>	
	<p><b>Install Bucks at both exterior ends of decks at (3) levels</b> Lateral support to deck as determined by Structural Engineer.</p>		

<b>Fire Doors</b>			
			
1.2	<p><b>R-5 Steel Fire Rated Unit Entry Doors</b></p>	<p>IBC 2009</p>	
1.2.1	<p>[REDACTED]</p> <p><b>1<sup>st</sup> Floor Unit – 2 doors</b> <b>2<sup>nd</sup> Floor Unit – 2 doors</b> <b>3<sup>rd</sup> Floor Unit – 2 doors</b> <b>Basement Access door at rear stairwell – 1 door</b> <b>Rear Deck Entry – 3 doors (1) each floor</b></p> <p>[REDACTED]</p> <p><b>Aggregate width shall be limited to 25% of the length of the wall per IBC 707.6. Per this section of code, the bedroom door at the 1<sup>st</sup> floor, 2<sup>nd</sup> floor and 3<sup>rd</sup> floor front entry shall be removed and</b></p>	<p>702.1 508.4 1022.1 1022.3 1023.5</p> <p>707.6 707.8 Table 715.4 715.4.6.3 715.4.6.4</p>	


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	<p>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.</p> <p><b>INSPECTION REQUIRED.</b></p> <p><b>Continuity:</b> 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.</p>		
1.2.2	<p>Fire rated doors shall have 'Warnock Hersey Fire Label' stating</p> <p>a.) "US" Country identifier.</p> <p>b.) Warnock Hersey Certification Mark.</p> <p>c.) Positive Pressure &amp; Smoke and Draft Control.</p> <p>d.) LISTED, Fire Rating &amp; Category "FIRE DOOR".</p> <p>e.) Limitation if a Temperature Rise door is required.</p> <p>f.) Serial Number.</p> <p>g.) Do Not Remove, Paint or Cover This Label.</p>	NFPA 80 NFPA 252 test or UL10C 40 inches	
1.2.3	<p>Install new ADA (lever type) lockset, hardware, trim, coil stock and provide smoke-tight seal, to include deadbolt hardware.</p>	IBC 702.1 IBC 715.4	
1.2.4	<p><b>Self-Closing Hardware</b> – Provide "Heavy Duty" 12" adjustable surface mounted, hydraulic, non-handed/reversible closure hardware at all fire rated doors. Closers shall be permitted to be 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.</p>	909.20.2.1 1003.3.1 1008.1.1.1	
<b>1.2.5</b>	<p><b>Door Stops</b> – 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)</p>		
1.2.6	<p><b>Lever Type Keyed Entry</b> – (12) Provide for 3 hour fire rated lever hardware, ADA rated, Grade 2, entry locksets to fire door 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.</p>	<b>ANSI/BHMA</b> <b>A156.2</b>	<b>Line Item</b>
1.2.7	<p><b>Latch Bolt</b> – Provide for latch bolt hardware at all fire rated doors. Latch bolts to be interior activated only, with key mechanism access from exterior. Finish being consistent with</p>	<b>IBC 715.4.8.1</b>	

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	lever type locksets. Manufacturer to be Schlage (Allowance: \$35.00 per unit)		
1.2.8	<b>Viewports</b> 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	<b>Smoke and draft control.</b> – 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	<b>Handrails</b> – Remove existing handrails at rear entry stairwells. Fill all penetrations and match to existing finish.		2.2
2.3	<b>Handrails</b> - 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	<b>Sawcut concrete</b>		
	Cut and remove <b>PER STRUCTURAL ENGINEER</b> 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 filled lally and built-up beam system on 24"x24"x18" footers per structural.		
	Plug all register openings.		

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	<b>Electrical Panel Separation</b>		
	<p>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 1<sup>st</sup> floor and 2<sup>nd</sup> floor respectively.</p> <p>(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, 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.</p>		
	Plumbing @ shower in 1 <sup>st</sup> floor bath regarding 2 <sup>nd</sup> 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 1 <sup>st</sup> floor.		
	Add boiler Sprinkler Head		
	2 <sup>nd</sup> Floor Kitchen lighting, currently run by electric cord. Repair and replace wiring and fixture.		
	GFCI Install at 2 <sup>nd</sup> floor kitchen		
	Hard cable wiring through built in vanity, redirect and enclose.		