

Exhibit "A"
Marie Norton
5-7 Houlton Street
Portland, Maine
Revised 7/7/99

Prepared by:
Randy Trefethen
Rehabilitation Specialist
City of Portland
207-756-8089

The following is a list of items that need to be repaired or replaced. Please let me know who is going to fix each of the items. You may also want to have all of your quotes for the work that is going to be done by outside contractors at that time (if any). I have included a key at the end of this list of repairs that will let you know who sited each item. Several of the items that were sited by the Code Officer I have also noted, however the City Codes takes precedence. Please keep in mind that all of the items that were sited by the City Code Officer must be done within thirty days. It is my understanding that they may give extensions as long as work is in progress. Although I do not believe that health and safety issues can be extended. You should contact the appropriate office if you have any questions. All items that were sited by the re-hab specialist and are going to be covered by the New Neighbors Program have to be completed within six months.

NOTE: *All work is to be completed in accordance to all local, state and federal building codes.*

NOTE: *Install one smoke detector in each bedroom and one in the vicinity of the bedrooms. Minimum of one on each level including the basement. All smoke detectors to be hard wired with battery back up and interconnected. Each unit's detectors must be interconnected to each other but independent from other dwellings in the structure. * * * * ** Buyer

Repairs/Improvements for 5-7 Houlton Street, Portland, Maine

- Re-inspect B 1. Repair/replace the torn and damaged screen windows throughout. * **
- B 2. Cover the exposed wiring throughout the building. * **
- Complete 3. Repair the loose hand rail in the rear staircase to the basement unit. * **
- Letter B 4. Repair/replace the torn and damaged flooring in the washer/dryer room of the basement unit. *
- B 5. Repair the hole in the sheetrock in the basement unit's living room. *
- 6. Repair the bedroom's egress in the basement to meet life safety 101 code. * ***
- Complete 7. Install globes over the ceiling light fixtures throughout the basement unit. *
- Re-inspect S 8. Install the cover over the panel board in the utility room and label. * **
- \$ 9. Replace the broken window in the utility room. *
- 10. Install boiler protection and smoke protection over the furnace in the utility room. * **

- Complete 11. Apply one coat of drywall compound and tape to the sheetrock in the utility room. * ***
- B 12. Install a fire rated doors throughout the building as needed. * ***
- Re-inspect S 13. Repair the closet door knob in the 1st floor unit front hall. *
- Re-inspect S 14. Repair/replace the peeling and damaged wall paper in the 1st floor unit right front bedroom. *

- Re-inspect S 15. Install baseboards as needed in the 1st floor unit right front bedroom.*
16. Install an entry door to the right front bedroom on the 1st floor unit.* **
17. Install a door to the front bathroom going into the right front bedroom.*
- Complete S 18. S Repair/paint the stain damaged ceiling in the living room.*
- B 19. Install a drain trap under the kitchen sink in the first floor unit.* **
- Complete S 20. Replace the broken toilet seat in the 2nd floor left unit bathroom.* **
- Complete S 21. Repair/replace the bath tub and sink fixtures in the 2nd floor left unit bathroom.* **
- B 22. Repair/replace the inoperatable light in the 2nd floor left unit bathroom.* **
- S 23. Cap off the washer machine drain in the 2nd floor left unit bathroom.* **
- B 24. Repair the entry door in the master bedroom to insure good working condition.* **
- Complete S 25. Repair the toilet in the 2nd floor right unit so that it doesn't continue running.*
- Complete S 26. Replace the caulking around the tub on the 2nd floor right unit bathroom.*
- Re-inspect S 27. Replace the torn and damaged stair tread covers in the front common area.*
- B 28. Install a entry fire door to the 2nd floor right unit front common area.*
- B 29. Replace the electrical service cable on the left side of the building.* ** —
- B 30. Replace the missing coil stock on the upper trim on the rear side of the building.* **
- Re-inspect B 31. Re-secure the loose siding on the entire building.* **
- B 32. Repair/replace the broken vent pipe on the right side of the roof.* **
- B 33. Replace the rotted trim on the entry door on the right rear side of the building.* **
- B 34. Repoint the front chimney.* **
- Complete S 35. Install protection over the oil line to the boiler.* **
- B 36. Replace/repair the florescent fixtures in the 1st floor right front room.**
- Re-inspect S 37. Remove the stored items in the 2nd floor left rear bedroom to enable safe egress.**
- Complete S 38. Remove the duct work from the heat saver and the heat saver from flue stack in the basement.**
- Letter B 39. Install a cover over the floor drain in the basement laundry room.**
- Letter B 40. Replace the dryer vent tube with metal duct tube.**

The buyer plans to remodel the third and fourth floor units into one apartment. Currently this area is not habitable. A building permit shall be obtained by the buyer for this area. This area will be re-inspected after the area has been finished.

KEY

* = Re-hab sited

** = City Codes sited