



Exhibit "A"
Martha Martinez
12 Sterling St.
Peaks Island, ME
1 / 7 / 98

Specifications for 12 Sterling St. Peaks Island, Me.

Insulation

1. Insulate sidewall areas with blown-in insulation by boring holes, filling all areas [including unheated stairwells] with fiberglass insulation and installing correct size plug after filling cavity. Use two hole method where necessary. Work to be done in accordance with manufacturer's specifications. Contractor will be responsible for patching all holes.
2. Install cap by blowing in class 1 Cellulose fiber insulation to a thickness of 12". Degree of flammability under 25 and a density of 3.6; settlement of less than 1-1/2" in open attic spaces.

Electrical

Install new duplex outlets.

1. Install new duplex outlets using grounded outlet [GE, Leviton or equal], metal box with rabbit ears and 12/2 with ground Romex cable, according to the National Electric Code. All products to be U. L. Listed. Qty= Kit.23 / Bath Rm. 1 / Office 2 / Sewing Rm. 2 / Liv. Rm. 2 / Bed Rms. 1 each
2. New cable will be installed as straight as conditions allow and properly secured with staples as required by **the current National Electric Code as adopted by the City of Portland.**

Install new new ceiling lights with wall switch.

1. Install new single pole / 3-way wall switch using silent wall switch [GE, Leviton or equal], metal box with rabbit ears and 12 / 2 with ground Romex cable, according to the current National Electric Code as adopted by the City of Portland. All products to be U. L. listed.
2. New cable will be installed as straight as conditions allow and properly secured with staples as required by the current National Electric Code as adopted by the City of Portland.
3. Install new ceiling light [two light bulb capacity] using fixture selected under a \$35.00 fixture allowance, metal box with rabbit ears and 12/2 with ground Romex cable, according to the current National Electric Code as adopted by the City of Portland. All products to be U. L. listed. Qty= Kit. 1 / Back Hall 1 / Liv. Rm. 2 / Office 1 / Bed Rms. 1 each / Bath Rm. 1

Install new mechanical vent.

1. Provide adequate bathroom ventilation by installing new mechanical ventilation fan [Nutone model 693 or lighted Model 671] and metal or vinyl ductwork connected to proper wall switch. Ventilation to meet requirements of BOCA building code. Unit not to be vented into attic or crawl space.

Heating

Install forced hot water heating system / oil.

Repair defective heating system by dismantling and removing from the premises the existing boiler.

1. Supply and install one complete new oil-fired, forced hot water boiler of sufficient capacity to heat each habitable room to 68 degrees Fahrenheit. Boiler will be installed and leveled on 8" concrete blocks to protect the boiler from water damage.
2. Boiler to be Carrier, Weil Mclain, Burnham, HB Smith or approved equal with cast iron boiler.
3. Domestic hot water to be provided by tankless coil / super store tank or separate hot water heater.
4. Reline chimney with a 6", 22 gauge stainless steel liner.
5. Install complete new smoke pipe in basement.
6. Install all required safety valves, switches, round dial type thermostat [Honeywell, Robertshaw or approved equal] and wiring to service unit.
7. Make all required connections to oil storage tank.
8. All work to conform to city and state codes. New unit to be complete and operating according to the manufacturers specifications. **All operations and maintenance manuals are to be given to the owner.**

Bathroom

install clawfoot bathtub and bathtub / shower.

1. Install clawfoot bathtub and new Portofino add-a-shower [RX2300-RX2350 or approved equal].
2. Bathtub and shower shall be installed according to manufacturer's specifications and the Maine State Plumbing Code.
3. Relocate toilet.
4. Install new wall hung lavatory with faucet, 1-1/4" chrome trap, two chrome shut-off valves and all associated trim. Caulk all seams between lavatory and wall surface. [supplied by owner]

Install new sheetrock [gypsum wallboard] walls.

Repair defective walls by removing deteriorated sections and disposing.

1. Install new 1/2" sheetrock [gypsum wallboard] (Domtar, USG or approved equal) fastened to framing using bugle head screws or ring-shanked nails.
2. Tape and seal all seams and nail heads using joint compound [U. S. Gypsum, Gold Bond or equal] Use three coat method. Sand smooth between coats.

Install new sheetrock [gypsum wallboard] / ceilings.

1. Install new 1/2" sheetrock [gypsum wallboard] (Domtar, USG or approved equal) fastened to framing using bugle head screws or ring shanked nails. M-R sheetrock [Greenboard] shall not be used on ceilings.
2. Tape and seal all seams and nail heads using joint compound [U. S. Gypsum or equal]. Use three coat method. Sand smooth between coats.