

**EXHIBIT A**

**Scope of Work Specifications**

7/10/2014

PURCHASERS: Beverly Albano

PROJECT LOCATION: 97 Carlyle Rd. Portland, Maine

Page (1) of (6)

*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.*

- 1. Exterior
- 2. 1<sup>st</sup> Floor
- 3. Removed
- 4. Basement
- 5. Removed

**1 EXTERIOR**

**1.2.5 Decks/Porches**

- 1.2.5.4 **Replacement Steps (PT with landing) Side-A**
- 1.2.5.4.1 Remove existing steps/landing, structure and footings at Side-A. Contractor to dispose of all material same day of removal. Debris shall not be stored onsite. AJ601
- 1.2.5.4.2 Install frost protected footings/concrete posts for landing and steps to code. R301.5
- 1.2.5.4.3 Install PT ledger for lateral load connection with approved fasteners per table at R311, coil stock, flashing, hardware where necessary, meeting code requirements R311.7.1
- 1.2.5.4.4 Install PT posts for landing with PT joists and decking to construct the landing of the steps R311.7.7  
R312.1
- 1.2.5.4.5 Install new steps to preexisting size, with PT lumber, riser height not exceeding 7-<sup>3</sup>/<sub>4</sub>" and not less than 4". Tread depth to be a minimum 10", nosing measure between <sup>3</sup>/<sub>4</sub>" and 1-<sup>1</sup>/<sub>4</sub>" where the tread depth is less than 11". All hardware, repair and material included to complete task while complying with building code R311.7.4.3  
R311.7.6
- 1.2.5.4.6 Line Item Removed
- 1.2.5.4.7 Install a graspable hand rail along the stairway to a height between 34" to 38" measured from stair nosing. All hardware, repair and material included to complete task. R311.7.7  
R311.7.7.1
- 1.2.5.4.8 Install guardrail ballasts from the landing guardrail at Side-A to decking spaced not less than 4-3/8". Secure with appropriate hardware and install a bottom rail with same spacing maximum from decking
- 1.2.5.4.9.1 Replace stair treads with new pressure treated decking at Side-D stairs to deck entry. Cut tread to conform to adjacent (new) window sill allowing proper water runoff at window.
- 1.2.5.5 Repair/Replace storm door hardware at main entry Side-A and entry Side-D to operable condition.
- 1.2.5.6 Install window shutters to Sides A-B & D. Shutters to be purchased by Owner before project start.