

EXHIBIT A**Scope of Work Specifications**

PURCHASERS: Mohammed N. Shir

PROJECT LOCATION: 713 Washington Avenue, Portland, Maine 04103

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HEATING:

- Disconnect existing oil fired boilers (3) and components from basement. Leave units in existing locations.
- **Owner** to remove existing oil tanks (3) and components including oil lines, filler tubes and vent tubes. Tanks #1 and #2 to be removed prior to new boiler installation. Tank #3 to be used to supply existing oil boilers until new boiler is installed and operational.
- Temporarily install oil lines to feed three existing boilers from tank #3 until the new boiler is operational. Disconnect oil lines once complete.
- Install new natural gas high efficiency (min. 95%) Energy Star rated condensing boiler sized to meet total heat loss calculations for entire building. Vent as required.
- Install high efficiency Energy Star rated 60 gallon indirect hot water tank off boiler to serve entire building.

Basement:

- **Owner** to disconnect laundry appliances from basement space. Laundry appliances in this area are not approved by local code enforcement and fire department. Removal of circuit breaker and installation of solid plate at electrical connection is required.
- Cap and seal openings in masonry chimneys after the removal of existing boiler vents.
- Install 2" closed cell spray foam around perimeter of foundation box sills and sill plates at areas where accessible.
- Install UL approved hard wired smoke / CO detector in boiler room of basement space.

1st Floor Unit:

- Install new *island style* range vent in ceiling and exhaust to exterior as required by local code. Ceiling tile repair will be the responsibility of the **Owner**.
- Install UL approved smoke detectors in all Bedrooms and UL approved CO detector in common area of unit.
- Install minimum 60 minute rated fire door leading to common area of building (1).
- Secure existing handrail at common stairway from 1st floor to 2nd floor.

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2nd Floor Unit:

- Install UL approved battery operated smoke detectors in all Bedrooms and UL approved battery operated CO detector in common area of unit.
- Install minimum 60 minute rated firedoors leading to common area of building (2).
- Replace existing HWBB registers with new HWBB registers at all locations in 2nd floor unit.
- Repair two windows as required. One in Kitchen and one in Bedroom.

3rd Floor Unit:

- Install battery operated UL approved smoke detectors in all Bedrooms and battery operated UL approved CO detector in common area of unit.
- Install minimum 60 minute rated firedoors leading to common area of building (2).
- Secure existing handrail at common stairway from 2nd floor to 3rd floor.
- Repair window at 3rd floor main stairway as required.
- Repair two windows as required. One in Kitchen and one in Bedroom.

4th Floor Unit:

- Remove all Kitchen and Bathroom components from 4th floor. Cut and cap plumbing flush with wall/floor.
- Construct fire rated separation wall and minimum 60 minute fire door to close off 4th floor stairwell from common stairwell as required by code enforcement and fire department.

MISCELLANEOUS:

- Apply and pay for all required permits.
- Maintain clean working environment at all times.
- Contractors responsible for disposing all debris.