

**688 Monroe Street | Mills Act**  
**10 Year Restoration and Maintenance Plan**

Year 1	We will either remedy or remove the unpermitted space in the basement. This will improve the safety of the home as it will now meet code.
	We will close the exterior openings to the basement crawl space with a wire mesh covering to prevent the intrusion of rodents into the structure.
Year 2	If the permitting process is not yet complete for the unpermitted space, we will continue that work onto year 2 as well.
	We will replace dry rotted wood elements around the base of the building.
Year 3	We will paint outside of house where dry rotted wood was replaced with new wood on the exterior of the house including under the balcony, water heater shed, and basement stair shaft.
	We will replace the baseboards upstairs to be consistent with the Queen Anne Cottage style of it's era.
Year 4	We will repair and restore function of broken ropes on the first floor double hung windows in order to maintain the original character of the home.
Year 5	We will repair and restore function of broken ropes on the second floor double hung windows in order to maintain the original character of the home.
Year 6	We will seal and weatherproof the front door, back door, and 2 side doors. There are currently large gaps around the doors (more noticeably between the doors and the floors) due to the house settling over time.
	We will restore upstairs doors in the hallway and purchase new hardware for the doors that is pertinent to the Queen Ann Style.
Year 7	We will replace nob & tube wiring in the basement and attic with code-compliant electrical standards.
	We will close the exterior openings to the basement crawl space with a wire mesh covering to prevent the intrusion of rodents into the structure.
Year 8	We will restore the side porch on the north side of the house by restoring the existing wood and/or replacing dryrotting pieces.
Year 9	We will inspect the foundation of the structure with a licensed professional and make necessary repairs to the existing structure.
Year 10	We will improve site drainage against foundation of the building by replacing gutters and adding proper downspots.
	We will repair roof flashing to redirect waterfall in order to preserve the roofing and siding of the house.