

Exhibit I: Specifications & Description of Materials

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- 1. Introduction:** The text of this document, in conjunction with the floor plans and elevations, is intended to describe the significant details necessary for constructing a new town home. The details written herein describe the Contractor's obligations and function as a compliment to the attached plans.

Products for which a specific manufacturer is not specified herein will be generally recognized brands as selected by the Contractor. Materials of equal or better quality may be utilized in place of materials specified herein at the sole discretion of the Contractor.

Installation of specific elements within the systems of the building may need to be modified, re-located, or otherwise altered from their originally specified (or unspecified) nature. These modifications or additions may include, but are not limited to utility entrance locations, venting locations, building additional chases to enclose mechanical systems, mechanical system access points, minor re-location or re-sizing of fixtures, ect.

The finished elevation of the land surrounding the building may be influenced specific elements in the building including, but not limited to, the number of steps (interior & exterior), deck and patio elevations, necessity of handrails, installation of window wells, the final exterior grade, necessity of culverts, drainage locations, landscaping elements, necessity of retaining walls, and the configuration of the driveway or parking area.

- 2. General Description & Approximate Square Footage:** The town house plan is a two story unit designed by Barry Agnew Architect & modified by Alexander Construction & Development, LLC to be built on a finished basement. The floor plans include (3) bedrooms, (2) full bathrooms, and (1) ½ bathroom. The approximate square footage for the town house is as follows:

First floor	669 SQFT
Second floor	573 SQFT
Finished basement area	405 SQFT
Unfinished basement area	258 SQFT
Covered front & rear porches	33 SQFT
<u>10' X 12' rear deck or patio</u>	<u>150 SQFT</u>
Total	2,088 SQFT

- 3. Lot:** Improvements shall be constructed on the property located in the Sutherland Manor subdivision (Lots 1-38) in the City of Radford, Virginia.
- 4. Professional Engineering & Surveying**
 - A. Engineering:** Contractor to procure a site plan from a licensed Engineer. The site plan shall be attached to these specifications upon completion.

- B. Surveying: Contractor to procure a licensed Surveyor to locate the unit, stake the foundation, and pin the corners of the footers. Neither a foundation survey nor final survey is included in the purchase price. ***Contractor recommends Purchasers employ a surveyor to perform a final survey of the lot once all construction is complete, and that the survey be recorded with the Deed to the property.***
- C. Shrink / Swell Testing: Contractor to procure a shrink swell soil test from a certified inspector prior to the installation of footers if required by code or the local building official.

5. Site Development: Clearing & Excavation: Contractor shall be responsible for the implementation of site work as outlined in the site plan.

- A. As necessary, a track propelled loader shall be utilized to initially clear the site to allow the Surveyor to stake the corners of the lot and the building location.
- B. Upon completion of the initial surveying, a track propelled loader or rubber tired backhoe shall be utilized to clear an area generally defined as 15' around the perimeter of the staked building location including the removal of all trees, shrubs, and brush. The building site shall then be excavated to the grade level required to dig footers.
- C. The existing topsoil shall be stripped from the surface of the site and stored on site for re-application after final grading.
- D. Silk and safety fencing shall be installed as needed.

6. Footings

- A. A rubber tired backhoe shall be utilized for the excavation of the footers and drainage trenches.
- B. Depth: Footers shall be dug a minimum of 30" below the area's freeze line.
- C. Size: Footers shall be dug a minimum of 24" wide and 8" deep.
- D. Reinforcement: Footers to be reinforced with two runs of 1/2" #4 steel rebar, lapped a minimum of 18". Each run of steel rebar shall sit in steel foundation chairs which shall be spaced a minimum of every 6' so as to hold the steel rebar at least 2" up from the bottom of the footer.
- E. Forming: All footers to be earth formed with bulkheads, steps, and special forms as needed.
- F. Concrete: 3000 PSI. Note: the local building code only requires 2500 PSI concrete.
- G. Note: Contractor may be required to perform shrink swell testing on the soil prior to the digging of footers. If the soil is determined to be expansive, additional engineering to design and install proper footers may be required.

7. Foundations

- A. Type: Finished basement.
- B. Foundation walls: Engineered poured concrete walls sized per code.
- C. Reinforcement: 1/2" #2 Steel Rebar installed per code.
- D. Foundation Vents: None.
- E. Concrete Slab: *See #11 Interior Slabs.*
- F. Foundation Bolts: 1/2" x 10" bolts installed per code.
- G. Masonry Veneer: *See #16 Masonry Veneer.*

H. Drain Tile & Filter Fabric: 4" black drain tile covered with clean 57 gravel and filter fabric per code.

8. Radon Mitigation: Standard piping for the removal of radon gas shall be installed in a location to be determined by the Contractor. The piping will be marked and capped off for future radon mitigation if necessary. Contractor is not responsible for the existence or removal of radon gas other than the installation of piping. Any other cost for labor and materials to test for and mitigate radon emissions shall be the sole responsibility of Purchasers.

9. Water-proofing: The perimeter of the foundation to grade shall be treated and protected with the patented "Tuff & Dry" type Waterproofing System. A Certificate of Fifteen-year Guarantee shall be provided to Purchasers upon completion of the building.

10. Termite Protection: The foundation square footage and perimeter shall be pre-treated for termites. A Certificate of Five-year Guarantee shall be provided to the Purchasers.

11. Interior Slabs

A. Basement Slab

1. Expansion Protection: Impregnated sheathing black expansion joint installed around the perimeter of the slab.
2. Insulation Board: None.
3. Gravel Sub-base: Clean #57 stone
4. Vapor Barrier: 6 mil black plastic
5. Control Joints: Screed key installed as needed.
6. Reinforcement: 5' x 10' wire sheets overlapped 6".
7. Concrete: 4000 PSI poured to an average depth of 4".
8. Add-mixtures: Accelerator added as needed during periods of sever cold weather.
9. Color: Natural; no color additives.
10. Finish: Smooth.
11. Sealer: None.
12. Drainage: 4" standard floor drains installed in locations per the floor plans.

12. Framing: All framing per the attached plans and specified as follows:

A. Exterior Walls

1. Type: Wood frame #2 Spruce, Pine, or Fir. 2" x 4" studs are installed 16" on center.
2. Sheathing: 7/16" solid OSB nailed 8" on center in the field and 6" on center along the edges per code.
3. Building Wrap: All exterior wood walls wrapped and taped with Tyvek building wrap.

B. Chimneys: None.

- C. Interior Partitions: Studs: 2" x 4" Studs- Spruce, Pine, or Fir installed 16" on center, except plumbing walls which may be 2" x 6" Spruce, Pine, or Fir.
- D. Floor Framing
 - 1. Basement floor: Concrete slab, *see #11 Interior Slabs*.
 - 2. First floor: Engineered and manufactured 16" floor trusses installed per code. All bracing to meet local code. 3/4" Advantec Tongue & Groove sub-flooring or equal product applied with sub-floor adhesive, nails, and screws.
 - 3. Second floor: Engineered and manufactured 16" floor trusses installed per code. All bracing to meet local code. 3/4" Advantec Tongue & Groove sub-flooring or equal product applied with sub-floor adhesive, nails, and screws.
- E. Sub-flooring (where applicable)
 - 1. Sub-flooring Materials overtop the floor joists: 3/4" Advantec Tongue & Groove sheathing, or equal product. Flooring is glued with sub-floor adhesive, nailed, and screwed.
 - 2. Additional sub-flooring Materials in tile flooring or wall areas: 1/2" x 3' x 5' Durock. Note: Durock is not required when tile is installed overtop of concrete slabs.
- F. Ceiling Framing
 - 1. 2nd Floor Ceiling Joists: Bottom cords of the engineered and manufactured roof trusses. All bracing to meet local code.
 - 2. 1st Floor Ceiling Joists: Bottom cords of the 2nd floor-floor trusses. All bracing to meet local code.
 - 3. Basement Floor Ceiling Joists: Bottom cords of the 1st floor, floor trusses.
 - 4. Other: Ceiling heights are as follows:
 - a. Basement floor: 8' throughout, except areas where mechanicals / structural components may extend below the floor joist.
 - b. First floor: 8' throughout.
 - c. Second floor: 8' throughout.
- G. Roof Framing
 - 1. Trusses: Engineered and manufactured roof trusses constructed installed per code. All bracing to meet local code.
 - 2. Roof Pitches: Main: 8/12; Porches & Bays: 4/12
 - 3. Sheathing: 7/16" OSB, secured with hurricane clips and nailed 8" on center in the field and 6" on center along the edges per code.

13. Insulation

- A. Ceiling (vaulted): R38 paper faced insulation.
- B. Ceiling (non-vaulted): Fiberglass cube insulation blown to an average depth necessary to support an R38 value
- C. Exterior Walls: R13 paper faced insulation
- D. Interior Walls: R11 insulation in bath walls only. No other interior walls are included.
- E. Bands: R19 paper faced insulation
- F. Basement Slab: None.

14. Permanent Roofing

- A. Underlay: 30 LB black roof felt
- B. Shingles:
 - 1. Type: Class A, architectural 25-year fire rated shingles
 - 2. Brand & Manufacturer: To be determined by Contractor.
 - 3. Color: To be determined by Contractor.
- C. Flashing: Standard 14" wide aluminum flashing installed as needed.
- D. Other:
 - 1. Ridge vent and gable vents installed as needed per the attached plans.
 - 2. Ice & water shield installed in all valleys and along the roof edge.

15. Fireplaces: None

16. Exterior Siding & Trim: Installed in areas per the attached plans.

- A. Vinyl Siding:
 - 1. Type: To be determined by Contractor.
 - 2. Brand / Manufacturer: To be determined by Contractor.
 - 3. Color: To be determined by Contractor.
- B. Soffit: White, vinyl vented soffitt installed. Contractor to select the brand and manufacturer.
- C. Fascia: White, aluminum fascia installed. Contractor to select the brand and manufacturer.
- D. Gable Vents: White, louvered vinyl gable vents installed in locations per the attached plans. Contractor to select the brand and manufacturer.
- E. Shutters: None.
- F. Other: 1" x 6" freeze board wrapped with aluminum installed per the attached plans.

17. Masonry Veneer:

- A. Location: Per the attached plans.
- B. Brick:
 - 1. Type: Modular.
 - 2. Style: To be determined by Contractor.
 - 3. Manufacturer: To be determined by Contractor.
 - 4. Sand: Yellow masonry sand
 - 5. Mortar: Type S
 - 6. Course Pattern: ½ Bond
 - 7. Joints: Cove
 - 8. Special Accents: None.

18. Gutters and Downspouts

- A. Gutter material: 5" wide white seamless aluminum (.027) installed per contractor design.
- B. Downspout material: 2" X 3" white seamless aluminum (.027) installed per contractor design.
- C. Downspout connections: All downspouts shall be connected to buried 4" drain tile per the attached site plan.
- D. Other: No Leaf guard mesh system is included.

19. Windows

- A. Type: Double Hung.
- B. Brand: To be determined by Contractor.
- C. Material: Vinyl with wood extension jambs
- D. Sizes & Locations: Per attached plans
- E. Screens: Standard screens are included and installed for all operable windows.
- F. Other:
 - 1. All windows have grills between the glass panes
 - 2. All windows are insulated with Low E
 - 3. All windows shall have pre-installed white vinyl brick mold
 - 4. All windows shall have wood extension jambs.
 - 5. All windows are picture framed after installation with colonial casing.

20. Skylights: None.

21. Exterior Doors

- A. Front Door: 36" wide fiberglass door manufactured by Thermatru. Contractor to choose the specific door style of each unit. The door shall include a dead bolt bore.
- B. Door(s) to the Deck / Patio: 32" wide full view patio door with grills between the glass panes manufactured by Thermatru. The door shall include a dead bolt bore.
- C. Storm Door: None.
- D. Exterior door hardware: Round polished brass entrance and deadbolt lock combinations installed on all exterior doors. Contractor to choose brand and manufacturer of exterior door hardware.

22. Lath and Plaster

- A. Walls: ½" smooth drywall installed. All wall joints and nails shall be taped, mudded and sanded. All corners shall be beaded.
- B. Ceilings: ½" smooth drywall installed. All wall joints and nails shall be taped, mudded, and sanded. A textured finish shall be applied.

23. Interior Doors & Hardware

- A. Interior doors: 6 Panel hardboard doors with finger jointed split jambs. Sizes and locations per the attached plans. Contractor to select brand and manufacturer.
- B. Door trim: Colonial casing, except Bi-fold doors and designated openings, which have colonial cased openings.
- C. Door finish: All interior doors are painted with one color of interior semi-gloss paint. In addition, all joints are caulked with standard interior, white, paint-able caulk.
- D. Interior door hardware: Polished brass knobs installed. Contractor to choose brand and manufacturer of interior door hardware.
- E. Other: None.

24. Interior Trim & Details

- A. Closet Shelving: Vinyl coated steel closet shelving installed per contractor's layout.
- B. Base Mold
 - 1. Areas of Installation: All finished rooms.
 - 2. Type: 3-1/4" finger jointed
 - 3. Finish: Painted with one color of interior semi-gloss paint.
- C. Crown Mold: None.
- D. Chair Mold & Backer: None.
- E. Shoe Mold
 - 1. Areas of Installation: All ceramic tile flooring areas
 - 2. Type: Pine
 - 3. Finish: Primed and painted with one color of interior semi-gloss paint.
- F. Fireplace Mantels: None.
- G. Access to attic storage: 22" x 30" scuttle hole trimmed with colonial casing
- H. Book Cases / Built In Furniture: None.
- I. Other: All knee walls are capped with 1"x 8" MDF then routed and trimmed with inverted base cap.

25. Landings, Stairs, & Stair Parts:

- A. Interior Stairs
 - 1. Treads: 5/4" Yellow Pine
 - 2. Risers: Contractor to choose 1" x 8" MDF or Grey Clear Laminate.
 - 3. String sideboards: Contractor to choose 1" x 12" MDF or Grey Clear Laminate.
 - 4. Handrail: L.J. Smith #6010
- B. Attic Access Stairs: None.

26. Interior Wall Coverings & Decorations

- A. Painting:
 - 1. Interior Walls (not bath or kitchen): Primed and painted with one color of Promar 200 (or equal brand) flat interior paint. Promar 200 is a trademark paint product of Sherwin Williams. Purchasers shall have the choice of paint color from limited selections made available by Contractor.
 - 2. Bath & Kitchen Interior Walls: Primed and painted with one color of Duration "washable" (or equal brand) moisture resistant semi gloss interior paint. Duration is a trademark paint product of Sherwin Williams. Purchasers shall have the choice of paint color from limited selections made available by Contractor.
 - 3. Trim (doors, casing, ect.): Primed and painted with one color of Promar 200 semi-gloss interior paint. Promar 200 is a trademark paint product of Sherwin Williams. Purchasers shall have the choice of paint color from limited selections made available by Contractor.
 - 4. Exterior: All designated areas (if applicable) shall be painted with one color of Promar 200 exterior semi-gloss paint. Promar 200 is a trademark paint product of Sherwin Williams. Contractor to select the color of exterior paint.
- B. Mini Blinds: None.

- C. Other: The installation wall papering, or other finish decorating is not included.

27. Cabinets & Interior Details:

- A. Cabinetry: Oak; layout to be determined by Contractor.
- B. Counter Tops: Laminate; Purchasers shall have the choice of a laminate color from limited selections made available by Contractor.
- C. Bath Vanities: White MDF.
- D. Bath Tops: White Cultured Marble
- E. Wall or Special Tiling: None.

28. Floor Coverings:

- A. Hardwood Flooring: None.
- B. Carpet & Padding:
 - 1. Areas of Installation: Family Room, Hallways, and all Bedrooms & Closets.
 - 2. Carpet Manufacturer: Shaw Industries
 - 3. Carpet Brand / Style: Treasure II
 - 4. Carpet color: Purchasers shall have the choice of carpet color from limited selections made available by Contractor.
 - 5. Padding information: 6 LB density "Black Diamond" padding installed.
- C. Tile Flooring:
 - 1. Areas of Installation: Kitchen, Eat in Kitchen, Utility Room, and all Bathrooms.
 - 2. Size / Type: To be determined by Contractor.
 - 3. Manufacturer: To be determined by Contractor.
 - 4. Color: Purchasers shall have the choice of tile color from limited selections made available by Contractor.
 - 5. Grout: Purchasers shall have the choice of grout color from limited selections made available by Contractor.
 - 6. Installation Pattern: Standard square layout.
 - 7. Marble thresholds: As needed
- D. Vinyl Flooring: None.

29. Plumbing & Bathrooms: Plumbing types and locations per attached plan. In addition, the following plumbing items shall also be installed: a single ice maker connection, a single washing machine hook up, a garbage disposal, and a single exterior hose bib.

- A. Water supply: City of Radford. Contractor shall install ¾" CTS water lines from the street connection to the house. Internal water lines are Pex.
- B. Sewage disposal: City of Radford. Contractor shall install SDR35 sewer lines from the street to the house. Internal sewer lines are Schedule 40.
- C. Sprinkling yard system: None.
- D. Internal fire sprinkling system: None.
- E. Floor drains: Installed in locations per the attached plans including the Utility Room.

- F. Water Heater: A single 50 gallon electric water heater installed. The water heater shall be located per the attached plans. Contractor to choose the brand and manufacturer of water heater.
- G. Kitchen Sink: Double bowl stainless steel. Contractor to choose the brand and manufacturer of the kitchen sink.
- H. Kitchen Sink Faucet: Chrome faucet with sprayer. Contractor to choose the brand and manufacturer of the faucet.
- I. Laundry Tub: None.
- J. General information:
 - 1. Isolation valves installed at all plumbing fixtures
 - 2. Freeze proof exterior faucets installed at all exterior hose bib locations
- K. Master Bath:
 - 1. Sinks: One piece cultured marble top installed.
 - 2. Sink Faucets: "Chateau" style faucet by Moen installed. Faucet is chrome with a single handle; supplies are 4" on center.
 - 3. Toilet: Standard white toilet with a plastic seat and cover installed. Contractor to select the brand & manufacturer of the toilet.
 - 4. Toilet Seat: Standard white plastic seat installed. Contractor to select the brand and manufacturer of the toilet seat.
 - 5. Tub / Shower: 60" fiberglass tub-shower unit installed. Contractor to select the brand and manufacturer of the tub-shower unit. The color is white.
 - 6. Tub / Shower Valve and Faucet:
 - a. Valve: Single lever, 4 port pressure balanced with sweat valve with integral stops, Moen #62320
 - b. Trim-out: "Chateau" by Moen installed. The trim out is chrome with a single handle. The model number is #TL183.
 - 7. Shower Door: None included. A standard 60" non-adjustable shower rod shall be installed. Contractor to select the shower rod.
 - 8. Whirlpool Tub: None.
 - 9. Bath Hardware: Standard matching chrome bath hardware installed. Contractor shall determine the layout and sizes of all bath hardware upon completion of framing. Contractor shall choose the brand and manufacturer of all bath hardware.
 - 10. Handicap Bars: None.
 - 11. Bath Fan or Fan-Light or Heat-Fan-Light: A standard bath exhaust fan installed.
 - 12. Mirrors: Standard 1/4" thick mirrors with seamed edges installed centered over vanities. Mirrors shall be 40" in height and the same width as the vanity top.
- L. 1/2 Bath
 - 1. Sink: Pedestal sink installed. Contractor to select the brand and manufacturer of the pedestal sink.
 - 2. Sink Faucet: "Chateau" style faucet by Moen installed. Faucet is a combination brass and chrome faucet with a single handle; supplies are 4" on center.

3. Toilet: Elongated white toilet with a plastic seat and cover installed. Contractor to select the brand & manufacturer of the toilet.
4. Toilet Seat: Elongated white plastic seat installed. Contractor to select the brand and manufacturer of the toilet seat.
5. Tub / Shower: None.
6. Shower Door: None.
7. Bath Hardware: Standard matching chrome bath hardware installed. Contractor shall determine the layout and sizes of all bath hardware upon completion of framing. Contractor shall choose the brand and manufacturer of all bath hardware.
8. Handicap Bars: None.
9. Bath Fan or Fan-Light or Heat-Fan-Light: A standard bath exhaust fan installed.
10. Mirrors: None.

M. Guest Bath:

1. Sink: One piece cultured marble top installed.
2. Sink Faucet: "Chateau" style faucet by Moen installed. Faucet is a combination brass and chrome faucet with a single handle; supplies are 4" on center.
3. Toilet: Standard white toilet with a plastic seat and cover installed. Contractor to select the brand & manufacturer of the toilet.
4. Toilet Seat: Standard white plastic seat installed. Contractor to select the brand and manufacturer of the toilet seat.
5. Tub / Shower: 60" fiberglass tub-shower unit installed. Contractor to select the brand and manufacturer of the tub-shower unit. The color is white.
6. Shower Valve & Trim:
 - a. Valve: Single lever, 4 port pressure balanced with sweat valve with integral stops, Moen #62320
 - b. Trim: "Chateau" by Moen installed. The trim out is chrome with a single handle. The model number is #TL183.
7. Shower Door: None included. A standard 60" non-adjustable shower rod shall be installed. Contractor to select the shower rod.
8. Bath Hardware: Standard matching chrome bath hardware installed. Contractor shall determine the layout and sizes of all bath hardware upon completion of framing. Contractor shall choose the brand and manufacturer of all bath hardware.
9. Handicap Bars: None.
10. Bath Fan or Fan-Light or Heat-Fan-Light: A standard bath exhaust fan installed.
11. Mirrors: Standard 1/4" thick mirrors with seamed edges installed centered over vanities. Mirrors shall be 40" in height and the same width as the vanity top.

30. Heating, Cooling, & Ventilation:

- A. Description: Two 13 Seer Electric Heat Pumps with Electric Cooling Systems installed. Cold air returns shall be installed per code. The system shall be sized

- to comfortably accommodate the heating and cooling of all finished areas. The HVAC system shall be code compliant. Contractor shall select the brand and manufacturer of all HVAC equipment.
- B. Thermostats: A standard digital thermostat control shall be installed to operate the system.
 - C. Other: All bathrooms and the laundry room shall be vented to the exterior per code.

31. Electrical Wiring & Service: The Electrical System shall include the following:

- A. Service: 200 AMP underground service installed.
- B. Wiring: Standard per code
- C. Panel boards and circuits: A single 200 Amp panel boards with a capacity of 40 circuits each installed. All required disconnects are included.
- D. Other general electrical information:
 - 1. Electrical Layout: To be determined by Contractor.
 - 2. Smoke detectors installed per code.
 - 3. No carbon monoxide detectors included
 - 4. Exterior waterproof G.F.C.I. electrical outlets installed per code.
 - 5. G.F.C.I. outlets installed in all bathrooms and all other areas per code.
 - 6. Contractor shall provide a Cutler-Hammer Basic Package #CHSWPAK1 with a basic video and voice module for installation during the electrical rough in. Contractor to install structural wiring from the Communication Port to a maximum of (4) RJ45 multi media jacks.
 - 7. Contractor shall install (4) Cat Five telephone only jack locations which shall all be “daisy chained” in one circuit.
 - 8. Contractor shall install a single door chime kit shall be installed with a door bell button at the front door only.

32. Electrical Fixtures: Contractor shall install electrical fixtures costing no less than \$700.00 including all interior and exterior electrical light fixtures, bulbs, door chime kits, and smoke detectors. The electrical layout is To be determined by Contractor.

33. Appliances: Contractor shall install the following appliances costing no less than \$1,200.00: dishwasher, above the range microwave oven, free standing range, and disposal.

34. Porches / Decks:

- A. Covered Front Porch: Size per the attached plans. The front porch shall be constructed with the following materials & specifications.
 - 1. Concrete Slab
 - 2. Expansion Protection: None.
 - 3. Insulation Board: None.
 - 4. Gravel Sub-base: Clean #57 stone
 - 5. Vapor Barrier: None.
 - 6. Control Joints: None.
 - 7. Reinforcement: None.

8. Concrete: 4000 PSI poured to an average depth of 4". Note: the local building code only requires concrete to be poured to an average depth of 3-1/2".
 9. Add-mixtures: Accelerator added as needed during periods of sever cold weather.
 10. Color: Natural; no color additives.
 11. Finish: Broom finish.
 12. Sealer: None.
 13. Drainage: The slab shall be sloped to drain excess water.
 14. Columns: (2) 8" round columns. Contractor to select the brand and manufacturer of the columns.
 15. Porch Ceiling Soffitt: White, vinyl solid soffitt manufactured by Norandex-Reynolds installed.
- B. Covered Rear Porch: Self supported and sized per the attached plans. The rear porch shall be constructed with the following materials & specifications.
1. Concrete slab
 2. Expansion Protection: None.
 3. Insulation Board: None.
 4. Gravel Sub-base: Clean #57 stone
 5. Vapor Barrier: None.
 6. Control Joints: None.
 7. Reinforcement: None.
 8. Concrete: 4000 PSI poured to an average depth of 4". Note: the local building code only requires concrete to be poured to an average depth of 3-1/2".
 9. Add-mixtures: Accelerator added as needed during periods of sever cold weather.
 10. Color: Natural; no color additives.
 11. Finish: Broom finish.
- C. Rear Deck: Each unit will have either a deck or patio depending on the unit configuration, not both. If applicable, the deck shall be 10 X 12 and constructed with treated lumber. Steps to grade are not included.

35. Sidewalks / Patios:

- A. Sidewalks: 36" wide concrete sidewalks installed per the attached site plan. The sidewalks are constructed with the following:
1. Gravel Sub-base: Clean 57 stone.
 2. Control joints: The sidewalk is formed in 4' sections with double edged cuts in between each section.
 3. Reinforcement: None.
 4. Concrete: 4000 PSI poured to an average depth of 4".
 5. Add mixtures: Accelerator added as needed during periods of sever cold weather.
 6. Color: Natural; no color additives.
 7. Finish: Broom finish.
 8. Sealer: None.
 9. Drainage: The slab shall be sloped to drain excess water.
 10. Other: No brick pavers are included.

- B. Rear Patio: Each unit will have either a deck or patio depending on the unit configuration, not both. If applicable, the concrete patio shall be 10 X 12 and constructed with the following:
1. Gravel Sub-base: Clean 57 stone.
 2. Control joints: Screed key installed as needed.
 3. Reinforcement: Grid of ½" #4 steel rebar installed 2' on center.
 4. Concrete: 4000 PSI poured to an average depth of 4".
 5. Add mixtures: Accelerator added as needed during periods of sever cold weather.
 6. Color: Natural; no color additives.
 7. Finish: Broom finish.
 8. Sealer: None.
 9. Drainage: The slab shall be sloped to drain excess water.
- C. Additional Stoops / Pads: None.

- 36. Driveway:** None. Each unit will have two parking spaces incorporated into the individual lot as detailed in the Engineered Site Plan.
- 37. Landscaping:** Contractor shall seed and straw the disturbed area surrounding job site only. No other landscaping is included. Contractor shall only use top soil and dirt from the lot.
- 38. Exterior Cleaning & Job Site Organization:** The job site shall be cleaned on a regular basis as needed. Upon completion of all work, all excess materials and tools shall be removed.
- 39. Interior Cleaning:** Upon completion of all work Contractor shall leave the dwelling "Broom" clean. **Please note, "Broom" clean does not mean sterile. Additional cleaning may be necessary depending on the Purchaser's preferences.** Specifically, Contractor will ensure that the following items are completed:
- A. All trash and debris has been removed from the dwelling.
 - B. All hardwood flooring areas have been swept and dusted.
 - C. All casing and base mould have been dusted and all stray marks or dirt spots removed.
 - D. All stickers/decals and paint/plaster droppings have been removed from the windows. (This does not mean the windows are completely free from dust, grime, or streaks)
 - E. The window sills have been vacuumed.
 - F. All counter tops and bath vanity tops have been wiped down.
 - G. All toilets, tubs, and showers have been wiped down and are free of debris.
 - H. All electrical fixtures have been dusted.
 - I. All sidewalks, patios, porches, and decks have been pressure sprayed.
 - J. Basement areas and garages have been swept.
 - K. Mirrors have been wiped.
 - L. All carpets vacuumed.
 - M. All vinyl & tile floors swept and mopped.

40. Miscellaneous Information:

- A. Contractor shall make any necessary and timely submittals to the Home Owner's Association