

SCOPE of WORK and CONSTRUCTION SPECIFICATIONS

Project Name

Generations Construction Standard Specs

Date Generated

04/10/13

SECTION ONE General Description of the Scope-of-Work.

1. THE PROJECT may be GENERALLY DESCRIBED as FOLLOWS:

- a) The work to be performed is as depicted in the plans and as described herein.
- b) Build attached Generations Constructions designed plan on Lot 89 in Callamere Farms, Huber Heights, OH.
- c) These General Scope of Work descriptions are subject to further clarifications herein.

2. THIS CONTRACT DOES NOT INCLUDE the FOLLOWING:

- a) Any work not specifically itemized herein.
- b) All or many of the attached specs. represent Generations Construction Co., LLC's standard construction practices.
- c) Generations Construction Co., LLC reserves the right to change its standards with industry equivalent.

3. BUILDING PERMIT INFORMATION:

- a) The project will require building and zoning permits.
- b) The site has access to municipal water and sewer service and natural gas and electric service.
- c) The site has access to telephone and cable service.

4. GENERAL SITE CONDITIONS:

- a) All work shall be performed in strict accordance with all applicable building codes.
- b) The property is not known to have any subsurface soil conditions.

SECTION TWO Description of Work in Specific Areas.

*** THESE SPECIFICATIONS DO NOT ADDRESS WORK IN SPECIFIC AREAS ***

SECTION THREE Services and Materials included in the Contract.

1. SURVEYING REQUIREMENTS:

- a) Draft plot plan and obtain applicable approvals.
- b) Perform construction staking.

2. DESIGN & ENGINEERING REQUIREMENTS:

- a) Draw complete set of working construction drawings.
- b) Pay for all necessary Blueprints and Copies of Construction Plans.

3. CONSTRUCTION FINANCING TASKS and EXPENSES:

- a) Schedule Bank Inspections.

4. INSURANCE REQUIREMENTS:

- a) Provide General Liability Insurance.
- b) Provide BUILDER's Risk Insurance.

5. GOVERNMENTAL REQUIREMENTS & APPROVALS:

- a) Apply for and obtain Building & Zoning Permits (Montgomery Co.).

6. UTILITY SERVICE FEES & DEPOSITS:

- a) Pay water and sewer connection fees Montgomery County.

7. TEMPORARY UTILITY SERVICE:

- a) Provide Electrical Power (standard 110 volt 20 amp outlet) during construction.

8. EXCAVATING & SEWER/WATER SERVICES:

- a) All excavation work as necessary to perform other work, as follows:
- b) Installation of sewer service.
- c) Installation of water service.

9. CONCRETE FOUNDATION, COMPLETE AS FOLLOWS:

- a) Install Sump Tub.
- b) Form-a-Drain (drainage pipes inside and outside of footer, connected to sump pit, pumped to rear or side yard).
- c) 4' poured concrete foundation walls (crawl space and garage walls) including footers (steel reinforcing).
- d) SPECIAL NOTE: Actual height of garage and crawl space walls (+/-) determined based on foundation grade.
- e) 8' poured concrete foundation walls (basement walls) including footers (steel reinforcing).
- f) Basement window(s) insulated vinyl slider (32" x 18"), color white.
- g) Crawl Vents, per applicable code.
- h) Column Pads (as per building code requirements).
- i) Grade Beams (as per building code requirements).
- j) Concrete Pump, if applicable (at footers/walls/slab).

10. FOUNDATION BACKFILL AND CONCRETE SLABS, COMPLETE AS FOLLOWS:

- a) Backfill foundation, rough grade lot, & install temporary drive or construction access.
- b) Floor Slab: 4" Concrete w/wire mesh or fiber mesh, over visqueen, over 4" washed gravel, troweled finish.
- c) Garage Slab: 4" Concrete w/wire mesh or fiber mesh, over visqueen, over 4" washed gravel, troweled finish.
- d) SPECIAL NOTE: Concrete Slabs to have control joints where applicable.

11. SITE UTILITIES:

- a) Trench and excavation work and otherwise connect house to electrical and natural gas services.
- b) SPECIAL NOTE: Also trench for electric light post.

12. FOUNDATION STEEL GIRDERS (I-BEAM), PROVIDE AND INSTALL AS FOLLOWS:

- a) Spec. W8X18 as per plan.
- b) Jack Posts Support 7'3"-7'6".
- c) All necessary labor, crane work, & freight charges.
- d) Lumber for bracing & any necessary metal shims.

13. FOUNDATION WATERPROOFING & DRAINAGE, PROVIDE AND INSTALL AS FOLLOWS:

- a) One Coat Waterproofing Tru-Dry System.
- b) Window well down pipe (T-DRAIN) drainage.
- c) Install window wells, where applicable (37" x 24").
- d) SPECIAL NOTE: Window wells corrugated metal to grade.

14. FOUNDATION WATERPROOFING & DRAINAGE, PROVIDE AND INSTALL AS FOLLOWS:

- a) Brick ledge waterproofing (12").

15. FOUNDATION GRAVEL HAULING, PROVIDE AND INSTALL AS FOLLOWS:

- a) SPECIAL NOTE: As noted above supply all necessary foundation, slab, and driveway gravel.
- b) #57 Slab Prep and Backfill Foundation Gravel (Typical).
- c) #304 Temporary Driveway Gravel (Typical).

- d) Stone backfill associated with drainage, crawlspace/slab preparation (typical #57 stone).

16. ROUGH CARPENTRY MATERIAL:

- a) Rough Carpentry Materials: As specified below.
- b) Lumber Type and Grades: As specified by Plan and Building Code.
- c) Beams: As per plan.
- d) Floor Structure(s): 2x8/10/12's, etc. (sized and spaced according to building code).
- e) Floor Sheathing: 3/4" T&G OSB sub floor glued and nailed.
- f) Exterior Walls: 2x4 Studs 16" on center, 7/16" OSB sheathing & 7/16" Insulation board "Celotex" Sheathing).
- g) House wrap.
- h) First floor ceiling height to be 8'.
- i) Second floor ceiling height to be 8'.
- j) Headers: As specified by Plan and Building Code.
- k) Roof overhangs with soffit vents.
- l) Roof Sheathing: 7/16" Oriented Strand Board.
- m) Interior Partitions: 2x4's space according to building code.
- n) SPECIAL NOTE: Eave & Valley flashing to be have ice & water guard.
- o) Roofing Felt Paper: Std 15 lb roll paper.

17. ROOF STRUCTURE:

- a) Engineered Roof Trusses.

18. ROUGH CARPENTRY LABOR:

- a) Rough Carpentry Labor: As necessary to complete the project.

19. ENTRY DOORS:

- a) Entry Doors: Provide and Install as specified below.
- b) Front Entry Door: 3' Six Panel Steel w/ 2-12" half view sidelights(w/ internal grids).
- c) Garage Service Door(s): Size per plan steel six panel.
- d) Ext. Doors to include adjustable sill, and magnetic catch.
- e) Patio Door: Size per plan Vinyl Slider (white) w/LowE/Insulated, Tempered.
- f) Exterior Door Hardware Finish: Satin Nickel.

20. EXTERIOR WINDOWS, PROVIDE & INSTALL AS FOLLOWS:

- a) Exterior Windows: Provide and Install per plan.
- b) Vinyl Single Hung w/ half screen, Low E Glass, Insulated.
- c) Window Grids on the front of the home only (internal between panes).
- d) White Color.

21. EXTERIOR DOOR HARDWARE, PROVIDE AND INSTALL AS FOLLOWS:

- a) Main Entry: Thumb Latch & Deadbolt: "Schlage" keyed knob latch.
- b) Other Entries: Knob & Deadbolt: "Schlage" keyed knob.
- c) Exterior Door Hardware Finish: Satin Nickel.
- d) SPECIAL NOTE: All exterior doors keyed alike.

22. ROOFING MATERIAL:

- a) Roofing Materials & Delivery: As specified below.
- b) Valley Flashing: California Style Valley Flashing w/ woven shingles (flashing not visible).
- c) Roofing: 25 year "Owens Corning Supreme" Asphalt Shingles (Standard 3 in 1 Shingles).
- d) Wall Flashing: Applicable flashing installed associated with exterior veneers.
- e) SPECIAL NOTE: MS Bent step 2x3x7 aluminum step flashing.

- f) SPECIAL NOTE: Roll flashing (20"x50'/roll), when applicable.
- g) Vent Pipe Flashing: Standard boot shields.
- h) Lomanco 750 Roof Vent (off-ridge style box vent).
- i) Ridge Caps (3-1 asphalt shingles to match roof).
- j) Starter Shingles (3-1 asphalt shingles to match roof).
- k) 5M T-Drip Edge (10' pieces).

23. ROOFING LABOR:

- a) Roofing Labor: As necessary to complete the project.

24. GARAGE DOOR, PROVIDE AND INSTALL AS FOLLOWS:

- a) Garage Door(s): Mid-America Vantage Series 16'x7', Steel, rollup, raised panel, simulated wood grain, insulated.
- b) Garage Door Opener(s): "Genie" 1/2 hp chain drive with 2 transmitters.

25. BRICK VENEER MATERIAL:

- a) Brick Veneer: Provide and Install as specified below and as per print.

26. BRICK VENEER LABOR:

- a) Masonry labor as necessary to complete brick veneer detail as per print.
- b) Joint Finish: Standard tooled finish.

27. BRICK VENEER CLEANING:

- a) Clean brick with detergent mix.

28. MASONRY SAND:

- a) Deliver Masonry Sand.

29. GUTTERS and DOWNSPOUTS, PROVIDE AND INSTALL AS FOLLOWS:

- a) 5" Seamless, continuous gutters and downspouts.
- b) Downspouts run along side of home when possible (none on quoin corners).
- c) Dormers, if applicable, to have gutters (elbow by mitre down roof or downspout as needed).
- d) Decorative roof, if applicable (less than 2' long),: no gutter.
- e) Bumpouts (fireplaces or box windows): to have diverters in place of gutters/downspouts.
- f) Drainage to splash block directed away from foundation.
- g) 24" Concrete Splash Blocks.

30. VINYL SIDING & EXTERIOR TRIM, PROVIDE AND INSTALL AS FOLLOWS:

- a) Dutch Lap Vinyl Siding.
- b) Vinyl soffit (vented) and metal overhang wrap (per plan).
- c) Vinyl, vented soffit porch ceilings and cantilevers, if applicable.
- d) Regular Outside Corners (Trim Color).
- e) Panel Shutters - As per Plan.
- f) Metal wrap frieze trim board front of home only.
- g) Gable Louvered Vents (rectangular vent) - Locations per Plan.

31. EXTERIOR COLUMNS AND BALUSTRADE, PROVIDE AS FOLLOWS:

- a) Provide as specified below.
- b) 8" Square Fluted Columns as per plan.
- c) SPECIAL NOTE: Color too match exterior trim color.

32. EXTERIOR COLUMNS AND BALUSTRADE, INSTALL AS FOLLOWS:

- a) Labor as necessary to complete porch columns and balustrade (if applicable).

33. INSULATION:

- a) Insulation: Provide and Install as specified below.
- b) Framed Outside Wall Insulation: R-15 kraft faced fiberglass batts (garage unfaced R-11).
- c) When applicable, R-15 batts in knee walls & skylights, R-30 batts in cantilevers and bonus room floors.
- d) Crawl space/basement walls: R-11 vinyl drape insulation (typical 4').
- e) No access ceilings: R-38 kraft faced fiberglass batts.
- f) House ceiling (attic): R-38 fiberglass insulation blown in.
- g) Baffles & poly vents in house where applicable including garage.
- h) Air Infiltration Practice: Foam sealant around all exterior windows, doors, cold corners, conduits, etc.

34. DRYWALL:

- a) Drywall: Provide and Install as specified below.
- b) Wall and Ceiling Material: 1/2" Drywall.
- c) Garage/House Wall Material: Fire Code Drywall.
- d) Garage Ceiling Material: Fire Code Drywall.
- e) Wall Material for areas prone to moisture (i.e., bathroom tub areas): 1/2" water resistant "Green board" Drywall.
- f) Standard Wall Finish: Smooth finish, no texture.
- g) Standard Ceiling Finish: Textured Ceiling.
- h) Garage Wall/Ceiling Finish: Drywall, same finish/texture as the rest of the house.

35. INTERIOR DOORS:

- a) Interior Doors: Provide and Install as specified below.
- b) Swing Doors as per print: 6 panel, hollow core masonite w/ wood grain (painted).
- c) Bi-pass/Bi-fold/Pocket Doors to match swing door style (where applicable & painted).
- d) Interior Door Hardware Finish: Satin Nickel.

36. INTERIOR DOOR HARDWARE, PROVIDE AND INSTALL AS FOLLOWS:

- a) Interior Door Knobs: "Design House" knob latches.
- b) Interior Door Hardware Finish: Satin Nickel.
- c) Passage Latches Locations: Installed on all interior doors not requiring privacy latches.
- d) Privacy Latches Locations: Installed on all doors leading into bathrooms and bedrooms.
- e) Dummy Knob Locations: Installed on all double doors with ball bearing latches.
- f) Door Bumpers: Base mounted or hinge mounted as needed in matching finish.

37. INTERIOR TRIM MATERIAL:

- a) Interior Trim Material: Provide and Install as specified below.
- b) Molding Material (i.e., base board, casing, shoe molding, chair rail(if applicable)/crown): Paint grade trim.
- c) Stair parts: Hand-built stained railings/nuell posts, painted balusters.
- d) Casing 3/4" x 2-1/4" traditional profile.
- e) Baseboard 3-1/4" tear drop profile.
- f) Crown molding 4-1/4" projection (inside dining room tray only).
- g) Window jambs (2x4 wall) 1x4 material cut to size to create a window extension w/picture frame casing.
- h) Niche seats, wall caps, tub skirts, planter shelves (paint grade trim material).
- i) Shoe (scotia) molding (paint grade on hard surface flooring).
- j) Garage stair material wood.

38. INTERIOR TRIM LABOR:

- a) Interior Trim Labor: Provide and Install as necessary to complete the project as per plan.

39. CABINETS, VANITIES, & COUNTERTOPS:

- a) Cabinets, vanities, & countertops: Provide and Install as specified below.
- b) Flat panel maple cabinetry (kitchen cabinets & bathroom vanities) as per print.
- c) Upper kitchen cabinets 30" in height.
- d) Kitchen: "Formica" style laminate countertops & back/side splashes w/ square edges & radius corners.
- e) Bathrooms: Cultured marble style vanity tops and back/side splashes.

40. PAINTING:

- a) Interior painting: Provide and Install as specified below.
- b) Interior Wall Primer: 1 coat interior flat latex primer.
- c) Interior Wall Paint: 1 coat flat latex wall paint.
- d) Interior Wall Color: 2 colors per house (additional colors are at a per room charge).
- e) Interior Trim and Door Primer: 1 coat interior flat latex primer.
- f) Interior Trim and Door Paint: 2 coats latex semi-gloss enamel.
- g) Misc. trim finish (fireplace mantle, misc. stair parts, if applicable): Stained & Sealed.
- h) Any other interior decorations (i.e., drapes, wallpaper, and bordering) will be provided by the Purchaser.

41. EXTERIOR PAINTING, COMPLETE AS FOLLOWS:

- a) Paint Preparation: Clean, scrape, putty, patch, fill, sand, caulk and otherwise Prepare Exterior Surfaces for Painting.
- b) Wood Siding/Trim Paint & Stain: 2 coats exterior latex.
- c) Exterior Door Paint: Caulk & use 2 coats of exterior gloss latex enamel.
- d) Garage Door: Factory finish, no additional painting.

42. EXTERIOR CAULKING, COMPLETE AS FOLLOWS:

- a) Exterior windows/doors/vents with brick veneer - caulked.

43. GENERAL FLOORING & CERAMIC TILE:

- a) Flooring & Ceramic Tile: Provide and Install as specified below.
- b) Hardwood Flooring ("Robbins" Ascot): Front entry.
- c) Vinyl Flooring ("Armstrong" Stratamaz): Kitchen, nook, entry from garage, utility room, bathrooms.
- d) Carpeting w/ 6 lb pad ("Shaw" Red Hot): Balance of home.
- e) Whirlpool or Garden Tub Ceramic (Base Tile): 4"x4" backsplash and ledges.
- f) Floor prep (sand and screw floors).

44. MIRRORS, SHOWER ENCLOSURES, BATH ACCESSORIES:

- a) Mirrors, shower enclosures, bath accessories, & closet shelving: Provide and Install as specified below.
- b) Bath Mirrors: 1/4" plate glass, finished edges (approximately same length as vanity & glued to wall).
- c) Mirrored Plat Outlet Cover (includes cut out), only if applicable.
- d) 5' Tub/Shower Slider Door Silver, Obscure Glass (master shower).
- e) "Design House" Style Chrome Finish.
- f) Master Bath: toilet paper holder & towel bar.
- g) Hall Bath(s): toilet paper holder, towel bar & silver shower curtain rod.
- h) Powder Room: toilet paper holder & towel ring.

45. CLOSET SHELVING:

- a) Utility, pantry, linen, closet shelving: Wire shelving (closets w/ built-in cloths rod where applicable) as per plan.

46. PLUMBING WORK:

- a) 2-1/2 bath house w/ below standards.
- b) Water supply lines to be installed with the MANABLOC manifold water distribution system.
- c) White round front toilets in all baths.

- d) White (5'x3') soaking (Garden Style) tub in Master Bathroom.
- e) White 4', one piece fiberglass shower unit w/ 2 seats in Master Bathroom.
- f) White 5', one piece fiberglass tub/shower unit(s) in Hall Bath(s).
- g) Vanity Faucet(s) "Moen" Chateau #4621 chrome lever style.
- h) Vanity Faucet(s) to have 4" drill pattern.
- i) Shower/Tub (master bath tubs to have roman style faucets) faucets too match vanity faucet style (#2363).
- j) White pedestal sink in Powder Room
- k) 8" Deep, double bowl stainless steel Kitchen Sink.
- l) "Moen" Chateau Chrome Finish (#7430) w/ Sprayer Kitchen Sink Faucet.
- m) "Insinkerator" Badger I Garbage Disposal Kitchen Sink.
- n) 19F Fiberglass Floor-Mount Utility Sink (white) w/ "Moen" Chrome Sink Faucet in Utility Room.
- o) 50 gallon water heater.
- p) 2 Outside Hose Bibs (mark locations on plan).
- q) Water Softener Bi-pass Rough-in.
- r) Gas to fireplace (if applicable), water heater, & furnace.
- s) Install sump pump.

47. HEATING & AIR CONDITIONING:

- a) HVAC: Provide and Install as specified below.
- b) "Lennox" 90% eff., sealed combustion gas Furnace.
- c) "Lennox" 13ACC 13 SEER Air Conditioner.

48. ELECTRICAL GENERAL WIRING:

- a) Electrical: Provide and Install as specified below.
- b) Electrical wiring shall comply with National Electric Code, and as per light fixture layout.
- c) 200 amp service.
- d) Arc-fault circuit breakers, smoke detectors, and exterior outlets per code.
- e) Kitchen circuits: Appliances: refrigerator, electric range, microwave/range hood, dishwasher, disposal.
- f) Laundry: 20A washer, 30A dryer.
- g) Heating/Cooling: Provide and install 20A circuit for gas furnace blower and 40A/240V max circuit to A/C condenser.
- h) Provide and install GFCI outlets (interior/exterior/heat-pump,if applicable) per code.
- i) Wire and hang surface mounted lighting fixtures.
- j) Garage: Wire per code and provide and install 1 keyless light fixture per bay & 3 outlets.
- k) Furnish and install up to (9) recessed can lights (2 with standard open trims and 2 with eyeball trims).
- l) SPECIAL NOTE: Typical arrangement: 1@fireplace, 6@kitchen, 2@mastet bathroom.
- m) Wire and hang up to (3) paddle-fans.
- n) Furnish and install bath fans in 1/2 baths and bath fan/light combos in full baths.
- o) Basement wiring: Furnace elec., outlets for future water softener, sump, if applicable, 1 general purpose/media outlet.
- p) Basement lighting: Keyless light fixtures per code on single pole switch (crawl spaces on pull cord fixture(s)).
- q) Pull cord fixtures for attic accesses.
- r) Wire and hookup garage door opener(s) (control wiring included).
- s) If applicable, provide and install (1) switch/power combo for gas fireplace blower (blower for fireplace is optional).
- t) Provide and install temporary power pole.
- u) Install exterior post light on photocell "Dusk to Dawn", trenching for underground wiring as necessary.
- v) Front door bell wiring and finish trim kit (standard white).
- w) Electric/Media Device Color: White

49. ELECTRICAL/MEDIA GENERAL WIRING:

- a) 4 telephone jacks (CAT5 telephone wire), 4 cable TV outlets & structured media box package-included as allowance.
- b) Electric/Media Device Color: White

50. LIGHT FIXTURES:

- a) Lighting Fixtures: To be selected by CUSTOMER. (contract allowance)
- b) SPECIAL NOTE: Light fixture allowance based on standard fixtures & bulbs.

51. APPLIANCES:

- a) Appliances: Provide and Install as specified below.
- b) 30 Inch Freestanding Electric Range with Smooth Top and Self Cleaning Oven (S.S. & Black).
- c) Range cord.
- d) Over the Range Microwave / Hood Combo Unit (S.S. & Black).
- e) 24 Inch Built in Dishwasher with 4 Inch Console and Three Cycles (S.S. & Black).

52. CONCRETE FLATWORK, COMPLETE AS FOLLOWS:

- a) Patio Slab: 4" Concrete, broom finish, troweled edges, expansion joints.
- b) Door Stoop: As per print - 4" Concrete, broom finish, troweled edges.
- c) Steps: Concrete formed and poured in place with a broom finish.
- d) Sidewalk: 4" Concrete, 36" wide, broom finish, troweled edges (expansion joints where necessary).
- e) Sidewalk: 4" Concrete, 48" wide, broom finish, troweled edges. (wood expansion joints where necessary)
- f) Driveway: 4" Concrete, broom finish (expansion joints where necessary).
- g) Driveway Apron: Built to meet local Street Department requirements.

53. MAIL BOX, PROVIDE AND INSTALL AS FOLLOWS:

- a) Black sheet metal mailbox w/ metal pick-up flag mounted on 4x4 post.

54. FINAL GRADING:

- a) Final grading: To be performed according to engineering plans of associated subdivision.

55. LANDSCAPING:

- a) Landscaping (Beds, Trees & Shrubbery): Included as Package A.

56. YARD:

- a) Lawn to be included as sod front and side yards.
- b) Lawn to be included as seed in the rear yard.

57. GENERAL SITE CLEANUP, COMPLETE AS FOLLOWS:

- a) Debris Control: Pickup site debris on periodic intervals.
- b) Site Cleanup: Periodically broom clean construction site.

58. TRASH REMOVAL / DUMPSTER:

- a) Provide Trash receptacle and remove debris at designated intervals.

59. FINAL CLEANING:

- a) Final cleaning to be performed by Builder to submit home to Purchaser in a clean condition.

60. MATERIAL PROTECTION:

- a) As needed to flooring, tops, tubs/showers, etc.

61. FINAL ORIENTATION:

- a) Walk through property jointly with OWNER to orient them with home and compose Final Punch-out List.

62. BUILDER'S WARRANTY:

- a) 1 year limited service policy by Generations Construction Co., LLC.

- b) Bonded Builders Home Warranty.

SECTION FOUR Items included in the Contract as Unit Cost Allowances.

- 1. **ADMINISTRATION of UNIT COST ALLOWANCES:**
 - a) This contract does not have any unit cost allowances.

SECTION FIVE Items included in the Contract as Fixed Total Cost Allowances.

- 1. **ADMINISTRATION of FIXED TOTAL COST ALLOWANCES:**
 - a) Definition: Fixed Total Cost Allowances are allowances given as a total amount.
 - b) No allowance purchases shall be made without the specific authorization of the CUSTOMER.
 - c) Allowance amounts include sales tax, delivery and installation unless specifically indicated otherwise.
 - d) If the actual cost exceeds the allowance, the CUSTOMER will pay the BUILDER the difference.
 - e) If the actual cost is less than the allowance, the BUILDER will credit the CUSTOMER with the difference.
 - f) A Change Order document will be used to keep record of payments and credits due or paid.

FIXED COST ALLOWANCE TOTAL:

SECTION SIX Options & Upgrades: (subject to logistical limitations)

*** THESE SPECIFICATIONS DO NOT ADDRESS ANY OPTIONS ***

SECTION SEVEN Items to be performed by the CUSTOMER.

- 1. **FINAL PUNCH-OUT:**
 - a) Inspect project jointly with BUILDER and compose Final Punch-out List.

SECTION EIGHT This contract specifically DOES NOT include any of the following:

*** THESE SPECIFICATIONS DO NOT ADDRESS ANY EXCLUSIONS ***