

Attachment #1:

Dated: September 6, 2018

Specifications for:

Plan and Locality Information:

House Type: Dogwood (modified)
Plans Dated: N/A
Prepared By: Graystone Homes, Inc.
Location: Rillhurst Subdivision, Lot #42
Culpeper County, Virginia

I. General Requirements

A. Utility lines:

1. Electrical connection costs will be paid for by **Contractor**
2. Telephone connection costs are not provided
3. Liquid propane (gas) buried 500 gallon tank, first fill and exterior lines will be provided by **Vendor** through an executed usage contract to revert to **Owner** upon possession of the home; gas tank and installation by **Vendor**
4. First fill provided by **Contractor** at delivery
Note: tanks are only filled to 80% +/-

B. Permits:

1. Building and Health permits by **Contractor** (as required)
2. VDOT entrance letter by **Contractor**

C. Blueprints:

1. All architectural plans, permit sets and construction copies will be the responsibility of the **Contractor**
2. **Contractor's** modified "Dogwood" single story house type constructed on a full unfinished walk-out Basement foundation with 2-car side-load Garage (Garage right); refer to **Attachment #3, Preliminary Diagrams**, for information related to these Specifications

II. Sitework

A. Surveys:

1. Site plan, BRL's/house stakeout and Wall Check by **Contractor**
2. Final survey by **Contractor**

B. Site Preparation:

1. Clearing:

- a. Heavily wooded lot conditions; clearing as required for house, driveway and drainfield locations

Note: Timber taken down during clearing becomes the property of the **Contractor**, to be removed and/or disposed of as necessary

2. Stump and brush disposal by **Contractor** (either burned, ground and dispersed on site, or hauled off-site as practical)
3. Rough grade as required for house, drainfield, and driveway locations

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(Para. II. **Sitework**, cont'd)

C. Earthwork:

1. **Excavate Foundation:**

- a. Excavate Basement, Garage and Front Porch foundations to accept footers, walls and slabs

2. **Excavate Driveway:**

- a. Excavate driveway for crushed stone covering of driveway from access road to house (approximately 10' in width and 225' in length) including 30' x 40' turnaround and 15" x 30' culvert

Note: Turnaround dimensions may vary pending grade conditions and final house siting

D. Site Earthwork:

1. **Backfill:**

- a. Backfill to grade by **Contractor**

2. **Final Grade:**

- a. Finished grade sloped away from house for proper drainage by **Contractor**

E. Soil Poison:

1. **Protection:**

- a. Pre-treatment for termite protection

F. Driveway Surface:

1. **Stone/Asphalt:**

- a. Crushed stone paving of driveway from access road to house including turnaround
- b. Asphalt paved driveway entrance (50'; as required by subdivision covenants)

G. Well and Water Connection:

1. Well and water connection shall be an **Allowance (A; L&M)** item, included in the base Contract

- a. Drilled well with casing, grout and cap to State regulations; pump, water line, pressure tank and electrical line with disconnect

H. Draintile:

1. **Exterior Draintile:**

- a. Exterior draintile at foundation wall to gravity discharge at daylight, where required

I. Drainfield/Septic:

1. Drainfield shall be an **Allowance (A; L&M)** item included in the base Contract

- a. Gravity fed hung conventional septic system, initiating under 1st floor framing (field verify outlet location); tank, distribution box and drainfield to State specifications; three (3) Bedroom installation
- b. Design and AOSE inspection are part of the Drainfield **Allowance**

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(Para. II. **Sitework**, cont'd)

J. Landscape:

1. Seeding/Ground Cover:

- a. Seeding, ground cover and fine raking to be done by **Contractor**
- b. All disturbed areas within 50 feet of new home to be graded, raked and seeded; all other disturbed areas not specifically identified to be graded (only) and overcast seeded with minimal ground cover; these areas are not considered yard area

Note: Post-settlement yard maintenance including re-grading and re-seeding of yard and non-yard areas due to erosion and washouts will be the **Owner's** responsibility.

2. Fence:

- a. Approximately 400' of 6' high wood "shadow" style privacy fence around rear yard with one (1) 3' walk gate and one (1) 6' drive gate

III. Concrete

A. Footers:

- 1. Continuous concrete footings as per code

B. Foundation Walls:

- 1. Poured concrete Basement walls at 8' - 0" +/-; Basement walkout condition
- 2. Poured concrete Front Porch and Garage walls as required

C. Cast in Place Concrete:

- 1. Poured concrete slab at Basement and Garage; elevate Garage slab to flush with 1st floor system
- 2. Poured concrete slab on at Front Porch and concrete steps to grade as required; standard Porch slab configuration with single step at front door
- 3. Poured concrete walkways (approximately 3' - 6" in width) from Front Porch to nearest point of driveway
- 4. 6'x 7' poured concrete pad at Basement walk-out door

Note: all interior concrete flatwork will be trowel finished and all exterior flatwork will be broom finished unless otherwise specified

IV. Masonry/Block/Brick/Stone

A. Brick Wythe:

Note: Brick veneer costs based on standard brick and standard grey mortar selection with running bond and "Grapevine" joints; white brick and/or colored mortar is not provided for in this proposal

- 1. Brick veneered foundation from grade to top of foundation at side and rear elevations

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(Para. IV. **Masonry/Block/Brick/Stone.** B, cont'd)

B. Stonework:

“Cultured Stone” brand (CSV, or equal) simulated mixed ledgerstone/fieldstone (80/20)

1. **Exterior Stonework:**

- a. Stone veneer (per diagram) from grade to window sill height at Garage and Master Bedroom front elevation walls and from grade to top of foundation at Garage left elevation wall and around Front Porch foundation and sides of steps

2. **Interior Stonework:**

- a. Mantel height CSV stone veneer fireplace surround at Great Room prefabricated gas fireplace with raised hearth (16” above subfloor; coordinated hearth stones), and coordinated stone mantel cap

V. Metals

A. Structural Steel:

- 1. Size and span per engineered requirements
- 2. Steel columns size and location per engineered requirements

B. Iron Rails:

- 1. Fabricated black iron grab/safety rails at Front Porch steps

VI. Wood and Plastics

A. Rough Carpentry:

- 1. All exterior and interior walls to be framed with 2x4 and 2x6 studs (as required) at 16” on center
- 2. All exterior wall sheathing to be standard 7/16” OSB
- 3. All exterior roof sheathing to be reflective coated 7/16” OSB, LP “TechShield” (or equal)
- 4. 3/4” Tongue and Groove “Huber” Advantech (OSB) subfloor, glued and nailed
- 5. 1st floor walls to be framed at 9’- 0” +/- ceiling height; Garage walls to be framed at 9’- 0” +/- ceiling height
- 6. Framing for two (2) decorative (non-active) dormers per plan
- 7. Kitchen cabinet bulkheads are not included in this Contract

B. Floor Joists:

- 1. Engineered floor system (L/480), designed by floor truss manufacturer; floor system to accommodate roll in shower pan

C. Engineered Roof Trusses:

- 1. Engineered roof trusses (overhang), designed by roof truss manufacturer, with conventional framed rafters and overbuilds as necessary to complete roof system
- 2. Vaulted and/or cathedral ceilings are not provided for in this Contract Agreement

D. Exterior Cornice:

- 1. Exterior cornice will consist of wrapped 2x6 flush rakes (1-1/2”), 2x6 fascias with 12” vinyl soffits; 12” overhang rakes at Front Elevation gables (only)

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(Para. VI. **Wood and Plastics**, cont'd)

2. 10" wrapped frieze (6" exposed) at Front Elevation (only)
3. Two (2) white synthetic decorative rectangular louvers at front elevation
4. "Craftsman" style white synthetic Front Porch columns with square base, tapered shaft and caps and bases
5. Rails at Porches, Stoops and/or steps are not provided for unless specifically identified. If required by final grade, pursuant to code, the costs to provide rails will be added in a Contract Change Order; standard field-built pressure treated barricades and secondary entrances where required
6. All other exterior cornice to be low maintenance unless otherwise specified; all exterior cornice finishes and cornice wrap to be white unless otherwise specified

E. Trim Carpentry - Materials:

1. All flat trims will be paint grade unless otherwise noted
2. See Finish Schedule (**Attachment #2**) for specific trim materials

VII. Thermal/Moisture Protection

A. Waterproofing:

1. "Deco 20" (or equal) bituminous coating on foundation wall

B. Building Insulation:

1. "Tyvek" (or equal) house wrap at exterior framed walls
2. R-13.8 blown-in cellulose insulation at all exterior framed walls (including Garage) and Garage shared walls to living space; R-11 "Kraft" (FSK) Flame Spread (or equal) at unfinished areas of Basement, per code
3. R-38 blown-in cellulose insulation at attic areas (excluding Garage); R-38 fiberglass batt insulation at vaulted ceilings and/or rafters as required
4. Floor bands to receive blown-in insulation with fiberglass insulation backing
5. Garage exterior perimeter walls insulated; attic to remain un-insulated
6. Building insulation includes air stop package

C. Roofing:

1. All roofs will be sheathed with CertainTeed "Landmark" (or equal) asphalt/fiberglass shingles with transferrable limited lifetime warranty, over 30# felt paper with Winter Guard and continuous ridge vent; roofing color to be selected by **Owner**

D. Siding - Vinyl:

1. "LP" SmartSide (or equal) 8" (7" reveal) Cedar look textured lap factory finished siding with matching corners from top of foundation to bottom of eaves and/or top of gables at all elevations (except as identified)
2. "LP" SmartSide (or equal) Cedar look textured shakes staggered edge factory finished shingle style siding at Garage and Master Bath front elevation gables (only)

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(Para. VII. **Thermal/Moisture Protection**, cont'd)

E. Cornice Wrap:

1. Low maintenance white standard vented and non-vented soffits
2. Low maintenance white metal/pvc wrapped fascias, rakes and frieze
3. Low-maintenance synthetic trimmed Garage OHD door bucks
4. Low maintenance white beaded vinyl ceiling at Front Porch

F. Shutters:

1. Five (5) sets of fixed polymer paneled (board and batten) shutters at front elevation

G. Gutters/Downspouts:

1. 5" seamless aluminum gutters with 3" downspouts and concrete splash blocks at all downspout terminations

Note: Buried gutter downspouts are not provided for in this Contract

VIII. Windows and Doors

A. Doors:

1. Exterior Doors:

- a. 3068 "Masonite" (or equal) painted fiberglass "Craftsman" style door with two (2) matching 12" sidelights and 12" rectangular full view transom above
- b. 3068 raised 6-panel painted metal insulated 20-min fire rated door at Garage
- c. 3068 1-lite (full-view; no grilles) painted metal insulated door at Dining Room
- d. 3068 1/2-lite (half-view; no grilles) painted metal insulated door at Garage service entry
- e. 6068 1-lite (full-view; no grilles) metal insulated "French" style door at Basement walkout

Note: Exterior doors are provided with low-E insulated glass inserts, synthetic brick mould, "no-rot" type door jambs (at all exterior perimeter doors), adjustable sills and color coordinated hinges

Note: Exterior door screens are not provided unless specified

2. Interior Doors:

- a. Pre-hung, 6-panel, painted hollow-core masonite interior doors with factory applied casing and color coordinated hinges

3. Garage Door:

- a. One (1) 16'-0" x 8'-0" raised panel insulated metal OHD Garage doors (no glass); "Liftmaster" (or equal) Garage door opener with one (1) keypad

Note: Double width single Garage doors equipped with openers are provided with two (2) remotes

4. Door Hardware:

- a. All exterior and interior door hardware to be "Schlage" brand F-Series "Flair" 619 (satin nickel) levered door hardware; front door to receive Schlage "Camelot" handle set

- b. All exterior perimeter swinging doors to receive deadbolts

Note: Door hinges (interior and exterior) to coordinate with hardware finish but may not be "Schlage" brand

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(Para. VIII. **Windows and Doors**, cont'd)

B. Exterior Windows:

1. Windows:

a. "Andersen" 200 Series white vinyl clad tilt double hung windows with white factory finished interiors, Low-E glass, and full screens per plan; 4-over-1 grilles-between-the-glass (GBG) configuration at front elevation, no grilles at side and rear elevations. Windows include:

- i. One (1) 2856 DH twin window at walk-out Basement
- ii. One (1) 2450 DH window at each decorative dormer

Note: Specialty windows may not be "Andersen" brand

IX. Finishes

A. Drywall:

- 1. 1/2" drywall hung and finished at 1st floor walls, ceilings, to bottom of stairs at Basement
- 2. Type "X" drywall (per code) at Garage shared walls and ceiling, hung and finished, and ready for paint; 1/2" drywall at all other Garage walls, hung and finished, ready for paint
- 3. Smooth finish at drywall ceilings (including Garage); ceiling drywall to be glued and screwed
- 4. Wall drywall to be glued and nailed with standard square corners (unless otherwise identified)

B. Flooring/Tile:

- 1. Flooring and tile work as specified in the Finish Schedule is included in the base Contract
 - a. See Finish Schedule (**Attachment #2**) for specific flooring and tile information
 - b. **Contractor's** Level 2 ceramic (CER2) tiled shower mud pan and 6' - 8" high surround and one (1) soap/shampoo niche

C. Painting:

1. Exterior:

- a. One (1) prime coat and one (1) finish coat of white exterior latex paint on exterior cornice and features (as required)
- b. One (1) prime coat and one (1) finish coat of exterior latex paint on exterior doors (one color); second color at front door

2. Interior: Two-tone interior paint: shaded white* walls and ceilings (same color) with white millwork

* "Sherwin Williams" standard color selection

- a. Kitchen and Bath walls at wet areas will be painted with one (1) prime coat and one (1) finish coat of shaded white, latex paint (one color); finish coat to be "eggshell"
- b. All other walls and ceilings (excluding Garage), will be painted with one (1) prime coat and one (1) finish coat of shaded white flat latex paint (same color)
- c. Interior millwork will be painted with one (1) prime coat and one (1) finish coat of white latex paint (one color); finish coat to be semi-gloss

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(Para. IX. **Finishes.** C, cont'd)

- d. Garage and Basement stairwell to remain unpainted
 - e. "Sherwin Williams" Supreme finish coat at interior walls
- Note:** Custom interior paint colors are not provided

X. Specialties

A. Stairs:

- 1. Unfinished carpet grade pine tread and rise box stairs at Basement

B. Stair Rails:

- 1. Unfinished fir oval handrail at Basement stairs

C. Toilet and Bath Hardware:

- 1. Plate glass mirrors to be 40" tall and approximate width of the vanity at each Bath vanity
- 2. "Moen" brand Brantford (or equal) brushed nickel finished paper holders, 24" towel bars and towel rings at each Bath
 - i. Paper holder, two (2) towel rings and two (2) towel bars at Master Bath
 - ii. Paper holder, one (1) towel bar and one (1) towel ring at Hall Bath and Powder Room
 - iii. Two (2) brushed stainless grab bars at Master Bath shower and two (2) at Master toilet

D. Prefabricated Fireplace:

- 1. "Heatilator" Novus NDV4236I, 36" direct vent, prefabricated gas fireplace with standing pilot, fan kit, standard glass front (black), CSV mantel height surround, matching raised hearth (16" above subfloor) and stone mantel cap

XI. Equipment

A. Residential Appliances: "GE" brand appliances

- 1. 23.2 cu ft SxS Refrigerator with Dispenser Model # GSS23GMKES
- 2. 30" Gas Range Model # JGB660EEJES
- 3. 30" "Spacesaver" Microwave Model # JVM3160EFES
- 4. Dishwasher Model # GDF650SMJES

Note: Appliance color is slate: "GE" brand products can be viewed at www.geappliances.com

XII. Furnishings

A. Cabinets and Vanities:

- 1. "Timberlake" Portfolio Sonoma maple (or equal) "Shaker" style recessed panel Kitchen cabinets and Bath vanities in standard finish, per **Contractor's** layout
- 2. Kitchen wall cabinets to be 42" tall, mounted with no bulkheads above
- 3. Kitchen and Bath cabinet hardware is included

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(Para. XII. **Furnishings**, cont'd)

- 4. VSB standard height vanity at Hall Bath; VSB/DB/VSB full height vanity configuration at Master Bath (standard height kneespace)
Note: VSB = vanity sink base; VDB = vanity drawer base; KS = kneespace

B. Tops:

- 1. Custom granite countertops with eased edges, standard 4” backsplashes and 8” deep double undermount stainless steel sink at Kitchen; 12” flush overhang Breakfast Bar countertop at peninsula
Note: proposal provides for Builder’s Level I granite color and edge profile selection
- 2. One-piece cultured marble tops with integral recessed oval sinks at Bath vanities

XIII. Mechanical

A. Plumbing:

- 1. CPVC “Flowguard Gold” water supply lines with PVC waste, vent and drain lines
- 2. Four (4) gas lines; one (1) each at hot water heater, furnace, range and Great Room fireplace
- 3. 50 gallon gas hot water heater at Basement
- 4. Sump pump including pump; drain to sump crock at HVAC location
- 5. Rough-in for future tub/shower Bath in Basement; ejector crock (excluding pump)
- 6. Basement floor drain (to sump crock) adjacent to hot water heater
- 7. Three (3) frost-free hose bibs: one (1) each at Front Porch, Garage and Basement walk-out door
Note: Hose bibs are not plumbed through silt filter
- 8. “Aker” 60”x 33” 1-piece fiberglass tub/shower unit, ceramic tile look and white in color, at Hall Bath
- 9. Ceramic tiled shower with mud pan at Master Bath; refer to Para. IX, sub-para B
- 10. “American Standard” Cadet “Right Height” (17”) elongated toilets, white in color, with matching painted “Church” seats at each Bath
- 11. “American Standard” Cadet pedestal sink, white in color, at Powder Room
- 12. “Moen” Brantford #6610 (or equal) faucets in brushed nickel finish at each Bath with matching Bath and shower components; one (1) standard shower head and one (1) handheld on slide bar at Master Bath shower
- 13. Connect Kitchen sink
- 14. “Moen” Arbor #7594 stainless steel faucet with pull-out sprayer at Kitchen
- 15. Laundry connections, including heavy washer emergency overflow pan with 2” drain at Laundry Room
- 16. Standard 24” white fiberglass laundry tub with “Moen” #74998 mini-blade chrome faucet at Mudroom
- 17. Water filtration/purification system not in Contract; standard silt filter is provided
- 18. Icemaker water line box at refrigerator

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(Para. XIII. **Mechanical**, cont'd)

B. Heating and Air Conditioning:

1. Single-zone mechanical configuration; “Trane” high efficiency XL16i heat pump with variable speed fan, gas back-up and zoned damper control (Master Bedroom); two (2) programmable thermostats
2. Ventilating equipment:
 - a. supply and install three (3) ducted 50 cfm Bathroom exhaust fans
 - b. supply and install ducting for one (1) Kitchen exhaust fan
 - c. one (1) dryer vent
 - d. “Aprilaire” 8126A (or equal) intermittent whole house ventilation system
3. Flue vent the water heater

XIV. Electrical

A. General Wiring Specifications:

1. All 15 and 20 ampere circuits to be wired using copper romex. Entrance cable to be wired using aluminum SEU or SER cable
2. All outlet boxes to be non-metallic
3. All switches to be standard toggle type, white in color
4. All receptacle plates to be standard type, white in color
5. All wiring to comply with current Virginia Electrical Code

B. Wiring Schedule:

1. 200-amp service and installation of underground type meter can, supplied by others
2. Wiring for one (1) gas range
3. Wiring for one (1) built-in microwave
4. Wiring for one (1) refrigerator
5. Wiring for one (1) dishwasher
6. Wiring for one (1) clothes washer
7. Wiring for one (1) 220-volt dryer circuit
8. Wiring for one (1) heat pump (gas back-up)
9. Wiring for one (1) air handler
10. Wiring for one (1) gas hot water heater
11. Wiring for one (1) well pump
12. Wiring for one (1) sump pump; pump included
13. Wiring for four (4) exterior outlets; one (1) each at Front Porch, Garage (side), Basement walkout and rear Deck level
14. Wiring for two (2) GFCI Garage outlets at 48” AFF
15. Wiring for two (2) GFCI Basement outlets
16. Pre-wiring for three (3) Bath fans and one (1) Kitchen exhaust fan
17. Pre-wiring for four (4) TV antenna outlets (RG6)¹; one (1) at each Bedroom and Family Room; Master Bedroom and Family Room outlets set-up for wall mount TVs
18. Pre-wiring for one (1) paddle fan with light kit²; Bedroom #122
19. Pre-wire, supply and install three (3) paddle fans with light kits (A); one (1) each at Master Bedroom, Bedroom #123 and Family Room

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(Para. XIV. **Electrical**. B, cont'd)

- 20. Pre-wire, supply and install one (1) surface mount wall fixture at each exterior entrance (excluding front door) (**A**); two (2) at OHD Garage Door wall
- 21. Pre-wire, supply and install surface mount wall fixtures at each Bath vanity (**A**)
- 22. Pre-wire, supply and install seven (7) surface mount ceiling fixtures (**A**); one (1) each at Pantry, Basement stairs, Foyer, Master WIC, Master Bath Hall, and two (2) at rear Bedroom Hall
- 23. Pre-wire, supply and install three (3) hanging fixtures (**A**); one (1) at Dining Room and two (2) pendants at Kitchen peninsula
- 24. Pre-wire, supply and install three (3) double flood fixtures on two (2) 3-way system; motion sensor at Garage flood
- 25. Pre-wire, supply and install eight (8) LED recessed look surface mount light fixtures (**A**); one (1) at Mudroom, two (2) at Front Porch and five (5) at Kitchen (on dimmer)
- 26. Pre-wire, supply and install one (1) wet area LED recessed look light fixture (**A**); Master Bath shower
- 27. Pre-wire, supply and install one (1) chime system
- 28. Pre-wire, supply and install of carbon monoxide and smoke detectors per code
- 29. Pre-wire, supply and install keyless lights at Basement and Garage
- 30. Pre-wire, supply and install pull-chain fixture at Attic space (above access)
- 31. Supply and install siding blocks as required
- 32. Assembly of special lighting fixtures not included in base Contract

¹**Contractor** does not wire for cable control heads, provide for TV terminals/device, additional TV or telephone outlets unless otherwise identified

²Does not include labor to hang and balance fans which is included in fan installations

C. Electrical Fixtures:

- 1. Labor and Material for **Contractor's** Standard Electrical Fixtures Package (interior and exterior) is an **Allowance (A; M)** item included in the base Contract