

Nueva Valley Subdivision, Columbus GA 31907

SCOPE OF WORK SPECIFICATIONS

Project	
Bedrooms	3/4
Bathrooms	2
Living Area	7 homes - 1248-1480 sq/ft excl. porches
Property Address	Pine Valley Drive & Dorsey Drive

1. General Provisions

- a. The construction shall be completed in compliance with the related plans and these specifications.
- b. All specifications are subject to all applicable building codes within the jurisdiction. If these specifications and applicable building codes are in conflict, the Contractor shall comply with the applicable building codes.
- c. Insurance
 - i. Contractor shall provide all employee and required of all subcontractors Workman's Compensation with statutory limits.
 - ii. Contractor shall provide standard general and automobile liability policies
- d. Contractor to obtain and pay for all required permits.
- e. A total of five progress payments will be made at the completion of:
 - i. Site work & grading
 - ii. Slab completion
 - iii. Framing completion
 - iv. Painting completion
 - v. Final completion
- f. Contractor shall comply with lien waiver requirements under OCGA 44-14-366.
- g. The Contractor acknowledges that the house shall be sold to a home buyer, and the Contractor shall transfer all warranties to the home buyer and work directly with the home buyer during the warranty period.
- h. Contractor to provide samples for review and approval by the Owner including, but not limited to: interior and exterior paint samples; flooring samples including, but not limited to, carpet, luxury vinyl plank (LVP), and ceramic/porcelain tile.

2. Site Work

- a. Site shall be cleared around house site of all trees and stumps from areas covered by building and driveway, site to be cut/graded so that adequate drainage will flow away from all sides of building.

- b. Contractor will not be responsible for damage or relocation of any private underground wires, pipes, or sprinkler systems.
- c. Fill material, if required, shall be of such to attain compaction equal to existing. Contractor is responsible for establishing swale and grading, so as to supply adequate drainage.
- d. Owner to furnish location of property pins, front and rear, and site plan.
- e. Finish grading around house to be graded to insure proper drainage, and raked smooth. The Contractor is responsible only for establishing the necessary grades and swales as part of site drainage.

3. Landscaping

- a. Sod: Meyer Zoysia Bermuda in front and minimum of 30' from rear of house. Remainder may be sprigged and/or seeded in back with wheat straw covering
- b. Plants: #1 -gallon plants, 6-10 minimum in front
- c. Trees: Minimum of 1 -2 per lot, as required per code
- d. Beds: Pine straw, 24" from foundation, 4" deep
- e. Fencing: Install 4' coated chain-link fence surrounding detention pond

4. Paving

- a. Driveway: 4" thick concrete, 3000 p.s.i. with fiber mesh. Finish to be light broom finish. No wire or polyethylene under concrete. Size and shape as shown on drawings.
- b. Sidewalk: 4" thick concrete, 3000 p.s.i. No wire or polyethylene under concrete.
- c. Patio: As per plans. 4" thick concrete, 3000 p.s.i. No wire or polyethylene under concrete.
Expansion Joint: cut with saw or hand tooled.

5. Excavations

- a. Bearing soil minimum depth below grade — 12"
- b. Contractor shall remove excess excavations (i.e. spoils) from the site if they cannot be incorporated into the final grading.

6. Footings & Foundations

Excavations of footings shall be true lines with level bottoms down to original bearing. Concrete mix, 3,000 P.S.I. Concrete footings minimum 8" below grade, 16" wide, and 8" deep. Two 4" reinforcing rods to be used continuously in footing

7. Pest Control

Soil will be treated for termites by a licensed exterminator with a five (5) year bond to be renewed by owner at the end of one (1) YEAR.

8. Floor Construction

- a. Concrete Floors: Slabs to be 4,000 P.S.I., 4" thick preformed, reinforced with fiber mesh and moisture barrier of .006 polyethylene. Fill, where required, shall be M10, free of all foreign matter and mechanically tampered, maximum 12" layers.
- b. Wood Joist: joist per Columbus Components, 2x10 2x12, and/or I-Beams, or equal as approved by Owner.

9. Exterior Walls:

- a. Framing: Construction grade spruce, size 2x4, spacing 16" on center.
- b. Entire House Bracing: 4x8 7/16 OSB
- c. Sole Plate: Single 2x4 pressure treated #2 pine.
- d. Rafter Plate Size: Double 2x4, construction grade spruce.
- e. Headers: Two 2x10's, doubled or larger, or as allowed per code.
- f. Sheathing: OSB 7 16 with House Wrap

10. Exterior Wall Finish:

Siding: 8-1/4 Hardy Text Lap no/bead, cementitious siding or equivalent

11. Partitions

- a. Stud Size: 2x4 construction grade spruce, 16" and/or 24" on center
- b. Sole Plate: 2x4 pressure treated #2 pine
- c. Door Header Sizes: (2) 2x10 or larger unless non weight bearing
- d. Blocking: Contractor to provide for bath accessories.

12. Ceiling and Roofing Framing

- a. Ceiling Joist – 2x8 construction grade spruce or pine, with spacing 24" on center unless the span requires a larger size. Strong backs shall be provided mid spans with 2x4 nailed flat, top of joist with 2x6 on edge, beside 2x4, and nailed securely.
- b. Bridging – 1x4 cross type, as required. One row spans over 12' and two rows on spans over 16'.
- c. Rafter – 2x6 construction grade spruce or pine, spacing to be 24" on center
- d. Decking – 7/16 4x8 OSB decking, Standard roof bracing throughout with two 2x4s under rafters to wall.
- e. Pitch of Roof – Pitch to be 6/12

13. Roofing, Flashing, and Gutters

- a. Shingles Architectural; weather wood
- b. Underlayment 15 1b synthetic felt
- c. Wall Flashing 4x4x10 flashing
- d. Gutter None
- e. Vent-A-Ridge Location per plan, or as typically required by industry standards

14. Exterior Mill Work

- a. Cornice
 - i. Facia Board 1x6 hardboard or equal
 - ii. Soffit Hardboard 12" and/or 16"
 - iii. Frieze Board 1x6 hardboard or equal
 - iv. Vent Hardy-soffit vented or equal
- b. Exterior Doors
 - i. Entrance 3', 6-panel metal or fiberglass door with handicap sill or standard threshold.
 - ii. Other Front entrance will have storm door, rear entrance to have security door
- c. Windows All windows to be vinyl single-hung, SDL, GBG, 4/4 Lites, low-E insulated glass with screens. All sizes and type as shown on plan.

15. Attic Access and Storage

Insulated disappearing stairwell access with minimum 64 square feet floored with 3/4 plywood or (2) runs of 1/2 plywood. Location depends on plan and heating and cooling unit location.

16. Insulation

- a. Exterior Walls - Batt insulation, minimum of R 15 or as required by code
- b. Attic - R-19 batt insulation and/or R1 38 blown insulation
- c. Windows/Doors - Foamed around all jambs
- d. Note - Insulation in conditioned areas only. Caulk all bottom plates from the inside. Caulk all outlets, switches, vents or any holes in dry wall for blower test

17. Interior Gypsum Walls and Ceilings

a. Walls

1/2" regular gypsum board with smooth finish, minimum of Level 4. Wet locations to receive moisture-resistant sum board.

b. Ceilings

1/2" gypsum board with flat, smooth finish. Ceiling height to be 9' and/or 8' within all rooms depending on plan.

18. Interior Millwork & Trim

- a. Walls - 1/2" regular gypsum board with smooth finish, minimum of Level 4. Wet locations to received moisture-resistant sum board.
- b. Ceilings 1/2" gypsum board with flat, smooth finish. Ceiling height to be 9' and/or 8' with in all rooms depending on plan.

19. Cabinetry

- a. All cabinets to be made of standard grade birch, raised to ceilings with adjustable shelves in wall cabinets, one center shelf in base cabinets and 4" drawers where applicable.
- b. Paint cabinets. Verify color with owner prior to painting.
- c. Formica (or equal) counter tops and splashes to finish to bottom of cabinets
- d. Closet Shelves to be 12" vinyl coated, metal type. 16" over washer and dryer.
- e. Hardware to be standard satin nickel finish or ORB. VERIFY WITH OWNER

20. Porches

- a. As shown on drawings. Brushed concrete finish.

21. Doors & Hardware

- a. Passage Doors 6 panel molded, hollow core, locations per plan
- b. Bi-fold Doors 6 panel, as shown on drawings
- c. Locks Schlage deadbolts, exterior key locks, satin nickel finish or equal. VERIFY FINISH WITH OWNER PRIOR TO ORDERING.

22. Finishes

a. Paint

- i. All paint to be latex. All woodwork shall be properly prepared by sanding, caulking, and filling as required to insure a good job. Interior color will be satin off-white walls with satin white trim. Exterior colors will be determined by homeowner
- ii. Exterior: Cornice, doors, windows, shutters, siding, and any other woodwork to receive a primer coat, and a second coat. Basis of desiY1 is PPG Sunproof (or equal)
- iii. Interior walls: Provide two coats. Primer to be PPG Multi-pro primer (or equal). Finish coat to PPG Speed hide Ultra (or equal)
- iv. Interior trim: Provide two coats. PPG Speed Hide (or equal)

c. Flooring

CVT glue down vinyl plank throughout entire interior

23. Accessories

Bathroom

- a. Mirrors 1/4 plate 42" hi along full length of vanities
- b. Bath Accessories Per bath - one paper holder, one towel bar, one 60" shower rod. Standard chrome finish.
- c. Window Treatments 2" white mini-blinds at each window.

Appliances

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| a. Range | Electric GE JB256RMSS smooth range or equal |
| b. Vent Hood | 30' non-ducted hood or vented depending on |
| Microwave | room layout, include microwave. Stainless steel |
| Combo | finish. |
| c. Dishwasher | Energy Saver GE model or equal, stainless steel |
| | finish |
| d. Refrigerator | Energy Saver GE model or equal, size depending |
| | on la out, stainless steel finish |
| Note | These are possible Gift-In-Kind products. Refer to |
| | RFB |

25. Plumbing

- a. Plumbing contractor shall be a licensed and reputable contractor doing business in Muscogee County, Georgia. Contractor shall have a record of good sound business practices for the past five years.
- b. Materials: All water piping to be PEX. All drain and waste pipe PVC
- c. All work to comply with current local, state, and federal Building Codes
- d. Fixtures/Trim
 - i. Toilets Kohler builder model or equal
 - ii. Lavatory Delta or equal
 - Faucets
 - iii. Shower Delta shower valve and drain or equal
 - iv. Master 5' low curb shower unit
 - v. Hall/tub 5' standard tub/shower unit
 - vi. Kitchen Sink Double compartment sink, stainless steel with Delta faucet or equal value
 - vii. Water Heater One 50-gallon high efficiency electric unit
 - viii. Other Install washing machine connections and dryer vent. Run ice maker line for refrigerator. Provide exterior hose bibbs.
 - ix. Finish All fixtures are to be brushed nickel or ORB
 - x. Service Owner to furnish water meter and sewer tap.
 - Connection Contractor to advise Owner on installation schedule requirement.

26. Heating/Air Conditioning:

- a. Heating and air conditioning contractor shall be a licensed and reputable contractor doing business in Muscogee County, Georgia. Contractor shall have a record of good sound business practices for the past five years.
- b. Contractor is responsible for strapping off, realigning and placing back any structural member he is required to remove during his phase of work.
- c. Equipment: High efficiency electric heat pump to be properly sized to cool and heat adequately, according to standards set by the manufacturer. Systems to be designed to meet Energy Code.
- d. Duct Work: To be galvanized metal with 2" foil back insulation and/or flex on main trunk line and foil back flex duct on branch lines.
- e. Registers: Filter grills on returns to be in ceilings and/or walls. Registers in ceiling.
- f. Safety Pans: Under all A/C coils with exterior main and emergency drain lines.
- g. SEER to meet code.

27. Electrical

- a. Electrical contractor shall be a licensed and reputable contractor doing business in Muscogee County, Georgia. Contractor shall have a record of good sound business practices for the past five years.
- b. Panel with circuit breakers shall be used.
- c. Service size to be determined by electrical contractor
- d. Wiring: No.14 copper wire at all receptacles and switches; No.12 and no.10 copper wire, as per code, in kitchen, and utility rooms. Service cable will be aluminum.
- e. Wiring Plan: All wiring for switched, fixtures, fans, and outlets will be done as shown on drawing. Any additions or deletions must be done in the form of a written change order.
- f. Smoke and Carbon detectors location per code
- g. Confirm lighting layout with Owner.

h. Fixtures

- i. General All lights to be LED 2700K - 3000
- ii. Dining Room Chandelier or recess according to plans
- iii. Living Room Ceiling fan with light kit, better than builder-grade
52"
- iv. Bedrooms Builder grade 52" ceiling fan with light kit
- v. Kitchen 4/6 recessed lights, additional overhead sink
lighting with dedicated switch

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|----------------|--|
| vi. Baths | Vanity light, two recessed lights and exhaust fan |
| vii. Porches | One light per entrance, wall light acceptable. |
| viii. Exterior | Four LED flood lights, one on each corner of house |
| ix. Security | Install RING doorbell system |