



**01/30/04**

## **Exhibit B**

### **Phase 1B VILLAGE D HOME SPECIFICATIONS**

#### **1. EXCAVATING AND GRADING**

The Contractor shall do all necessary excavating and rough grading. The excavating shall be large enough to permit inspection of footings after the foundation has been completed. All excess dirt shall be distributed on site by the Contractor.

#### **2. FOOTINGS**

Concrete footings for walls and piers shall be mixed in proper proportions of one (1) part cement, two (2) parts sand, and four (4) parts gravel.

#### **3. BLOCKWORK, DRAINS AND WATERPROOFING**

Shall be concrete block construction, straight, plumb and level, and as shown on plans. All joints shall be struck flush on both sides and all brick shall be fully bedded. Block thickness shall be as shown on the contract drawings. Block shall be waterproofed with Tuff-N-Dri with 2 3/8" insulation board.

#### **4. STEEL BEAMS**

Steel beams shall be as per contract drawings. Lintels to be steel with 4" bearing on each side of windows and doors, where there is masonry above.

#### **5. BRICKWORK**

All brick work shall be laid in mortar cement, with all bricks well bedded with both vertical and horizontal joints on straight lines. Brick shall be selected by Contractor.

#### **6. FIREPLACE AND MANTEL**

Heat N' Glo 6000 XLT with gas log. **Mantel, hearth and surround allowance to be \$1,000.**

## **7. BASEMENT AND GARAGE FLOOR**

Shall be laid with sufficient slope to drain and shall be a 4" re-inforced supported slab. Concrete mixture to be one (1) part cement, two (2) parts sand and four (4) parts gravel. A concrete sealer and a moisture barrier shall be placed over the soil in crawl spaces.

## **8. CARPENTRY**

Contractor shall provide all necessary labor and material and perform all carpentry work. Contractor shall lay out work and be responsible for measurements. All work to be done in a neat workmanlike manner, level, straight, plumb and true, and strictly in accordance with the plans and specifications.

### **(a) Joists and Bridging**

First floor joists to be 2 x 10 on 16" centers, grade spruce. Second floor joists to be engineered floor trusses.

### **(b) Sub Flooring**

Sub flooring shall be laid, glued and nailed to joists. All sub floor shall be 3/4" tongue and groove structurewood or equal except as noted.

### **(c) Studdings and Partitions**

Studdings shall be sized 2" x 4" and spaced 16" on centers. Single plate on bottom and double plate on top of each bearing wall or partition. First floor ceiling height shall be 10'. Second floor ceiling height shall be 9'.

### **(d) Sheathing**

All outside walls shall be covered with 1" Owens Corning Styrofoam on 2" x 4" stud walls securely nailed. Roof sheathing shall be of 7/16" OSB or equal securely nailed on rafters.

## **9. SIDING, OUTSIDE TRIM, AND VENTILATING LOUVERS**

Siding shall be Hardiplank smooth 4" to the weather. Fascia and window trim will be Pro-Trim or equal. Soffit under porches will be 3/8" beadboard.

## **10. ROOFING**

Roof material shall be Owens Corning dimensional 40 year.

## 11. GUTTERS, FLASHING, AND DOWNSPOUTS

Contractor shall and will provide all necessary labor and materials and perform gutter work under all eaves with suitable conductors connecting round aluminum downspouts with drain. The rain conductors shall be drained by PVC drains to sewer. Proper metal flashing shall be provided wherever necessary. Gutters shall be 5" half round aluminum.

## 12. EXTERIOR DOORS

Front: Shown on drawings - Fiberglass insulated

Rear: Shown on drawings - Clad wood door by Andersen

Garage: Steel insulated with operator

### Weatherstripping

Shall include outside doors weather stripped. Aluminum threshold under outside doors and weather strips on outside door jambs.

## 13. WINDOWS AND SCREENS

Manufacturer: Andersen HP with high definition grilles

Double glaze: Yes

Wood clad: Yes

All sliding door and window screens are included.

## 14. INSULATION

Flat Ceilings: R-38 blown

Sloped ceiling: R-30 batt

Walls: R-13 batt with 1" Owens Corning Styrofoam or equal

Basement Walls: R-10 2 3/8" compressed Fiberglass on exterior of block wall

## 15. STAIRS

Stairs shall be mill made as shown on plans with maximum 7-3/4" or less primed pine risers and 9" fir treads. Basement stairs shall be mill made with maximum 7-3/4" or less primed pine risers and 9" fir treads.

## 16. PLUMBING (As shown on plans)

### Master Bath – White

	Model	Make
Tub:	Overture Whirlpool K-12131	Kohler
Shower:	Cancun K-1597/8	Kohler
Commode:	Devonshire elong. K-3457	Kohler
Lavatories (2):	Pennington K-2196-8	Kohler
Tub faucet:	Devonshire T398-4-CP	Kohler
Shower head & faucet:	Devonshire T396-4-CP	Kohler
Lavatory faucets (2):	Devonshire K-394-4-CP	Kohler
Vanity top:	Formica	

### Bath No. 2 - White

Tub/Shower:	Lakewood K-1685	Kohler
Commode:	Devonshire elong. K-3457	Kohler
Lavatory:	Pennington K-2196	Kohler
Tub, shower & faucet:	Devonshire T-395-45-CP	Kohler
Lavatory faucet:	Devonshire K-393-4-CP	Kohler
Vanity top:	Formica	

### Powder Room

Commode:	Devonshire elong. K-3457	Kohler
Pedestal Lavatory:	Devonshire 27" K-2294-4	Kohler
Lavatory faucet:	Devonshire K-394-4-CP	Kohler
Vanity top:	None	

### Services

Hot water heater: Rudd, gas 50 gallon direct vent or equal

Gas log: Included

Laundry tray: Fiberglass, single part in basement

Kitchen faucet: Kohler Coralais K-15162-CP

One (1) sill cock in garage and one in the front of the home. All the above shall be properly installed and to local ordinances. Hot and cold water connections shall be made with bath tubs, shower, lavatory, kitchen sink and laundry tray. Utility lines will be run to the property line and to be paid by the Contractor. Supply lines to be 3/4" Aquapex by Wirsbo. Laterals and risers are 1/2" Aquapex. Waste lines shall be 4" schedule 40 PVC underground. Radon exhaust piping will be placed under the basement slab and extended through the roof.

## 17. HEATING AND DUCTWORK

Contractor shall provide all necessary labor and materials and perform all heating work of every nature whatsoever to be done, including the installation of heating system of sufficient size to properly heat all parts of the house. Heating system shall maintain 70 degrees F at 0 degrees F outside temperature. Registers of approved pattern and finish to be installed in all rooms. Thermostat to be provided. The heating system to be used shall consist of the following:

Furnace:	Carrier Weathermaker 9200 Gas 92% 58MXA 80-12 Deluxe
Air conditioner:	Carrier 12 SEER 2 1/2 ton 38EZA Puron Condensing Unit
Humidifier:	Optional
Air cleaner:	Optional
Rough for air:	Included
Ducts for fans:	Included
Dryer vent:	Included

**Note: Sizing of furnace and air conditioner may be changed to conform to sizing required by heat loss calculation.**

## 18. WIRING AND ELECTRICAL FIXTURES

Contractor shall provide all necessary labor and material and perform all electrical work of every nature whatsoever to be done. All work to comply with local ordinances. 200 AMP underground service shall be provided by contractor. Openings in excess of **161** shall be charged to the Owner at \$30 per opening. Special circuits shall be charged to the Owner at \$85/circuit. Openings added by Owner after rough-in phase shall be chargeable at actual cost plus 16%. Plugs, switches, and plates are almond. Floor plugs requested by Owner will be at a cost of \$275 per plug. Additional paddle fans requested by Owner will be assembled and installed at a cost of \$125 per fan. The following will be provided by Contractor as part of the base price:

Bath fan in hall second floor bath will be a Panasonic 120 CFM

Smoke detectors per code

Bath fans in powder room and master bath will be included in Electrical Fixtures allowance.

Other electrical fixtures shall be selected by the Owner and installed by Contractor. Fixture cost is to be covered by an allowance which includes all interior fixtures, bath fans except hall bath, exterior fixtures, chimes and transformer. **Electrical fixture allowance to be \$2,728.**

### Structural Wiring and integrated security system

Proprietary Guardian 147 Control panel with rechargeable gel cell battery back-up.

Deluxe keypad with pushbutton arming and three emergency buttons for medical, fire and police

Multi-zone microprocessor-based control panel to break entire system into separate zones

Inside siren-120 decibel (40 watts)

(1) electronic siren driver and amplifier with built-in 5-minute cut off timer

All perimeter access doors protected including the door to garage

One passive infrared motion detector

Telephone connection device

(1) OnQ Service Center – hub for incoming services

(1) OnQ Telecom Module – supports (6) telephone outlets

(2) OnQ Video Modules – supports (4) dual TV outlets for total of (8)

(7) OnQ Outlets

High Performance OnQ Category 5 Cabling

## **19. PORCHES**

Floor shall be 4" concrete where shown on drawings with railing.

## **20. WALLS AND CEILING FINISH**

Drywall shall be 5/8" gypsum finished smooth on walls and textured on ceilings. All joints and corners will be finished with tape and joint compound. All joints will be sanded smooth.

## **21. FLOOR FINISH**

### **(a) Tile**

All ceramic and vinyl tile shall be selected by Owner. All tile work shall be covered by an allowance. Ceramic tile on floors and showers shall be set over a cement backing board underlayment. All tile work in this section shall be in accordance with the "American Standard Specifications for Installation of Ceramic Tile" with water resistant organic adhesive, except as may be modified herein. Installation, underlayment, and tile backing board are part of the allowance.

<b>Finish Schedule</b>	<b>Floor</b>	<b>Walls Ceiling 5/8" Drywall</b>	<b>Ceiling 5/8" Drywall</b>
Entry/Foyer	Ceramic	Smooth	Textured
Living Room	Carpet	Smooth	Textured
Dining Room	Carpet	Smooth	Textured
Kitchen	Ceramic	Smooth	Textured
Breakfast	Ceramic	Smooth	Textured
Master Bedroom	Carpet	Smooth	Textured
Bedroom 2	Carpet	Smooth	Textured
Bedroom 3	Carpet	Smooth	Textured
Laundry	Carpet	Smooth	Textured
2nd Floor Hall	Carpet	Smooth	Textured
Powder Room	Ceramic	Smooth	Textured
Master Bath	Ceramic	Smooth	Textured
Bath No. 2	Ceramic	Smooth	Textured
Basement Area	Concrete	Block	Unfinished

**Flooring and tile allowance to be \$12,000.**

## **22. INTERIOR TRIM AND DOORS**

	<b>Colonial Base Mould</b>	<b>5 1/2" Crown Mould</b>	<b>2 Panel Masonite Doors</b>	<b>Steel Doors</b>
Entry	X		X	
Living Room	X		X	
Dining Room	X		X	
Kitchen	X		X	
Master Bedroom	X		X	
Bedroom 2	X		X	
Bedroom 3	X		X	
Bdm. Closet 1	X		X	
Bdm. Closet 2	X		X	
1st Floor Hall	X		X	
2nd Floor Hall	X		X	
Powder Room	X		X	
Master Bath	X		X	
Bath No. 2	X		X	
Garage				X

Base molding to be 3 1/2". Window and door casing to be 2 1/2".

**Shelving allowance to be \$900.**

## 23. HARDWARE

The Contractor shall furnish all rough hardware such as nails, hinges, window handles and locks.

Interior hardware: Schlage Plymouth, Bright Brass

Front door hardware: Schlage Camelot handleset, bright brass with Plymouth knob in bright brass on interior

## 24. SPECIAL CABINET WORK (Optional)

Location: \_\_\_\_\_

Material: \_\_\_\_\_

Finish: \_\_\_\_\_

## 25. CABINET AND APPLIANCES

### Cabinets

Supply and install kitchen cabinets including kitchen base and wall units, kitchen sink and top, vanities and vanity tops shall be included in the **cabinet allowance of \$8,000.**

### Appliances

Appliances shall be General Electric and will include a refrigerator, range, microwave, disposal, and dishwasher. **These appliances will be covered by an allowance of \$2,000.**

Other appliances such as, but not limited to washer and dryer are to be furnished and installed by the Owner. The necessary plumbing and electrical connections for these items shall be by Contractor. Through-wall venting connections for the dryer is by Contractor. Hook-up shall be by Owner.

## 26. DECORATING

Walls to be painted with one (1) coat of primer sealer and two (2) coats of Duron eggshell or equal. Ceilings will be flat finish. All wood trim will be Duron semi-gloss finish or equal. Up to three (3) different colors are considered standard. Any additional colors will be charged at \$120 per room to the Owner.

## 27. INTERIOR PAINTING

All woodwork to be carefully cleaned before any oil, filling or varnish is applied and all

rough spots to be sandpapered before filled or varnished or painted, and all nail and brad holes to be filled with putty. Stain or paint color to be selected by Owner.

## 28. EXTERIOR PAINTING

All wood sash and trim to be neatly traced. All trim woodwork shall have a finish of two (2) coats of housepaint. All exterior windows, doors, and louvers sealed with gun-type caulking compound.

Siding, trim and door colors to be selected by Contractor.

## 29. MEDICINE CHESTS, MIRRORS, SHOWER DOOR AND BATH ACCESSORIES

Medicine chests and bath accessories shall be selected by Owner and installed by Contractor. Material shall be an allowance item. Installation shall be by Contractor as part of the base price. **Bath accessories allowance to be \$250.**

Mirrors and shower doors shall be selected by Owner as part of an allowance. Installation is included in the allowance. **Mirrors and shower doors allowance to be \$1,400.**

## 30. DRIVEWAYS

Driveway material shall be concrete.

## 31. LANDSCAPING

Landscaping shall encompass all exterior activities after Contractor has machine spread the topsoil and completed the walks and driveways. Contractors shall provide all landscaping.

## 32. CONSTRUCTION UTILITIES

The Contractor shall furnish all heat, light, water, and power needed for his operations during the construction period.

## 33. CLEAN-UP

General clean-up will be done during construction and prior to occupancy. Contractor will remove debris, broom clean the unit and dust all cabinets and woodwork prior to occupancy.

## 34. MISCELLANEOUS

The mail box shall be provided by Contractor.

### 35. EXTERIOR MATERIAL AND COLOR SELECTIONS

Siding Color: \_\_\_\_\_

Trim Color: \_\_\_\_\_

Brick Type: Caledonia    Brentwood    Virginian    (with teak shingle)

Mortar Color: \_\_\_\_\_

Window Color: \_\_\_\_\_

Shingle Color: \_\_\_\_\_

Accent Color: \_\_\_\_\_

(front door, shutters, etc.)