

PROPOSAL SCOPE OF WORK

Our proposal includes the following trades or items of work:

- Excavation-excluding fill import or export
- Concrete foundation and interior flatwork
- Structural Steel
- Rough Carpentry
- Roofing
- Exterior Soffit, Gutters & Downspouts
- Thin Veneer Manufactured Stone
- Cedar Siding and Trim
- Windows & Exterior Entry Doors
- Garage Doors
- Insulation
- Drywall
- Millwork
- Stairway
- Countertops
- Finish Hardware
- Painting
- Cabinetry
- Ceramic Tile
- Hardwood Floors
- Carpet
- Miscellaneous Items
- Mirrors, Shower Doors
- Bath Accessories Allowance
- Plumbing
- HVAC
- Electrical
- Electrical Fixture Allowance
- Appliances
- General Conditions- Temporary drive, utilities, cleanup
- Overhead and Profit
- Architects Fees

SCOPE OF WORK

Materials and Finishes

- Cedar siding, wall shingles and trim prefinished w/ two coats solid stain 10 year warranty
- Manufactured stone veneer on exterior.
- Architectural asphalt shingle roof, 30 year warranty- Ice and Water perimeter membrane
- Aluminum Gutters, Downspouts, Soffits
- Pella thermopane double hung windows
- Engineered floor joist system
- Housewrap and engineered sheathing at exterior walls
- Therma Tru front entry door system with custom transom
- Therma Tru entry doors at laundry room, and garage to laundry
- Carriage style insulated metal garage doors
- R 15 wall insulation w/ housewrap, R 38 ceiling insulation
- High efficiency (93%) furnace, high efficiency Air conditioner (13 SEER)
- Tankless High Efficiency water heater
- 200 amp electrical service
- Sump pit and pump, ejector pit and pump
- 3 ¼ " MDF painted trim at doors and windows #24112-CA
- 7 ¼" MDF 20232-EB painted base at first floor 5 ¼ MDF 20168-EB painted base at second floor
- 5 1/2 " and 7 1/4" MDF painted crown moldings
- Two panel raised molding painted interior doors #110/112
- Emtek entry and interior door hardware
- Custom stairway by Designed Stair, red Oak treads. railings (type) and newels (type), poplar painted risers and balusters (type)
- 2 ¼" select oak flooring, stained and varnished at foyer, living room, dining room study, powder room, butlers pantry, kitchen, breakfast and family rooms, stair landings and second floor hallway.
- Ceramic tile floors at baths 1 & 2 (6x6), and master bath (mosaic)
- Ceramic wall tile at showers and tubs (3"x6")
- Porcelain ceramic floor tile at laundry
- Kohler faucets and fixtures, national fiberglass whirlpool and shower base (Powder Room)
- Frameless 3/8" shower door at master bath, semi frameless shower enclosure at Powder Room
- Granite countertops in kitchen
- Granite or marble vanity tops at baths 1, 2 and master bath
- Dura Supreme "Crestwood" series painted and stained cabinetry- (\$35,000 allowance)
- Berber carpeting at bedrooms 1,2,3, frisee at master bedroom and master closet
- 48" GE Monogram Range (ZDP48N4GHSS) Jenn-Air French door Refrigerator (JFC2089TBK) Bosch Integra 500 dishwasher (SHV45M03), Sharp 24" drawer microwave (KB6025SS)