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SPECIFICATION LIST

10. **PLANS AND PERMITS** The Contractor shall provide all necessary plans and procure permits for building, plumbing, electrical, and mechanical as needed, and inspections to facilitate the construction of a 20' x 20' addition with full bathroom. The Owners are responsible for any other permits including variances if necessary.

20. **SITE PREPARATION** The Contractor shall make all necessary changes as indicated by plans. This will include:

- A. Remove approximately 150 square feet of siding where the addition will tie into the house.
- B. Remove approximately 4 linear feet of exterior load bearing wall in the dining room and install a header for a door. See drawings for location and installation details.
- C. Relocate the electric wiring in the wall between the new addition and the house as needed.
- D. Remove the existing siding from the second floor of the house as needed to tie in the new roof.
- E. Remove one downspout located on the rear of the house and save for reuse.
- F. Removing the awnings from the dining room and bedroom windows.
- G. Remove the twin double hung window from the dining room. Frame up the opening as needed.
- H. Remove the twin double hung window from the second floor bedroom. Frame up the opening as needed to install fixed transom window.
- I. Provide access in the foundation between the house and the addition.

Note: The Owners are responsible for the removal of all personal possessions from the work area prior to the start of construction including plants, shrubs, trees, and furniture. The Contractor shall make an effort to prevent dust intrusion into the existing structure during construction, but some intrusion will occur. The Contractor shall advise owner when the possessions will need to be moved.

40. **CONCRETE** The Contractor shall excavate and pour approximately 70 linear feet of 10" deep by 20" wide continuous footing using 3000 psi. concrete. The bottom of the footings shall be 12" below grade and the footings will have three 1/2" reinforcing bars installed before the concrete is poured. The soil removed during excavation shall be placed in a pile within 10 feet of the addition.

Some of the soil will be used as back fill and the remainder shall be left for the Owner to spread around or remove.

Sample Addition

50. MASONRY The Contractor shall construct an 8" block and 4" brick foundation for the new addition, with grade vents and a 16" x 32" metal access door. The new foundation shall be high enough to allow the floor system of the addition to match up with the existing floor in the adjoining room. The new brick and mortar shall closely match the existing. Due to age and varying manufacturing processes an exact match can not be guaranteed. The Contractor shall construct a 3' x 3' brick stoop with a concrete platform and brick steps outside the new entry door. The new brick shall closely match the existing, however, due to age and manufacturing processes, an exact match can not be guaranteed.
60. FLOOR FRAMING The Contractor shall frame the floor system on the new addition using 2 x 8 yellow pine floor joists, a pressure treated 2 x 6 sill board and a pressure treated 4x8 built up center beam. The sub floor will be 3/4" T&G plywood, glued and nailed to the floor joists. A 12" wide, 6 mil black plastic material will be installed on the top of the new foundations prior to the installation of the sill board. The Contractor reserves the right to substitute materials of equal or better quality in an effort to match floor elevations. The Contractor will brace up the floor in the dining room by installing a support beam as needed.
70. WALL FRAMING The Contractor shall frame all wall areas as drawn using spruce 2"x 4"s spaced 16" on center. All required cripples, headers, bracing and jacks shall be installed in accordance with local building codes. All new exterior walls shall be covered with 1/2", three ply, CDX plywood sheathing and **Tyvek** or a similar house wrap.
80. ROOF FRAMING The Contractor shall construct a roof system using scissors trusses spaced 16" on center. The exterior pitch of the roof will be approximately a 5 in 12. The interior pitch of the ceiling will be approximately a 2.5 in 12. The Contractor shall install 1/2", 4 ply, CDX plywood sheathing over the new trusses and use the necessary hurricane clips and ties as required by code to attach the trusses to the wall framing.
90. ROOFING The Contractor shall install 15 lb. felt and standard 20 year three tab fiberglass shingles on the addition. The area where new roof meets second story structure will be step flashed using aluminum flashing. Roll out ridge vent will be installed under the ridge caps on the addition. The Contractor shall make a reasonable attempt to match existing shingles as close as possible, however a perfect match can not be guaranteed. 5" K style seamless aluminum gutters with down spouts will be installed on the new addition only. The color shall match the existing as close as possible.
100. EXTERIOR TRIM The Contractor shall fabricate and install wood exterior trim, on the addition, to closely match the trim on the house, including rake boards, fascia boards and frieze boards. All new wood trim on the addition will be covered in aluminum. The aluminum color will match the

existing as close as possible. The soffits on the addition will be covered in perforated vinyl panels to allow ventilation to the attic.

Sample Addition

110. SIDING The Contractor shall install 8", double 4 vinyl siding on addition. The Contractor shall make a reasonable attempt to match the existing siding in color and style, however a perfect match can not be guaranteed.
120. DOORS The Contractor shall furnish and install one **ThermaTru Smooth-Star**, 3-0 x 6-8 nine light fiberglass door with oak threshold, grills between the glass, brass lockset and deadbolt.
130. WINDOWS The Contractor shall:
- A. Furnish and install one **Simonton ProFinish** 2-0 x 3-6 double hung, vinyl window with insulated glass in the addition.
 - B. Furnish and install one **Simonton ProFinish** 3-0 x 3-2 double hung, vinyl window with insulated glass in the new bathroom.
 - C. Furnish and install one twin **Simonton ProFinish** 3-0 x 4-6 double hung, vinyl window with insulated glass in the addition.
 - D. Furnish and install one **Simonton ProFinish** 3-0 x 3-8 double hung, vinyl window with insulated glass in the new addition.
 - E. Furnish and install one **Simonton ProFinish** 3-0 x 4-6 double hung, vinyl window with insulated glass. This window is an egress window and will be installed in the side wall in the upstairs bedroom where the twin window was removed.
 - F. Furnish and install one **Simonton ProFinish** 6-0 x 2-0 fixed transom vinyl window with insulated glass in the upstairs bedroom on the wall where the twin window was removed.
140. PLUMBING The Contractor shall provide water supply lines, drain lines and a vent stack in the new bathroom and furnish and install:
- A. One **Aker BF-S63-BR-STL**, white, barrier free shower stall. This shower unit features a **Delta 11T5143** shower faucet with hand held shower on an adjustable slide bar, an "L" shaped fold down seat, an "L" shaped grab bar and a shower curtain rod.
 - B. One 42" wide by 19" deep cultured marble, white on white vanity top with integral oval bowl, backsplash and sidesplashes.
 - C. One 42" x 18" two door, raised panel vanity cabinet with light colored stain.
 - D. One **American Standard Cadet 22998.012**, two piece, white, elongated, 1.6 gallon special care toilet with standard toilet seat.
 - E. One **Delta 3530 LHP** lavatory faucet, in chrome with H24 handles and A24 accents.
 - F. A pvc "pan" will be install in the bathroom with a floor drain located outside the shower.
150. HEATING & COOLING The Contractor shall provide heat and AC in addition by adding or extending duct work from existing duct system. The floor diffusers shall be 4" x 10" gray or brown metal. Any floor registers removed during tear out will be relocated as needed. This Specification List does **not** include an upgrade to or replacement of the existing HVAC system.

Sample Addition

160. ELECTRICAL The Contractor shall wire the additions to code and install the following items:
- A. A total of eight perimeter duplex outlets in addition.
 - B. Switches for lighting as indicated on the drawings.
 - C. One phone outlet in the addition.
 - D. One cable TV outlet in the addition, run from the existing interface.
 - E. Two recessed lights in the new bathroom.
 - F. One **NuTone LS100** in the new bathroom. This fan will be vented through the roof.
 - G. One GFI receptacle in the new bathroom over the vanity base cabinet.
 - I. One GFI receptacle with wet location cover on the wall outside the new door.
 - J. One wall mounted light fixture outside the new door. See drawings for switch and fixture location. The fixture allowance for this light is \$40.00
 - K. One 52" **Craftmade** ceiling fan with a single globe light kit in the addition. See drawings for switch and fixture location. The total allowance for the fan and light kit is \$165.00
 - L. Two 3 foot long, twin tube, flush mount fluorescent light fixtures with switches and lens covers in the ceiling or on the wall in the addition closet.
 - M. "Home run" wires as needed to the existing panel box in the garage. The Contractor shall run the new wiring concealed back to the panel if possible. Any wiring not concealed will be placed in wire molding.
 - N. Provide one underground 110v wire to the storage shed in the back yard.

NOTE: All electrical work shall be run from existing panel box provided the service equipment and / or parts are still manufactured and are reasonably available. This contract does not include provisions for replacement of the panel box or the installation of a new sub feed or a service upgrade. The Electrician shall

review with the owner the location of all switches and fixtures prior to wiring. Any additional electrical needed or requested by the owner shall require a written Change Order.

170. INSULATION The Contractor shall install the following in the new addition only:
- A. R30 kraft faced fiberglass batts in the ceiling.
 - B. R13 kraft faced fiberglass batts in walls.
 - C. R19 kraft faced fiberglass batts in floor.
 - D. 4 mil plastic on the ground in the crawl space.
 - E. Insulation baffles in the end spaces of the trusses.

180. INTERIOR WALL The Contractor will install ½" moisture resistant sheetrock on the walls in the new bathroom and ½" regular sheetrock on the remaining new walls. The sheetrock will be taped, tacked and finished for painting.

190. CEILING COVERING The Contractor will install ½” moisture resistant sheetrock on the ceiling of the bathroom and ½” regular sheetrock on the remaining ceilings. The sheetrock will be taped, tacked and finished for painting.
200. TRIM The Contractor will furnish and install:
- A. Interior trim necessary to complete the addition. This will include ¾” base and ¼” case molding. The new trim shall be clear yellow pine and similar in profile to the trim in the house. All molding shall be free of finger joints and large knots. The windows will be trimmed to match the windows in the house.
 - B. One 2-8 x 6-8 prehung six paneled **Elite** door on the bathroom.
 - C. Two 3-0 x 6-8, double prehung six paneled **Elite** door units on the closet. Each 3-0 door unit will consist of two 18” door panels.
 - D. One 3-0 x 6-8 prehung six paneled **Elite** door from the house to the addition.
 - E. One 16” wide or 12” wide, coated wire shelf and rod.
220. SPECIALTIES The Contractor shall:
- A. Furnish and install one **NuTone CMB24** metal recessed body medicine cabinet with a *CSD305* beveled edge mirrored door on the wall to the left of the new sink. The cabinet will be recessed.
 - B. Furnish and install one set of chrome bath accessories in the new bathroom. This will include two 24” towel bars, one soap holder and one toothbrush/tumbler holder over the sink.
 - C. Furnish and install one plate glass mirror over the bathroom sink.
 - D. Furnish and install two stainless steel grab bars, one on the wall to the right of the toilet and one on the wall behind the toilet.
230. FLOOR COVERING The Contractor shall install standard (one color, no pattern) 4 x 4 or hex , mud set ceramic floor tile in the bathroom with matching ceramic base. The Owner will have a choice of standard white or off-white color for the tile. A low pile commercial grade wall to wall carpet will be installed in the hall and new bedroom. The carpet will have an installed allowance of \$25.00 per square yard.
240. PAINTING The Contractor will paint the walls, trim and ceiling, in the new bathroom, bedroom and closet with 2 coats (one color) of a premium paint. This does not include any wall paper or staining.
250. CLEAN UP The Contractor will maintain a construction dumpster on the premises and clean up all debris at end of the job. The job site will be kept broom swept daily. During the progress of construction, the owner may order changes or extra work. Such work constitutes a Change Order and shall be specified in a written Change Order signed by both the Owner and the Contractor and shall be paid for upon substantial completion of the work.