

Bluestone Custom Homes

Mosaic Ridge Lot 28

Scope of work

Bluestone Custom Homes proposes to provide labor and materials necessary to complete the following work at Lot 28 Mosaic Ridge.

1. Install and maintain silt fencing at perimeter of lot for duration of construction.
2. Scrape and stockpile topsoil for re-use
3. Layout and stake foundation on lot.
4. Excavate for new basement foundation per plan. Contract includes Bluestone Custom Homes time to verify as built conditions at current house site.
5. Pour footing and foundation walls per plan. Backfill footing with clear stone, inside and out.
6. Damp proof walls and apply 2" rigid foam insulation. Brace walls prior to backfill, and install sump crock.
7. Backfill exterior foundation drain with clear stone. Haul and dispose of excess fill.
8. Install 2" foam insulation under basement slab, and pour 3" thick slab.
9. Frame 36' of partial exposure wall, and install (2) egress compliant windows. Install siding, insulation and drywall. Spray foam box sill to R-19 minimum.
10. Build stairs to main level, and drywall stairwell. No finish.
11. Install sewer and water laterals, and all underground work including rough for full bath in basement.
12. Connect underground work to waste and water lines stubbed down through floor. Install water heater, water softener, utility sink, and gas piping to furnace and water heater.
13. Install 200 amp electrical service, and connect to circuits stubbed down through floor. Install 1 circuit to garage. Provide lighting and switching for basement, and connect to all mechanical systems.
14. Install gas forced air furnace and air conditioner, and all related ductwork, registers and controls.
15. Concrete work for garage slab, 65' of ribbon driveway, 22' of sidewalk, and city driveway approach. Cut and remove curb for driveway approach.
16. Build entry deck. See allowances in Addendum #1
17. Build 12 x 22 detached garage, to match garages planned for remainder of Mosaic Ridge.
18. Removal and disposal of all waste related to work listed above. Provide and maintain temporary toilet facilities for a period of thirty days, or until final plumbing connections are complete.
19. Fine grade and seed entire lot, and provide landscape plantings and trees to meet with design guidelines.
20. Final clean finish surfaces and fixtures inside, and clean glass inside and out.
21. Maintenance and watering of lawn and plantings, mowing of lawn, and snow removal for as long as unit is used by Bluestone as sales office.

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Specifications

Foundation- 8 x 16 poured concrete footing, with Form-a-Drain footing forms. 8" x 7'-9" poured concrete foundation walls with (2)-#4 steel reinforcing rods at top of wall, and doweling wall to footing. Footing forms to be backfilled with 1" clear stone fill, inside and out. Form ties to be removed, and outside of wall to be sprayed with Tuff-N-Dri damproofing coating, with 2" rigid foam insulation installed over coating. Above grade foam to be covered with cement based foundation coating.

Concrete Flatwork-Interior basement slab to be 3" thick, installed over 2" rigid foam insulation. Exterior driveways and sidewalks to be 4" thick with fibermesh reinforcing. Garage slab to be thickened to 4", thickened to 1' at edges, with rebar and fibermesh reinforcing. All exterior flatwork to be placed on top of 4" compacted $\frac{3}{4}$ " gravel base. All exterior flatwork to have sealer applied.

Plumbing-Drain work to be PVC, water lines to be PEX. Water heater to be gas fired 50 gallon Bradford White .67 AFUE. Water softener to be Capital WS-24 metered. Provide (2) outside frostproof hose bibs, and gas piping to furnace and water heater. Additional fixtures can be piped for \$250 each.

HVAC-Furnace to be Carrier Performance 96% AFUE two stage sealed combustion natural gas. Air conditioning to be Carrier Comfort 16 Seer single stage. Provide and install ductwork, registers and controls for single zone system.

Electrical-200 amp 40 space main breaker service and connection of stubbed circuits from main floor. Sump outlet, furnace, water heater and softener connection. 1 smoke detector, 5 keyless fixtures with bulbs, and one 20 amp circuit trenched to garage.

Garage-12'x24' wood framed detached garage. 9x7 overhead door with opener, and steel service door. Roofing to be Certainteed Landmark dimensional shingle, and siding to be Certainteed Smartside(or equivalent) siding and trim, painted two coats.

Landscaping-Limestone retaining walls as necessary at partial exposure, with filter fabric behind. Fine grade and seed entire lot, and provide and install plantings and trees per Mosaic Ridge Architecture and Landscape Guidelines.

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Exclusions

The following items are excluded from the building contracted dated 4/2/2014:

1. Plans necessary to obtain permits for any work related to construction of house.
2. Moving or placement of house onto foundation.
3. Securing of house to foundation.
4. Connection of house modules, or any related trim, flashing, siding, roofing or finish work, interior or exterior.
5. Any worked deemed necessary by local officials to assure the relocated structure is compliant with local building codes or regulations.

Additionally, any work not specifically listed in the scope of work document, is also excluded from Bluestone Custom Homes contract.