

The following memorializes the Statement of Work (SOW) for the design and implementation of work and new construction at 108 Lee Circle, Locust Grove, Virginia. **Configuration date 3/1/2017**

WBS Item #	Description
0	Demolition and removal of existing structure
1	Foundation
1.1	Make sure the poured foundation is sealed.
1.2	GeoMat waterproofing board
1.3	Grading sloped away from home.
2	First Floor - nine foot ceilings, all windows (except gable windows) cleanable from inside, foam insulation
2.1	Kitchen
2.1.1	Granite countertops with backsplash, w/ electric receptacles in granite
2.1.2	large single sink with sink drawer and disposal unit (will include tilt our tray if it fits)
2.1.3	extra heated hot water spigot (Insta-hot) on sink
2.1.4	faucet ware model/type TBD
2.1.5	dishwasher model/type TBD
2.1.6	refrigerator top/ freezer bottom (French style = 2 doors with freezer drawer) - model/type TBD LG or GE
2.1.7	GE microwave with oven underneath - with microwave as entire field replaceable unit
2.1.8	"soft close" hinged cabinets with under lighting
2.1.8.1	double silverware drawers
2.1.8.2	double trash can drawer
2.1.8.3	cookie sheet drawer
2.1.8.4	spice rack (not in corner)
2.1.9	oven below kitchen island
2.1.10	sliding glass doors to screened in porch (no grids)
2.1.11	dimmer switched lights over kitchen
2.1.12	HVAC vent right under sink area
2.1.13	elevate bar on cabinet by sink
2.1.14	elevate bar on kitchen island
2.1.15	dimmable lighting over kitchen island
2.2	Great Room
2.2.1	Boxed beam cathedral/vaulted ceiling with full windows floor to ceiling
2.2.2	stone fireplace with raised stone hearth
2.2.3	install Buyer provided TV attachment with moveable arm on wall
2.2.4	multi-speed ceiling fan
2.2.5	sliding glass doors to deck (no grids)
2.2.6	no windows on TV side of Great room
2.2.7	recessed lights with dimmer switches
2.2.8	electric plug near mantel for Christmas lights
2.2.9	built-in book shelves painted white
2.2.10	two (2) electric floor outlets, final install to be completed after furniture is moved in
2.3	MBR
2.3.1	install Buyer provided TV attachment on wall
2.3.2	multi-speed ceiling fan with remote control speed & dimmer light
2.3.3	two small spot lights over bed
2.4	MBR bath
2.4.1	Shower
2.4.1.1	Riverstone flooring for MBR shower
2.4.2	double marble vanity
2.4.3	separate pocket doored toilet room
2.4.3.1	easy load toilet paper dispenser
2.4.3.2	raised toilet - American Champion # 4

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2.4.3.3	obscured window on exterior toilet room only
2.4.4	large ceramic tile floor
2.5	MBR walk-in-closet - wooden shelf and rod
2.6	1st Floor laundry / mudroom / sink
2.6.1	ceramic tile floor
2.6.2	double pocket door with option for barn-door
2.6.3	tall cabinets over washer and dryer
2.6.5	closet
2.7	Dining Room (must fit with antique corner cabinet w/ 35" sides, 57" diagonal)
2.7.1	dimnable lights/chandelier
2.8	Powder Room
2.8.1	dimnable lights
2.8.2	raised toilet - American Champion # 4
2.8.3	pocket door
2.9	Screened-in porch
2.9.1	hose bib on screened porch
2.9.2	two (2) electrical outlets on screened porch
2.9.3	ceiling fan and four (4) canned lights in the ceiling
2.9.4	sliding door access to screened-porch
2.9.5	LED lighting under rails
2.9.6	wood ceiling
2.10	Open deck (Trex composite decking)
2.10.1	stainless steel horizontal round powdered aluminum deck rails 4" spacing
2.10.2	gas line to grill
2.11	2.5 car garage Amarr-Classica Lucerne door w/ Seine window (Castle Rock Hardware)
2.11.1	hook and peg-board array to hang tools on left wall facing
2.11.2	2-part epoxy garage floor
2.11.3	electrical outlets - 1 on each wall
2.11.4	Garage key pad - outside leftmost garage door when facing house
2.11.5	electric garage door openers with two (2) remotes
2.12	engineering h/w flooring throughout 1st floor
2.13	front porch 4' wide with curve bumping out four feet
2.13.1	front porch of Seaport Blue flagstone, no railings with 8" columns
2.13.2	GFCI plug on front porch
2.13.3	light on front porch
2.14	Foyer
2.14.1	Closet to right of door
2.14.2	dimmer switch on light
2.14.3	fiberglass front door and windows per photo in architectural drawings
3	Second Floor with closed cell flash and blast foam insulation
3.1	Bedroom 4 (over 2.5 car garage) with window seat
3.1.1	carpeting
3.1.2	large dormer window facing front of house as per architectural drawings
3.1.3	CATV outlet
3.2	2nd Floor Full bath with 3' x 3' pre-form shower
3.2.1	tile flooring
3.2.2	raised toilet - American Champion # 4
3.3	Second floor storage area fully decked plywood (for maximum storage)

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4	Basement
4.1	Basement Gary Office (aka Bedroom 3)
4.1.1	CATV outlet
4.1.2	laminate flooring
4.1.3	closet with all shelves (as in a pantry)
4.2	Full bath w/ raised toilet - American Champion # 4
4.3	Basement Kitty Office (aka Bedroom 2)
4.3.1	carpeting
4.3.2	CATV outlet
4.4	Bedroom 5
4.4.1	carpeting
4.4.2	CATV outlet
4.5	Full bath w/ raised toilet - American Champion # 4
4.6	Basement family room
4.6.1	laminate flooring
4.7	Large storage room #1 (price option for having drywalled)
4.7.1	tankless hot water heater
4.7.2	utility sink
4.7.3	water hook-up for refrigerator ice-maker
4.8	Regular concrete patio under screened-in-porch and deck (include option for flagstone)
4.8.1	4 keystones in arches
4.8.2	PVC squared wrapped beams
4.9	hose bibs on all four sides on outside
4.10	electrical outlets on all four sides on outside
4.11	2-zone HVAC with programmable thermostats with piggyback for bonus room
4.11.1	built-in humidifier
4.12	Outside Shower on concrete pad adjacent to bedroom 2
4.13	Basement stairwell
4.13.1	two (2) flush wall lights on stairs same side as railing
4.14	Basement closet by stairs to have shelves (treat as a pantry)
5	Landscaping Yard
5.1	Lawn irrigation system
5.2	curved poured concrete/flagstone walk-way from house to dock
5.3	Floodlights all four sides of house (stair-side motion detector)
5.4	fully sodded lawn
5.5	underground conduit running from house to dock for dock electricity and water
6	Hip roof, fungus free shingles
7	Exteriors
7.1	Fieldstone Flint vinyl with stone
7.2	Sidewalk and front porch flagstone
7.3	MI windows pull in for cleaning
7.4	grids on front of house, no grids on side or back windows
7.5	Vinyl Board and Batten window shutters
7.6	Cupola from Warrington
7.7	enclose exterior mechanicals with lattice
8	Miscellaneous
8.1	keep all light switches close to doors

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WBS Item #	Description
8.2	Buyer will purchase a Line to Neutral only surge protective device (SPD) with a Voltage clamping rating at no more than 360 volts. The SPD shall not have a ground connection. The Builder's electrical contractor shall install the SPD on a 20 amp circuit breaker. Builder/electrical contractor shall provision facilities so that all electrical service, phone, cable modem and CATV service providers can ingress the building in reasonably close proximity to the circuit breaker box; in addition, <u>builder/electrical service contractor will provision facilities so that all electric, phone, modem and CATV services can all be electrically referenced and bonded to a common bonding network (all electrical service grounds must be bonded together at the same physical point). Builder to verify less than 25 ohms to ground per the National</u>
8.3	Dual Fault Circuit Interruptor (DFCI) circuit breakers