



Specification and Material Selections

Owner: Grandfather Homes, Inc.
Lot/Address: 3217 Maymont Place
Plan: Barnhardt Estate- Mermans Architecture and Design

10' Main level
9' Upper level
18' Addition level

Scope of Work: Restore, Remodel, Addition

RESTORING

Foyer:

- Replace hardwoods as needed & refinish / new quarter round
- Place statue in coat closet in basement
- Remove mirrors
- Re-plaster as needed, repaint all trim / walls / ceilings – same color
- Replace:
 - (2) Wall sconces
 - (1) Chandelier
- Refinish stair railing / treads / risers as needed
- Replace HVAC return cover
- Re-key front entry door and touch up / refinish

Living Room:

- Refinish hardwoods
- Replace (4) sconces
- Touch up molding
- Remove mirrors
- Clean fireplace and replace log sets
 - OR see if it can go back to wood burning
- Repaint and re-plaster

- Missing key hardware / adjust doors as needed

Solarium:

- Replace vinyl with like kind or tile
- Replace (4) sconces
- Remove mirrors and wall art
- Demo bar
- Repaint and re-plaster
- Adjust doors / missing key hardware

Master Bedroom:

- Need fireplace surround – replicate living room
- Remove mirrors
- Refinish hardwoods
- Replace light fixtures
- Restore or replace gas logs
- Repaint and re-plaster
- Touch up molding

Sitting Room:

- Replace hardwoods as needed & refinish
- Open up and realign paneling into dining room
- Open up and connect to breakfast room
- Convert fireplace to pass-thru
- Repaint, re-plaster and re-stain
- Adjust doors and replace missing hardware
- Touch up moldings

Dining Room:

- Refinish hardwoods
- Repaint and re-plaster
- Adjust doors and replace missing hardware
- Touch up moldings
- Replace chandelier

Side Entry:

- Replace door hardware
- Repaint and re-plaster; add moldings
- Adjust (2) closet doors

Upstairs Guest Suite:

- Fireplace mantle – same as downstairs
- Replace light fixtures
- Refinish floors
- Repaint and re-plaster
- Touch up moldings
- Adjust doors and replace missing hardware
- Adjust and clean wardrobe glides / replace missing hardware

Guest Suite Sun Porch:

- Replace (3) ceiling fans
- Touch up clay tile flooring and base
- Re-finish metal railings

Guest Bath:

- Adjust wardrobe and replace missing hardware
- Clean tile floor and surrounds
- Adjust doors and replace missing hardware
- Replace toilet
- Replace sink faucet
- Keep all bath accessories – including medicine cabinet, mirrors and wall lights
- Replace closet light fixture
- Replace bath fans
- Remove mirror top of vanity – keep mirrors on doors

Upstairs Hall:

- Adjust doors and replace missing hardware
- Refinish floors and add quarter round
- Repaint and re-plaster
- Touch up moldings
- Open up door and false ceiling to attic
- Review finishing attic as a rec room
- Remove paper and pins from closet shelving

Upstairs Right Rear Bedroom:

- Refinish hardwoods
- Repaint and re-plaster
- Replace light fixture
- Adjust doors and replace missing hardware
- Touch up moldings

Upstairs Right Front Bedroom:

- Same as Right Rear Bedroom

Jack and Jill Bath:

- Clean tile and tub
- Keep sink, fixtures, medicine cabinet, mirrors and attached light
- Replace toilet
- Possibly replace vanity light
- Replace shower head
- Repaint and re-plaster
- Bath fan?
- Adjust doors and replace missing hardware
- Clean heater face

Servant Quarters Hall / Rooms / Bath:

- Touch up and clean wardrobe glides and replace missing hardware
- Refinish floors
- Repaint and re-plaster (remove wallpaper or screen over)
- Remove tree branch from closet
- Replace light fixtures in bedrooms
- Adjust doors and replace missing hardware
- Bath – Remodel vanity so it's built-in
- Bath – Replace toilet and deep clean everything else

Servant Quarter Stairs:

- Refinish floors and treads
- Touch up moldings
- Repaint and re-plaster

Garage:

- Replace garage doors with remote openers – flat panel with existing port holes
- Strip garage walls and shelving / peg board

Basement:

- Repaint
- Deep clean bath and floors
- Interior waterproofing

Windows and Doors – Keep ALL existing:

- Replace glass as needed
- Rework / replace hardware as needed
- Re-glaze
- Rework shutters to operate at all original locations (if price is prohibitive, disregard operation feature)
- Disregard screens with exception of solarium
- Keep valances if operational

Exterior Veneer / Finishes:

- Touch up brick as needed
- Replace wood trim as needed
- Repaint full exterior, including shutters
- Gutters TBD depending on slate / cedar / concrete
- Install crawl door and poly inside
- Grind stump at side entry courtyard, Replace with rush and run courtyard fitting for bistro layout
- Refinish decorative metal work

REMODELING***Engineer assessment per new plans****Master Bath and Closet:**

- Demo accordingly
- Replace with specs in next section

- Implement and reuse wardrobes if possible

Kitchen into Scullery / Laundry / Drop Zone / Butlery / Powder

- Replicate dental / crown molding
- Repurpose both kitchen sink and fixtures
- Implement double swinging doors into new plan
- Repurpose utility sink and faucet fixture into new plan
- Restore laundry room door
- Place powder bath at existing range location

Mechanicals:

- Electrical
 - Update accordingly throughout
 - Demo existing security equipment
 - Update basic AV package
- HVAC
 - Demo and update accordingly
 - Review option to condition attic
- Plumbing
 - Demo and update accordingly

ADDITION

Breakfast / Kitchen / Family Room- specs as follows in addition, remodel, and restoration where applicable:

Pre & Post Construction Prep/Cleanup:

- Clear lot and prep for construction with final grading, temp drive, silt fence, and safety fence as needed
- Filing for appropriate city building permits and required surveys
- Stake foundation corners for site review
- Builders Risk Insurance to be obtained by Buyer
- Final site cleanup, pressure wash, and termite pre-treatment

Foundation:

- Concrete footings with continuous #4 rebar per plan
- Poured concrete crawlspace walls continuous to top plate
- Sealing Agents supplied and installed, lifetime warranty, waterproofing membrane on exterior walls with foundation drainage system to include:
 - Strip drain on exterior at footings to daylight
 - Drain extensions for gutters – locations determined by Builder

Terrace:

- Floor material – natural bluestone pavers and/or reuse concrete panels
- Concrete balustrades to replicate prior and restore existing when possible

Roofing, Gutters & Storm Drains:

- EDPM roof per plan
- 5" copper gutters and bird boxes with oversized round 4" downspouts
- Gutters to receive drain extensions as needed

Framing:

- Exposed concrete walls per plan
- All framing per engineer details and notes
- Premium framing package featuring #2 or better lumber
- Stick built roof system per plan
- AdvanTech OSB subfloor
 - <http://www.huberwood.com/advantech/homeowner-benefits>
 - Holds off moisture and squeaks
 - Subflooring screwed at joints and glued to prevent squeaks
- Simpson hangers on all load bearing members per engineered plans
- Forti-Flash or equivalent flashing on doors and windows.
- Includes interior stairs framed per plan and to meet all local codes

Exterior Veneer, Siding, & Paint:

- Main material: Painted brick per plan – color chosen by designer
- Secondary material: Exposed concrete at addition – color chosen by designer
- Partial cement fiber fascia and soffit where necessary
- Tie into existing home soffit and fascia with cypress to match existing
- Sherwin Williams A100 exterior paint for cement fiber products – 2 coats
 - Trim surfaces to be semi-gloss sheen
 - Wall surfaces to be flat sheen
- Sherwin Williams Loxon XP for painted brick surfaces – 2 coats
- Sikkens Pro-Luxe semi-transparent stains for all exterior stained surfaces

Insulation & Sheetrock:

- Spray foam full roof system
- All insulation with "Level 1" installation meets Energy Star requirements
- Caulk and sealing package to prevent air infiltration and meet recent energy code requirements
- Sheetrock – 1/2" thick, screwed in (Level 4 finish)
 - Green or blue board used in wet area locations
 - Bullnose corners entire house except where regular corners are deemed required by builder

Electrical:

- Lighting plan per GFH supplied plans
 - No can lights- all fixtures at addition and remodeled areas where possible
- New 300A underground electrical service with interior sub panel
- Exposed wiring on addition per plan in accordance with all local and national building codes
- Exterior coach lighting, flood lighting, and waterproof receptacles
- All outlets to be tamper resistant for child safety
- Smoke detectors and carbon monoxide detectors per code
- Builder will determine panel and meter locations
- Baseboard receptacles on all finished levels

Low Voltage Wiring:

- Package where possible yet is expandable as follows:
 - 28" enclosure with screw on cover plus equipment rack
 - Security pre-wire for the required locations. Door sensors, motion detectors, two keypads, smoke detectors, glass breaks, one siren
 - House audio – rough in package – house audio prewire up to 6000 sq. ft. includes pre construction brackets to assure accurate location placement and 16/4 speaker cable in buyer chosen locations
 - Russound – acclaim 6-1/2" 2-way in-ceiling Speakers (pair) in buyer chosen locations, wire drops – rough in only – cable/phone/network in the required locations
 - Standard wire drops – trim out-cable/phone/network in the required locations
 - HDMI with Ethernet at main TV locations (family room, recreation room, upstairs master, verandas, and media)
 - UniFi Access Points pre wire and trim, long range for whole home WIFI coverage
 - Prewire surround sound
 - 100" screen and projector package with 5 series speaker package at media room

Plumbing & Fixtures:

- Water lines to be PEX with copper stub outs at all exposed locations for finished look
- PVC waste and vent piping with steel drops
- New water and sewer lines run to tap and meter
- Garbage disposal 3/4 HP– Air switch included
- Four (4) exterior hose bibs
- Ice maker water line
- 80 gallon gas water heaters with recirculating pumps
- Kohler fixtures throughout **chosen by designer and approved in BuilderTrend**
 - 8" spread all vanities -See details in designer's selection sheet
 - Kitchen faucet to be Kohler Artifacts- pull-out spray in Vibrant Polished Nickel
 - Scullery and laundry faucets to be Kohler Simplice
 - Kitchen sink: 33" Kohler Whitehaven – Single bowl – undermount farmsink
 - Master tub to be Kohler 67" Reve
 - Secondary bath tub inserts to be Sterling ensemble
 - All toilets to be Kohler Wellworth elongated comfort height
 - Master shower to receive (2) standard wall heads (one with hand-held) and one (1) rain-head
- Sinks- chosen by designer and approved in BuilderTrend
- Pour concrete sink and counter top at powder bath

HVAC:

- Lennox Elite Series or equivalent/ 14 ½ Seer / plus individual room pressure balancing
 - Fresh air intake for HVAC system
 - Media filter/air purification setup on both floors
- Builder will determine all air registers, return grills, thermostats, furnace, compressor, and meter locations
- Install range exhaust per appliance selections with fresh air intake per code when required
- Gas lines for range, furnaces, Tank less water heater, gas lanterns, and fireplaces
- All duct work insulated and sealed to Energy Star standards to meet local build codes.
- Can/fan combo units used at exhaust fan locations

Windows & Doors: Addition

- Kolby and Kolby aluminum clad
- SDL grids to match existing
- 9' folding aluminum doors at family room
- Garage doors: Flat panel cedar doors at main level with portholes to match existing
- Remote motorized screening system if possible at terrace opening

Fireplace and F/P surround:

- 48" FireRock fireplace with herringbone firebrick inlay with log lighter at family room. Wood storage to receive same pattern. Fireplace bump out to be clad in ship lap MDF
- Custom metal shrouds per plan

Mouldings & Trim:

- Interior Doors - Solid Core MDF Doors to match existing
- Stairs to have stain-grade white oak treads with painted risers to match existing
- Trim package to match existing
- Painted quarter-round at all locations
- All windows and doors to be cased to match existing
- Trim detail in study *TBD*
- Family, breakfast, and new kitchen ceilings to be 1X6 cypress wood- carry into scullery, butlery and powder bath

Interior Paint:

- 2 wall colors – Sherwin Williams eggshell
- 1 trim color – Sherwin Williams semi-gloss sheen to match wall color
- 1 interior door color - Sherwin Williams semi-gloss sheen to match wall color
- 1 ceiling color – Sherwin Williams flat sheen
- 1 stain color for floors and stain grade material

Flooring:

- Hardwoods per Planswift drawings
 - 3 ¼" white oak to match existing
- Tile per Planswift plans

Cabinets & Countertops:

- Earl Wallace Cabinetry
 - Full overlay throughout
 - Soft close doors and drawers throughout
 - Color: **Chosen by designer** All associated hardware to be selected using Builder Trends
 - Cabinet layout and design: **Per supplied cabinet drawings**
 - Upper cabinets to receive cherry shelving
 - Custom built range hood clad in ship lap
- Countertops: includes material/labor and all sinks **Chosen with designer and uploaded to Builder Trend for approval.**
- 8' X 8' custom wood cherry top with porcelain undermount sink at kitchen island

Appliances:

- Kitchen:
 - Thermador Appliance package (panel ready) to include:
 - 48 inch Professional series dual Fuel range
 - 30 inch column fridge- column panel by Earl Wallace to match cabinetry
 - 30 inch column freezer- column panel by Earl Wallace to match cabinetry
 - Thermador Dishwasher 2X
 - Thermador Built in microwave
 - Thermador hood insert

Shelving:

- Existing wardrobes to be refinished. Remodeled area wardrobes to be repurposed in these areas. Secondary closets and pantry to be site built by trim carpenter using cabinet grade MDF with heavy duty closet rods as required

Driveway, Exterior Walks & Landscaping:

- Asphalt circle drive to existing brick paver
- Rework brick pavers per landscape plan TBD
- Rework existing concrete panels as possible. Place 4" of crush and run between panels
- Pool/ spa- \$65,000 allowance- concrete, pebble tec, blue stone coping with artificial turf decking
- Landscaping - \$25,000 allowance
 - Landscaping and irrigation per plans TBD

Lighting: \$12,000 Allowance

- Light fixtures supplied by Ferguson or light fixture outlet to be chosen with designer and uploaded to Builder Trend for approval

Mirrors:

- \$1,500.00 Allowance for all hanging mirrors - Chosen with designer and uploaded to Builder Trend for approval

Interior Hardware:

- \$3,500.00 Allowance for door hardware and bath accessories - Chosen with designer and uploaded to Builder Trend for approval
Allowance includes labor and material for all interior door hardware bath accessories

Kitchen, scullery, butlery backsplash \$3,000.00 Allowance

- Allowance is for labor and materials
- Chosen by designer and uploaded to Builder Trend for pricing/approval

Tile floors and bath surrounds:

- See designer's selection sheet
- Master bath up shower to receive marble surround