

BOB DEGABRIELLE & ASSOCIATES, INC
821 Ocean Trail, Suite 4
Corolla, North Carolina, 27927
(919) 453-3600

Conditions and Description of Materials

Date: June 25, 1997

Owner: Don and Kay Wilkerson
113 Gates Drive
Winterville, NC 28590

Phone: Home (919) 355-3035
Work (919) 752-2101
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Location: Lot 10, Greenville Country Club, Westover Subdivision

Area Schedule:

First floor living	1679 SF	First floor open deck	409 SF
Second floor living	1463 SF	Second floor deck	45 SF
Room over garage	440 SF		
Total heated living	3582 SF		
Covered deck	117 SF		
Covered porch	122 SF		
Screen porch	183 SF		
Garage	516 SF		
Total under roof	4520 SF		

Conditions

- I. Allowances as indicated in this description of materials are the contractor's cost of these items at the time of signing of the contract. These items are stipulated as allowances as there is no guarantee or assurance from suppliers of these items that the price will be maintained for the duration of the contract. Therefore, any increase or decrease in the cost of allowance items will be passed on at closing to the owner at the cost to the contractor for said items.
- ii. Without invalidating the contract, the owner may order extra work or make changes by altering, adding to or deducting from the scope of work in this contract. Change orders involving alterations to plans will be billed to owner at \$50.00 per hour for drafting of change orders. All changes will be billed to the owner at contractor's cost of material and labor plus 20% and will be detailed on a change order form signed by both contractor and owner. All change orders are to be paid by the owner prior to the change being executed by builder.
- III. Descriptions of materials is scheduled per the following:

Blueprints dated: December 6, 1996

Page numbers: One (1) through Eight (8)

Revisions dated: 01/02/97, 01/10/97, 02/06/97, 02/14/97, 02/24/97, 02/25/97, 03/04/97,
03/13/97, 03/27/97, 04/14/97, 6/18/97, 6/25/97

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Description of Materials

I. Lot Preparation / Excavation

- 1) As indicated on site plan for grading and clearing of the lot. Allowance of \$3,500.00

II. Foundation

- 1) Concrete: 3000 PSI for driveway with 4" concrete slab reinforced with 6 x 6 x 6 galvanized wire mesh as indicated on piling and ground floor plan.
- 2) Termite pre-treat of all footers and slab areas on grade.
- 3) Girders: House Girders to be (3) 2" x 10" salt treated.
Deck Girders to be 2" x 10" salt treated.
- 4) Piers: 8" CMU block. (TYP)
- 5) Deck pilings: To be 8" x 8" x 4' treated wood on concrete footings w/ brick veneer and painted 1" x 4" closely woven lattice as per plans.
- 6) Entry porch & steps: Brick in owners choice of color.

III. Structural Framing and Exterior Finishing

- 1) Floor system: 11 7/8" T.J.I. 25SP joist at 16" on center.
- 2) Sub flooring: 3/4" tongue and groove plywood which will be glued, screwed and nailed to T.J.I joist.
- 3) Exterior walls: First Floor and Second Floor to be 2' x 6" as indicated on plans at 16" or 2' x 4' x 12" on center as indicated on plans.
- 4) Sheathing: 1/2" CDX salt treated w/ felt paper wrap under Parex, and 7/16 O.S.B. under brick as indicated on plans.
- 5) Interior walls: 2" x 4" or 2" x 6" as indicated on plans 16" on center. (Spruce)
2" x 4" on load bearing walls, 12" on center. (Spruce)
- 6) Siding & Finishing: Brick Veneer and Parex in gables on East and South elevations.
Brick to be Old Virginia Colonial oversize.

Trim to be Parex Insulating Finishing System. Colors to be selected by owners.
2" x 8" SYP @ 16" on center or per code. (Pine)
2" x 10" SPF @ 16" on center. (Spruce)
7/16" O.S.B.
305 lb Certainteed asphalt shingle w/ diverter over south entry door; color to be selected by owners.
- 11) Roof ventilation: Rudeen roof vents placed according to code.
- 12) Soffit: Vinyl soffit and aluminum fascia. Color to be selected by owners.
- 13) Deck system: 2" x 8" salt treated joist @ 16" on center with 5/4" x 6" salt treated decking or according to plans.

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14) Railing and lattice detail: Painted salt treated 2" x 2" pickets and salt treated 2" x 4" plate with 2" x 6" handrail. Lattice to be painted 1" x 4" lattice as indicated on plans.

15) Salt treated heat pump stands for each HVAC unit, (with lattice enclosure).

16) Steel fitch plate as indicated on plans.

17) Garage Doors:

One (1) Clopay- steel woodgrain raised panel garage door, or equal constructed of heavy duty 24 gauge steel with G60 galvanizing and baked on polyester top coat. Door to be 16 ft. Wide. Chain drive garage door opener w/ remote control opener included.

18) Screen Porch: Removable screens w/ painted salt treated frames.

IV. Windows, Exterior Doors, Skylight and Glass Block

1) Andersen High Performance Casement and Fixed windows sized according to the plans, w/ grilles as indicated on plans.

2) Exterior doors: Main Entry: Wood door with side lites, w/ full view storm door, as indicated on front elevation of the plans

Garage Entry: Fiberglass insulated half view FC2100 Fiberglass exterior door.

Great Room Entry: Fiberglass insulated full view FC 10 Fiberglass exterior door.

Side Entry: Fiberglass solid Fiberglass FC 10, exterior door.

w/ full view storm door

All exterior doors to be painted in a color as selected by owners.

3) Fixed glass: Andersen High Performance as indicated on plans.

4) Screens: Fiberglass removable screens on all operable windows and sliding glass doors.

5) Skylight: Located on screen porch as indicated on plans.

6) Gable vents: "Cellwood" fiberglass size and location per plans. Color to be selected by owners.

7) Glass block: 8" x 8" opaque glass block as indicated on plans.

V. Fireplace and Chimneys

1) Manufacturer: One (1) Heat N' Glo 6000XLS gas fireplace. -- We need to see pic

2) Hearth: Marble at 18" raised hearth, in owners' choice of color.

3) Facing: Marble surround in owners' choice of color.

4) Gas Line: Two (2) gas supply lines to be located as follows one (1) in Great Room for fireplace and one (1) in Kitchen for gas cooktop. Include hook up to city gas.

VI. Insulation

1) Ceilings R-30 9 Inches of insulation

2) Exterior Walls R-15 3 5/8 Inches of insulation in 4" walls
R-19 6 Inches of insulation in 6" walls

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- 3) Interior Walls R-11 3 1/2 Inches of insulation
- 4) Floors & Exterior Partition Walls R-19 6 Inches of insulation
- 5) All headers, plates, doors and windows to be caulked and sealed.

VII. HVAC per allowance of \$14,232.00

To include heating and cooling system to be designed and installed w/ labor and materials by Advance Mechanical of Greenville, NC; contact Randy Riddle.

VIII. Electrical

- 1) 400 AMP Service.
- 2) Special purpose outlets for heat pump, water heater and dryer.
- 3) One (1) door bells with 2 push buttons, one at front entrance and one at the side entry.
- 4) Wiring: All wiring to be copper except aluminum service entrance cable.
- 5) Panel box to be located in garage or per code.
- 6) One (1) floor receptacle in Great Room to be located by owners.
- 7) Four (4) outside receptacles; to be located by owners.
- 8) Pre-wire for sound system.
- 9) Six (6) TV outlets to be located by owners.
- 10) Six (6) telephone jacks to be located by owners.
- 11) Three (3) vented exhaust fans to be located in all baths.
- 12) GFI receptacles in Kitchen, all baths, & ground floor exterior.
- 13) Pre-wire for dining room and foyer chandelier w/ allowance of \$1,200 for fixtures to be selected by owners.
- 14) Warm touch heated floor in Master Bath and Bath #2.

IX. Lighting Fixtures

- 1) All light circuitry , depending on amperage requirements, shall be 14/2 gauge copper or 12/2 gauge copper.
- 2) To include:
 - Progress # P87-AT Recessed can with # P-6666 75 watt step baffle trim ring and 75 watt R-30 bulb.
 - Progress # P87-AT Recessed can with #P-6676-29 75 watt eyeball trim kit and 75 watt R-30 bulb.
 - Progress # P87-AT Recessed can with P-6664-30 40 watt shower light shatter resistant w/white diffuser.

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- Lithonia # S-140-RS Fluorescent light fixture 48" long 1, F40CW bulb without cover.
- Progress P-5705-30 Ceiling outdoor light fixture, white cover w/60 watt inside frosted bulbs.
- Eagle White keyless base w/60 watt inside frosted bulb.
- 3) One (1) exterior "wet fan" on Screened Porch.

X.

Plumbing

Custom Showers (3)

Master Bath: (2) AS2050.111-099 brass shower valves w/ (2) 045086-099-OA handle inserts and (2) Grohe 28.275R brass shower heads w/ (4) AS7001.000-099 wall supplies and (3) body sprays #AS1660.120-099.

Upstairs Bath: Moen 3133P/97467 shower valve w/ Grohe 28.275R brass shower head.

Downstairs Bath: Moen 3125P/97463 shower fitting and Grohe 28.275R brass shower head and Moen 27425PB shower arm.

1 Universal Rundle B620000 60" x 42" whirlpool w/ 4 jets w/ Moen T950P/97377/4999 whirlpool filler w/ brass handle inserts.

1 American Standard 2097.014-178 Black elongated 1.6 gallon Savona toilet w/ seat and matching trip lever in black. (Downstairs Bath)

2 American Standard 2097.014-020 White elongated 1.6 gallon Ellisse toilet w/ seat and matching trip lever in white. (Master Bath and Upstairs Bath)

3 American Standard 0497.012-020 Lavatory in white w/ AS.4570P/97377 brass faucet w/ 8" drilling.

1 Commercial Enamel #722 Black cast iron bar sink 15" x 15" w/ AS7190.132.099 bar faucet in polished brass.

1 Universal Rundle 4595-08 Black vitreous china pedestal sink with 8" drill and Moen 4570P/97373 brass faucet and lever handle inserts. (Downstairs Bath)

1 Commercial Enamel #797-4 43" x 22" Triple Bowl white porcelain sink complete with Moen 7385W kitchen combo faucet, (1) Moen soap dispenser #3910W, 005128 flange & stopper, and 005096 basket strainer.

1 In-Sink-Erator Pro 17 garbage disposal. To be located in triple sink.

1 Badger 5 Garbage disposal to be located in laundry sink.

1 RUUD MR75 gas hot water heater.

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- 1 Swanstone KSSB2522 White drop in laundry sink w/ Delta 451WHWF faucet and Delta RP1000WH soap dispenser, and 005128 flange and stopper.
 - 1 Washing Machine Hookup Recessed box w/2 cut off valves, valves may be either brass or acetal. Locate bottom of the box at 42" above finished floor.
 - 3 Hose Bibbs Frost proof Woodford #17-CP, to be located by owners.
- Water piping: CPVC Gold
 Water supply: Central water system.
 Sewage disposal: Central sewage system.

XI. Interior Finish

- 1) Interior doors and trim: six-panel solid pine doors and Poplar trim with painted finish. Style: Pine Island. Crown molding in all first floor rooms.
- 2) Room finish as indicated in the Room Finish Schedule attached hereto and hereinafter referred to as "Attachment A".
- 3) Interior stairwells: Oak handrail and square pickets, painted.
- * 4) Carpet allowance to be \$ 25.00 per sq yd including 8 lb. rebound cushion and installation.
- 5) Tile allowance of \$ 12.00 per sq ft. installed including labor and material with 1/4" fiber cement underlayment. Powder Bath tile allowance is \$16.00 per sq ft.
- 6) All interior and exterior door hardware to be Orbit style, finish to be Polished brass.
- 7) All rooms to be painted white unless indicated otherwise on Room Finish Schedule, Attachment "A".
- 8) All bedroom closets walls to be finished inside with drywall and ceilings with painted textured drywall with fluorescent lighting.

XII. Cabinets and Interior Detail

- 1) Kitchen cabinets and bath vanities with finished toe kick and applied hardware. Full height uppers, under cabinet light valance, crown molding, fillers and bar supports as needed. Kitchen back splash to be ceramic tile, per allowance of \$12.00 per square foot installed.
 Kitchen cabinets to be: Custom Square Raised Panel Maple w/ frosted finish and Granite counter tops. Trim kit and door panels for refrigerator and dishwasher included. Base cabinets to be 37 1/2" (finished), uppers to include two (2) clear glass doors.
 Built-in in Great Room to be: Custom Square Raised Panel Maple w/ frosted finish and to include three (3) door entertainment center with open bookshelves on left and right.
 Bath vanities to be: Custom square raised panel with marble counter top in master bath and self edged laminate top in downstairs and upstairs baths.
 Laundry room cabinets to be: Laminate with self edged laminate counter top.
 Wet Bar in Great Room to be: Custom Square Raised Panel Maple w/ frosted finish with Granite counter tops and 4" back splash in granite.
- * 2) Butlers Pantry to be: Laminate with self edged laminate top.
 Necessary porcelain towel bars, towel rings, paper holders and robe hooks.

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- 3) Mirrors to be located over all vanities 36" wide or less, mirrors to be vanity width and 46" high from splash top with 2" bevel on all four sides.
- 4) Mirrors to be located over all vanities 37" or wider to be vanity width and 72" high from splash top with 3" bevel on all four sides. Does not include mirror in powder bath.
- 5) Light fixtures over vanities to be Progress #3230-10 at height of 85" from floor unless otherwise noted.
- 6) Two (2) Recessed mirrored medicine cabinets to be located in Master Bath #1.
- 7) Ironing center in "Her" walk in closet to be Iron-A-Way model A-42 w/ work light, power source, ventilated 42" steel board and hot iron storage compartment.
- 8) Closet detail per elevation on Page #3 of the plans.

XIII. Appliances per allowance of \$12,500.00*

Allowance to include installation, taxes, and freight on appliances to be selected by owner.

*Washer, Dryer and Refrigerator in Butlers Pantry to be supplied by owners.

XIV. Driveways, Turn-Arounds, and Walkways

- 1) Drive and turn around as indicated on site plan in concrete.
- 2) Allowance of \$2500.00 additional for decorative driveway and walkway surface coating.

XV. Landscaping and Finish Grading

- 1) Landscaping per allowance of \$3,000.00 for plantings around front of home.

XVI. Security System

- 1) Security Pro 5000 System, complete with control panel, surge protectors, 12 volt 7.0 AH rechargeable backup battery, hardware smart alpha keypad, voice siren driver, door and/or window transmitters, motion detectors, smoke detectors, interior siren.

Date Approved by Owners ___/___/___ By Don Wilkerson

By Kay Wilkerson



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Room finish schedule - "Attachment A"
 Lot #10, Greenville Country Club

ROOM NAME	FLOORS	WALLS	CEILINGS
Side Entry	Hardwood Oak 4" wide	Painted sheetrock w/ knockdown finish.	Painted sheetrock w/ knockdown finish.
Butlers Pantry	Tile	Painted sheetrock w/ knockdown finish.	Painted sheetrock w/ knockdown finish.
Laundry	Tile	Painted sheetrock w/ knockdown finish.	Painted sheetrock w/ knockdown finish.
Dining	Carpet w/ Granite 12 x 12 tile Inlay between columns	Painted sheetrock w/ knockdown finish.	Painted sheetrock w/ knockdown finish.
Entry Foyer	Hardwood Oak 4" wide	Painted sheetrock w/ knockdown finish.	Painted sheetrock w/ knockdown finish.
Powder Bath	Tile	Painted sheetrock w/ smooth finish.	Painted sheetrock w/ knockdown finish.
Great Room	Carpet	Painted sheetrock w/ smooth finish.	Painted sheetrock w/ knockdown finish.
Sitting	Hardwood Oak 4" wide	Painted sheetrock w/ smooth finish.	Painted sheetrock w/ knockdown finish.
Kitchen	Hardwood Oak 4" wide	Painted sheetrock w/ smooth finish.	Painted sheetrock w/ knockdown finish.
Screen Porch	Dura Deck	Painted wood.	Painted wood.
Bedroom No. 2	Carpet	Painted sheetrock w/ knockdown finish.	Painted sheetrock w/ knockdown finish.
Bath No. 2	Tile	Painted sheetrock w/ smooth finish.	Painted sheetrock w/ knockdown finish.
Bedroom No. 3	Carpet	Painted sheetrock w/ knockdown finish.	Painted sheetrock w/ knockdown finish.
Stairs/Commons/ Landing/Passage	Carpet	Painted sheetrock w/ knockdown finish.	Painted sheetrock w/ knockdown finish.
Master Suite	Carpet	Painted sheetrock w/ smooth finish.	Painted sheetrock w/ knockdown finish.
Master Bath	Tile	Painted sheetrock w/ smooth finish.	Painted sheetrock w/ knockdown finish.
Attic	Plywood	Cedar sheathing on all Walls & Ceilings	
Garage	Concrete	Painted sheetrock w/ knockdown finish.	Painted sheetrock w/ knockdown finish.

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