

Y. WASTE REMOVAL

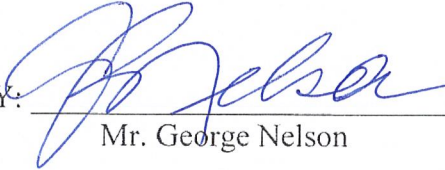
1. All construction debris to be disposed of offsite
2. Builder to supply sanitary toilet on site.

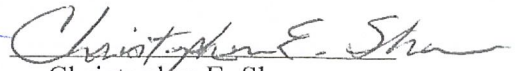
Z. PLANS & PERMITS

1. Architectural plans by Owner.
2. Building and zoning permits by Builder.

PRICE: \$ 190,920.00*

ACCEPTED BY:


Mr. George Nelson


Christopher E. Shuman
President

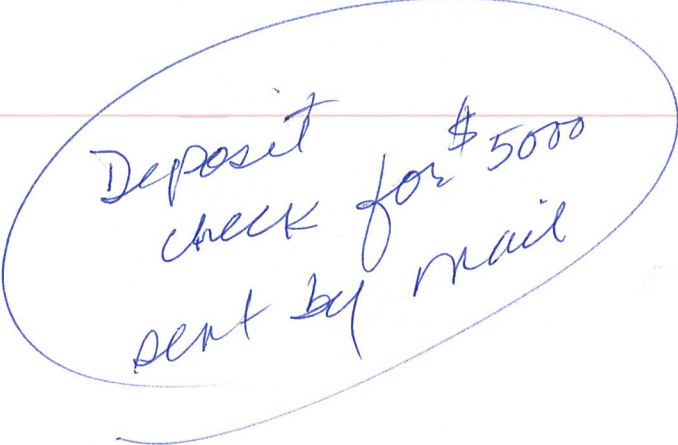
*Price subject to review if not accepted within 30 days.

Pricing updates:

Price per specs dated December 12, 2018 \$189,760.00

Temporary electrical service with backfeed to existing house. \$1,160.00

Total revised price $\begin{array}{r} + \\ \$190,920.00 \end{array}$


Deposit
check for \$5000
sent by mail

Shuman Builders, Inc.
150 James Madison Hwy.
Culpeper, VA 22701
540-825-5184
Fax 825-5185

DESCRIPTION OF STANDARD MATERIALS/SPECIFICATIONS OF
A 24'X48' TWO STORY ADDITION FOR MR. GEORGE NELSON
12 FEBRUARY 2019

A. FOUNDATION

1. 8" poured concrete stem wall on a 12" concrete wall with rebar reinforcement per plan. 36"x12" concrete footer with rebar reinforcement per plan.
2. Garage floor: 4" of 3,500 psi concrete with fibermesh, 6 mil poly v.b. and 4" crushed gravel.
3. Waterproofing: waterproof surfaces below grade, 4" drain tile, gravel and filter fabric laid around perimeter of addition and drain to daylight.
4. 9'-0" ceiling height.

B. EXTERIOR/INTERIOR WALLS

1. Exterior and interior walls to be 2x4 kiln dried lumber @ 16" o.c. (#2 common spruce or spruce, pine, fir.)
2. 1/2" OSB subsiding.
3. Dupont Tyvek housewrap.
4. 9'-0" ceiling height on first floor.

C. WINDOWS

1. Andersen Series 400 double hung thermopane white vinyl clad wood windows with screens.

D. FLOORING

1. Floor joists to be engineered 9 1/2" TJI @ 16" o.c. per plans.
2. Sub-flooring: 3/4 inch tongue and groove Advantec sheathing; nailed and glued.
3. Finish flooring: Bathroom to receive Ceramic tile flooring with 1/2" wonderboard underlayment @ \$135.00 per square yard allowance; labor and materials (including 1/2" underlayment). All other areas on first floor would receive #2 Common Yellow Pine hardwood sanded, stained and finished with three coats of polyurethane @ \$90.00 per square yard allowance; labor and materials. (includes shoemolding and thresholds)
4. Stairs to basement garage to be 3'-6" wide factory made pine. Stairs to be sanded, stained and finished with 3 coats polyurethane.

E. ROOF

1. Pre-engineered wood trusses @24" o.c. with 5/8" CDX plywood sheathing and ply clips.
2. 15 lb. felt covered with 26 gauge standing seam pre-painted metal roofing. 4'x28' shed roof above overhead garage doors to receive standing seam pre-painted metal roofing.

F. SIDING

1. HardiPlank horizontal siding with 5/4" Versatex window surrounds and corners.
2. Aluminum fascia and ventilated vinyl soffit.
3. Two sets of louvered shutters on right elevation
4. Remove existing aluminum siding on rear of existing house. Replace with HardiPlank siding to match addition.

H. DRYWALL

1. 1/2" drywall in all finished living areas and garage.

I. PAINTING

1. Outside: Doors, window surrounds, and HardiPlank siding to receive two (2) coats exterior latex, Owner's choice, Benjamin Moore or equal.
2. Inside: two coats interior latex on the walls and ceiling, different colors throughout; Benjamin Moore or equal. Interior woodwork to receive two coats semi-gloss Owner's choice of color, Benjamin Moore or equal.

J. EXTERIOR DOORS

1. Masonite exterior insulated passage doors with sill protectors.
2. Basement floor plan:
 - 1- 3-0 6-8 LH six panel going into garage
 - 1- 2-8 6-8 LH six panel(20 min rating) going from garage into proposed workshop
 - 1-2-8 6-8 RH six panel going into existing basement.
3. First floor plan:
 - 1-2-8 6-8 RH half glass from addition into existing screened porch.
 - 1-3-0 6-8 LH six panel(20 min rating) from stairs from garage into addition.
 - 1-3-0 6-8 Larson LH vinyl screen door from existing screen porch to access existing pressure treated stairs.

K. KITCHEN CABINETS, VANITIES, TOPS & BOWLS

1. \$5,000.00 allowance for cabinetry and vanities.(Installation by Builder)
2. \$5,000.00 allowance for countertops, sinks and vanity tops.

L. APPLIANCES

1. \$4,000.00 allowance.

M. PLUMBING

1. 32"x60" Bootz white steel bathtub with ceramic tile wall surround.(\$2.50 sq. ft.allowance for ceramic tile)
2. Gerber white elongated comfort height toilet
3. Re-route existing sanitary to accommodate new addition.
4. PVC sanitary waste and vent tied in at closest possible location
5. CPVC or PEX domestic water piping tied in at closest possible location.
6. Gas piping from meter to water heater, furnace and range.
7. Navien Natural gas tankless water heater(NPE240ANG)
8. Moen Brantford brushed nickel lavatory faucet(6610BN)
9. Moen brushed nickel single lever kitchen faucet with pull-out sprayer
10. Hookup of owner supplied dishwasher and icemaker.
11. Connection point for washing machine with pan.

N. HEATING & COOLING

1. Two zone heating and cooling system.
2. First floor to have Trane XR14 high efficiency heat pump.
3. Basement garage to have a Trane XR95 natural gas furnace.

N. ELECTRICAL

1. Existing 200 amp electric service to be upgraded to 400 amp. Relocate exterior meter base and existing 200 amp panel.
2. Change overhead power feed to underground. Trenching and conduit from transformer to meter base location by Builder. Power feed from transformer on pole to meter base by Town of Culpeper.
3. Standard fixtures and outlets per code; \$1,500.00 allowance for light fixtures, ceiling fans, and medicine cabinets/mirrors.
4. One exterior GFI outlet.
5. Two television jacks and two telephone jacks.
6. Eight(8)-6" recessed lights.
7. Basement garage: 6 lights, and 6- 110 volt receptacles.
8. 2-combo smoke/CO2 detectors(may not be compatible with existing, which would result in an additional charge to upgrade existing units)
9. Proposed workshop: 4 lights and 6-110 volt receptacles.

O. INSULATION

1. Ceiling- 10" blown insulsafe-R-38
2. Walls-3 1/2" batts-R-15.

P. INTERIOR DOORS, TRIM AND HARDWARE

1. Paint grade solid wood five panel interior doors.
2. Paint grade door and window casing to match existing.
3. Paint grade baseboard molding to match existing.
4. Bedroom closet to have 1x12 shelf with rod below.
5. Schlage oil rubbed bronze locksets.

Q. DRIVEWAY

1. Builder will put a base of #57 gravel for construction and staging materials.
2. \$5,000.00 allowance for paving.

R. LANDSCAPING

1. Rough grade disturbed areas.
2. Fine grading, fertilizing, seeding, and strawing by Builder(\$2,500 allowance).
3. Erosion control by Builder.(\$750.00 allowance)

S. TWO CAR GARAGE

1. 28'-0"X24'-0" two car basement garage with four inch concrete slab.
2. Two 3-0 5-0 Andersen double hung windows.
3. Masonite exterior passage doors per plan.
4. Two 9'x8' Haas model 729 insulated steel overhead garage doors Raised metal panel on interior and exterior-13.45 R-value. Two remote control door openers and one exterior keypad access.

T. DEMOLITION

1. Existing windows to be removed and framed in per plan.
2. Existing pressure treated deck to be remove and disposed of. Pressure treated steps and landing to remain.

U. PROPOSED WORKSHOP

1. Remove existing slab and lower floor as much as possible without undermining existing basement walls. Remove existing lattice panels and brick columns. Pour new footings, replace brick columns with 3 ½" schedule 40 steel columns in framewall. Pour new 4" 3,500 psi concrete slab with fibermesh on six mil v.b. and 4" crushed stone.

V. GATE/FENCE

1. Builder will remove gate and one or two panels of fence next to gate as necessary for access.

W. TREE REMOVAL

1. Tree removal by Owner.
2. Holly bushes beside deck and trees around gate/fence entrance will need to be removed.

X. UTILITY LINES/SURVEYS

1. Electrical connection costs will be paid for by Owner.
Trenching and conduit for underground service by builder.
2. All surveys or site plans required will be paid for by Owner.

THIS CONTRACT, made this 12 day of FEBRUARY, 2019, between
GEORGE NELSON, hereinafter called Owner, and
SHUMAN BUILDERS, INC., Culpeper, Virginia, hereinafter called the Builder,

WITNESSTH:

That the Builder and the Owners for the consideration hereinafter named agree as follows:

ARTICLE ONE: SCOPE OF WORK: The Builder shall furnish all of the materials and perform all of the work according to the specifications, details, and plans hereto attached and signed by both parties, dated FEBRUARY 12, 2019. Said work is to be constructed by builder on:

OWNERS PROPERTY ON 219 WEST ASHER ST CULPEPER, VA

ARTICLE TWO: TIME OF COMPLETION: The Work to be performed under this contract shall be commenced WITHIN 2 WKS OF RECEIVING BUILDING PERMIT and shall be substantially completed WITHIN 5 MONTHS OF START DATE.

Delays caused by weather or events beyond the control of the Builder do not constitute abandonment and are not included in calculating time frame for payment or performance.

ARTICLE THREE: CONTRACT SUM: Owner have paid to Builder at the time of executing this contract a deposit of \$ \$5,000⁰⁰ of the contract sum which builder acknowledges by signing this contract. The Owner agree to pay the Builder for the work described the payment or contract sum (of which the aforementioned deposit shall be a part) of

ONE HUNDRED NINETY THOUSAND NINE HUNDRED TWENTY (\$190,920⁰⁰).

ARTICLE FOUR: CONTRACT DOCUMENTS: This contract includes the specifications and details referred to in Article One, said specifications and details being described more fully as: "DESCRIPTION OF STANDARD MATERIALS/SPECIFICATIONS"

dated FEBRUARY 12, 2019 and signed by Owner and Builder. The intent of this contract and aforementioned description of Standard Materials/Specifications is to include all labor, materials, appliances and services of every kind necessary (except as herein provided) for the proper execution of the work, and the terms and conditions of payment therefor. Said documents are to be considered as one, and what ever is called for by any one of the documents shall be as binding as if called for by all.

ARTICLE FIVE: MATERIALS, APPLIANCES, EMPLOYEES. Unless otherwise noted, the Builder shall provide and pay for all materials, labor, water, tools, equipment, transportation and other facilities necessary for the execution of the work. Removal of rock by extraordinary means (drilling, blasting or chipping) in project excavation or the septic system is not included. Builder expressly warrants that all materials shall be new and shall be of good quality, that the work shall be constructed in a reasonably skillful and workmanlike manner and that all workmen and subcontractors shall be skilled in their trade.

ARTICLE SIX: SURVEYS, PERMITS, AND REGULATIONS: The Owner shall furnish all surveys unless otherwise specified. Permits and licenses of a temporary nature necessary for the production of the work shall be secured and paid for by the Builder. Permits and licenses for permanent structures shall be secured and paid for by the Builder unless otherwise specified. The Owner shall be responsible for utility easements and electric service. Builder shall give all notices and comply with all laws, ordinances, rules and regulations bearing on the conduct of the work and shall notify the Owner if the specifications and details are a variance therewith.

ARTICLE SEVEN: INSPECTION OF WORK: The Builder shall permit and facilitate inspection of the work by the Owner and their agents and public authorities at all times.

ARTICLE EIGHT: CHANGES IN WORK: The Owner reserve the right to order work changes in the nature of additions, deletions, or modifications, without invalidating the contract and hereby agree to make corresponding adjustments in the contract sum and in writing. Changes or additions which individually or cumulatively are in excess of \$200.00 must be paid in advance of the work being executed.

ARTICLE NINE: CORRECTION OF WORK: The Builder shall re-execute any work that fails to conform to the requirements of the contract and that appears during the progress of the work, and shall remedy any defects due to faulty materials, equipment, or workmanship which appear within a period of one year from the date of final payment and acceptance. The Owner shall give notice of observed defects with reasonable promptness. The provisions of this article apply to work done by subcontractors as well as work done by direct employees of the Builder.

ARTICLE TEN: RESPONSIBILITY FOR PROPERTY: Builder shall be responsible and liable for any damages to the premises through the act of negligence of the Builder or subcontractors. Builder shall maintain such insurance as will protect it from claims under Workmen's Compensation Acts and from claims for damages because of bodily injury, including death, which may arise from and during operations under this contract, whether such operations be by said Builder or by any subcontractor or anyone directly or indirectly employed by either of them.

ARTICLE ELEVEN: CLEAN-UP: The Builder agrees to keep the work premises and adjoining ways free of waste material and rubbish caused by its work or that of its subcontractors. Builder further agrees to dispose of all such waste material and rubbish on termination of the project. Builder will remove all its tools, equipment, machinery and surplus materials. Builder agrees, on terminating its work at the site, to conduct general clean-up operations, including the cleaning of paved streets and walks, steps, and interior floors and walls.

ARTICLE TWELVE: FINANCING

Anything herein to the contrary notwithstanding, this contract of sale is specifically made subject to the Owner obtaining financing satisfactory to them. Owner has 30 days from the date of this contract to obtain the required financing commitment; if the written commitment has not been obtained within the allotted time the contract price is subject to change.

In the event that such financing cannot be obtained, this contract shall become null and void and the Builder shall forthwith return to the Owner the \$ 5000⁰⁰ deposited by them as hereinabove set forth and none of the parties hereto shall be under any further liability to any of the other parties hereto.

ARTICLE THIRTEEN: DRAW SCHEDULE: The Owner will pay the Builder for work complete according to the following draw schedule:

20% of sale price when the foundation is complete ready for the floor system.

20% of sale price when the framing is complete under felt.

20% of sale price when the exterior siding is completed and mechanicals are roughed-in prior to drywall.

20% of sale price when insulation, drywall and interior trim is completed prior to painting.

20% of sale price when final inspection is completed by the County building inspector and the Occupancy Permit is issued.

*At the satisfactory completion of each phase of work a bill will be submitted to the Owner for payment.

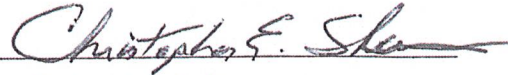
ARTICLE FOURTEEN: ARBITRATION: In the event of a dispute between the Owner and the Builder in regard to construction under the applicable specifications of the contract documents or change orders, the parties hereto agree that the determination of said dispute shall be made by a nominee of the Owner and a nominee of the Builder and they (the nominees or arbiters chosen by the Owner and the Builder) shall choose a third arbiter and a majority of said arbiters shall be binding on the parties hereto and shall determine what constitutes adherence thereto within (10) ten days of written notice of one party to another.

ARTICLE FIFTEEN: OCCUPANCY: Occupancy by the Owner will be after the project is completed, the Occupancy permit has been issued, and the final payment is made to the Builder.

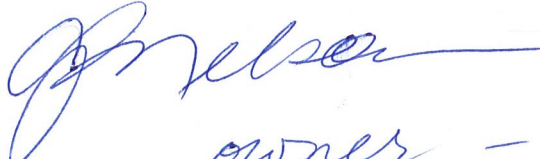
WITNESS the following signatures and seals.

_____(Seal)

_____(Seal)


Christopher E. Shuman
President

SHUMAN BUILDERS, INC.
150 JAMES MADISON HWY
CULPEPER, VIRGINIA 22701
CLASS A LICENSE # 032793
EXPIRES 2-29-2020


owner -