

## Exhibit "A" Scope of Work

### General specs

- Per construction plans provided dates June 18, 2020, Teena Ruffo designer
- Construction plans/engineering provided by Owner
- Building permits provided by Builder
- Site prep work to enter property by Owner
- A portable toilet will be provided

### Structural

- Concrete footer and block foundation
- Clean, compacted fill with 4" concrete slab
- Demo through existing home to tie in new addition
- Demo through existing bathroom to install a door into existing 1/2 bath
- 2x4 framing with Zip sheathing on exterior, pre-engineered trusses with 1/2" OSB roof decking
- R-13 insulation in exterior walls, R-38 blown insulation in attic

### Exterior

- Brick- allowance of \$.40/per brick- location/supplier TBD
- Soffit and trim to match existing
- Gutters installed to match existing
- Arch shingles to match existing
- Stucco trim around windows/doors to match existing
- Windows and Exterior doors per plans

### Interior

- Drywall, trim and painted walls
- 3 ton ductless mini split unit
- Cabinets- NONE provided
- Shelving- NONE provided
- Flooring-Floating vinyl plank T&G \$7.50/sq ft allowance L&M
- Flooring in storage room concrete
- Electrical
  - Provide electrical outlets, switches, etc
  - Tie into existing electrical service
  - All lighting fixtures supplied by Owner, installed by Builder
  - 15 recess cans provided and installed
- Plumbing- ~~NONE~~ 2 Hose bibs BC2