

SCHEDULE A

Scope of Work



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November 13, 2025

Myra and William Grand
1136 SW Seminole Terrace
Lake City FL 32024

Description of Work:

Exterior

- Demo Existing path from home to detached Pool House
- Build Covered walkway from home to Pool, Pool House, and Aluminum Building per site plan layout
 - Floor- 3" thick stamped concrete
 - Woodframed roof structure supported by wood posts wrapped in Hardie Trim and Painted
 - Roof- GAF Timberline shingles Color TBD
 - Aluminum fascia and soffit White or Black
 - Ceiling 1/4" beaded plywood with 1x4 border and 1x4 battens over seams
 - Lighting - can light every 8'
- Remove window at Pool House and replace with 3068 Door. Style TBD.
 - Cost included in overall exterior door allowance
- Add stamped concrete pad 10' beyond the existing front Porch.
- Remove columns at front porch and replace with Full height painted Hardie Columns.
- Extend soffit on both sides of covered porch
- Build 24" wood framed hardie panel clad wall around covered rear porch with screen above
- Reroof entire home using GAF Timberline shingles Color TBD

Foyer:

- Replace the front door with a 2/0x3/0x2/0x8/0 4 Lite full view black iron door.
- Add Coat Closet with 5068 Bi-Hinge Solid Core Monroe Style Doors
- Add Can Lights per plan and replace existing Light fixture
- Add Powder Room

Owner Initials

Contractors Initials

- Monroe style Solid core door per plan.
- Pedestal sink. The cost for the pedestal sink is included in plumbing fixtures cost
- Toilets: Elongated bowl Gerber Maxwell ADA height white or equivalent
- Bathroom Mirrors: supplied by owner and installed by SCCI
- Bath Hardware - Towel ring, towel bars, paper holders. The bath hardware cost is included in plumbing fixtures allowance.

Living/Dining Room

-Remove center section of roof and add tower with windows above per plan
 Costs for this are based on assumed engineering. Assumption is that trusses will be cut and repaired using typical repair methods of girder trusses and 2x4, 2x6, and OSB. It is further assumed that support for the new vertical structure will be achieved using Microlam beams as noted on the plan resting on existing surrounding bearing walls.

If actual engineered plans vary from this assumption additional costs incurred will be at owner's expense.

- Create 8' tall square cased openings where archways are currently
- Add can lights per plan
- Replace existing Light Fixtures
- Add 4 Decorative trusses per plan. Decorative trusses using the Microlams as a base and wrapping them with painted 1x material. The decorative truss portion above the microlam will also utilize painted 1x material which will be hollow but sized to match the thickness of the wrapped microlam beam.
- Add LED tape lighting hidden on top of decorative trusses.

Front Hall

- Replace Door to HVAC Closet with a Monroe style solid core door. Size Per Plan

Bedroom 3

- Convert existing hall bath to private bath by relocating door
- Remove all existing tile, cabinets, tub, and fixtures and replace.
- The Bathroom door will be a Monroe style solid core pocket door. Size per plan
- Remove the bedroom door and replace it with a Monroe style Solid Core. Size per plan.

Bath at Bedroom 3

- Bath 3 Tub/Shower: 1- 5' white enameled metal tub with tile surround to Ceiling with 1- 12"x18" recessed niche.
- Cabinets per cabinet Drawings from High Point Cabinet and trim as specified in the general specifications below.
- Fabricate and install stone countertops. Quartzite: Infinity Grey - 3 cm - Polished. Cost is included in the countertop allowance below.
- Toilets: Elongated bowl Gerber Maxwell ADA height white or equivalent
- Plumbing Fixtures: Delta Models, Shower trims must be compatible with the Delta R-10000 valve.
- Bathroom Mirrors: supplied by owner and installed by SCCI
- Bath Hardware - Towel ring, towel bars, paper holders. The bath hardware cost is included in plumbing fixtures allowance.
- Door to bath to be Monroe Style solid core. Size per plan

Owner Initials



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Bedroom 2

- Convert existing closet to bathroom with Shower
- Add Can lights per plan and replace existing fixture
- Remove the bedroom door and replace it with a Monroe Style Solid Core. Size per plan.
- Add closet beside bathtub of bath #3. Door to be Monroe Style solid core. Size per plan

Bath at Bedroom 2

- Shower to be tile floor and walls to ceiling
- Shower to have a frameless shower door. Shower door hardware color TBD
- Cabinets per cabinet Drawings from High PointCabinet and trim as specified in the general specifications below.
- Fabricate and install stone countertops. Valiant Tech:Calcatta Troy - 2 cm - Polished. Cost is included in the countertop allowance below.
- Toilets: Elongated bowl Gerber Maxwell ADA height white or equivalent
- Plumbing Fixtures: Delta Models, Shower trims must be compatible with the Delta R-10000 valve.
- Bath Hardware - Towel ring, towel bars, paper holders.The bath hardware cost is included in plumbing fixtures allowance.
- Bathroom Mirrors: supplied by owner and installed by SCCI
- Door to bath to be Monroe Style solid core. Size per plan.

Great Room

- Pour new concrete floor in extended previous addition to height of main Home
- Remove rear doors, raise headers to allow for new floor height and reinstall.
- Open left exterior wall to allow for 18', 4 panel White PGT Telescoping/Stacking sliding door
- Remove stone quoins on left wall and replace with brick similar to existing
- Cover all Board and Batten areas with drywall. Wall finish to be textured to match the remainder of home.
- Apply washed finish to all existing brick areas.
- Cover fireplace surround with Coronado Thin/Veneer brick. Style and Color TBD.
- Add Can Lights per plan
- Replace Existing Light Fixtures
- Remove 3 French doors separating Great Room from Living/Dining Room and store onsite for a future project.

Kitchen

- Remove all cabinets, fixtures, and appliances.
- Replace kitchen Cabinetry per design provided High Point Cabinet and Trim with specifications as detailed in the General Specifications below
- Fabricate and install stone countertops. Valiant Tech:Calcatta Verona - 2 cm - Polished. Cost is included in the countertop allowance below.
- Supply and install 1- 33" sink. Style TBD
- Owner will supply and SCCI will install 30" Double oven, 30" electric cooktop, 30" hood fan, 36" Refrigerator, 24" Dishwasher, and 24" wine fridge.
- Add Can Lights per plan
- Add 3 Pendant lights at Island
- Square arched entry header and eliminate wing wall between kitchen and hall

Owner Initials

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Laundry Room

- Remove existing cabinets and replace them with Matrix cabinets per details in the general specifications below. Cabinetry allowance is noted in the allowance schedule below.
- Remove existing Countertops and replace with Silestone: Miami White - 3 cm - Polished, at height that will bridge over the front load washer and dryer.
- Replace sink with Prohs L002: 23 x 18 x 12 Utility, Undermount Stainless Steel Sink - 18 gauge
- Move the wall in front of Storage and Linen Closets to create less depth in those closets.
- Replace door to laundry room and both closets with Monroe Style Solid Core doors. Size per plan.
- Add can lights per plan
- Replace existing Light Fixture

Master Bedroom

- Replace door with Monroe solid core door. Size per plan.
- Add Biparting Monroe style Solid Core pocket doors sized per plan.
- Add Can Lights per plan
- Replace existing Fixture

Sitting Room

- Add Can Lights per plan
- Replace existing fixture

Master Bath

- Remove shower, tub, cabinets, shower walls
- Relocate the door to the master closet and replace it with a Monroe Style solid core pocket door entering the closet from the bedroom. Size per plan.
- Build a Water Closet for the toilet.
- Add a power outlet in the back corner of the water closet for a future Bidet seat.
- Install 24" horizontal decorative grab rail beside the toilet. The cost of Grab rail is included in plumbing fixture allowance.
- Build a curbless walk in shower per plan. Tile floor and walls to top of dividing wall and to ceiling on remaining walls. Shower to have 1- 32"x 18" niche in the back wall, 2 solid corner benches, 1 at each 1/2 wall, and 1 decorative horizontal grab rail on the back wall of the shower.
- Remove and replace the window. Style and Size per plan.
- Bathroom Mirrors: supplied by owner and installed by SCCI
- Toilets: Elongated bowl Gerber Maxwell ADA height white or equivalent
- Plumbing Fixtures: Delta Models, Shower trims must be compatible with the Delta R-10000 valve.
- Replace kitchen Cabinetry per design provided High Point Cabinet and Trim with specifications as detailed in the General Specifications below
- Fabricate and install stone countertops. Quartzite: Taj Mahal - 3 cm - Polished. Cost is included in the countertop allowance below.
- Bath Hardware - Towel ring, towel bars, paper holders. The bath hardware cost is included in plumbing fixtures allowance.

Owner Initials



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Master Closet

- Shelving contracted by owner separate from contract with SCCI

General Specifications

- Interior and exterior wall framing 2"x 4" Interior Spruce Spaced 16" O.C.
- Roof Sheathing 7/16" OSB with double layered synthetic underlayment attached
- Attic insulation to be upgraded throughout entire home and addition to R-19 open cell spray foam on underside of roof deck over conditioned space
- Drywall repaired and finished and painted to match existing
- All flooring to be removed and replaced. Flooring Allowance is shown below.
- Windows added by SCCI will be vinyl double pane **Andersen 100 series** or equivalent – **White inside and out**
- Kitchen and Bath Cabinets designed to match attached shop drawings
- Dimmers to be installed for all Can Lights, VAnity lights at all baths, light fixtures, and LED Tape Lights. Exception - Dimmers are not to be installed at the Laundry Room, closets, showers, or tub areas.
 - Expertly crafted by Diamond Cabinets and JSI (custom finished by High Point Cabinet & Trim)
 - All wood construction
 - Shaker-style doors
 - Premium soft-close hardware
 - Professional installation included
 - Kitchen and bathroom cabinets as per plan.
 - The upper cabinets are 42" high.
 - Cabinet pulls /knobs. Allowance \$2.00 per door or drawer
- Laundry Cabinets
 - Matrix brand Ice White Shaker
 - All wood construction
 - Shaker-style doors
 - Premium soft-close hardware
 - Professional installation included
 - Kitchen and bathroom cabinets as per plan.
 - The upper cabinets are 42" high.
 - Cabinet pulls /knobs. Allowance \$2.00 per door or drawer
 - Any accessories will be an additional cost, pull out, extra drawers banks (1 included), cabinet feet, etc.
 - Matrix Cabinet Choices at Stanley Crawford Construction, Inc.
- All backsplash to be 4" Granite or Quartz.
- All can lights are included in the electrical costs. All other lighting is applied to the lighting allowance below
- Locksets: Exterior will be Kwikset Black Halifax or equivalently priced. Exception - Front door will have hardware supplied by the manufacture.
- Interior will be Kwikset Black Halifax or equivalently priced.
- All closet shelving to be white prefabricated adjustable wood shelving. 1/2 double and 1/2 single in bedrooms. 1- single in coat closet and 4 stack
- Appliances will be provided By Owner and installed by SCCI.

Owner Initials



Contractors Initials



Schedule of Allowances

Exterior Doors - \$38,750.00

Plumbing Fixtures - \$3,900.00

Cabinetry Allowance - \$35,000.00

Countertops and sinks - \$19,500.00

Flooring (Includes all Materials and Labor) - \$31,500.00

Wall Tile Materials Only - Includes shower walls and floors as well as Backsplash - \$8,000.00

Light Fixtures (excludes can lights) - \$4,400.00

Total Renovation Price: \$583,250.00



Myra Grand, Homeowner

11-13-25
Date



William Grand, Homeowner

11-13-25
Date



Ronnie Edenfield, President SCCI Inc.

11/13/2025
Date

Owner Initials



Contractors Initials


