



COMPASS GLOBAL
COMMERCIAL FLOORING ESTIMATORS

ESTIMATING EXHIBITS AND REPORTS

Prepared for Bid Submission
As Estimated

Project Name: Sterling Auburn Cottages

Project Type: Multi-Family

Prepared For:

Date: 05-20-26

UNIT COUNTS REPORT

Project: Sterling Auburn Cottages
Documents Reviewed: 2026.04.15 Clubhouse Architectural/Structural/MEP; 2026.04.15 Triplex Architectural/Structural/MEP; 2026.04.15 Tuck Under Architectural/Structural/MEP; 2026.05.08 Civil / Landscape; 2026.05.13 Revised Plumbing Site Plan; Auburn Cottages Clubhouse and Triplex Quantity Reports
Issue: Initial Unit Count Review / Residential Building and Unit Matrix / Scope Count Support
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Scope of Review

This Unit Counts Report identifies document-stated residential unit counts, building counts, unit-type distribution, and related area/count references affecting flooring, tile, stair, tub/shower, and finish-scope coordination. The report is a count-control exhibit only. It does not issue flooring quantities, pricing, procurement instructions, product approvals, or installation assumptions.

Counts are based on the reviewed architectural unit matrices, civil site data, revised plumbing unit key plan, and estimator quantity reports where those reports provide supporting take-off context. This report does not infer additional units, convert site labels into finish scope, or reconcile future owner/GC phasing, leasing, unit-numbering, or building-numbering schedules unless those schedules are issued in writing.

1. Executive Unit Count Summary

Count Category	Document-Stated Count / Position	Reference / Count Basis
Total residential units	132 units	Civil Site Data identifies total units as 132; architectural unit matrix totals 132 units.
Total townhome buildings	44 buildings / 132 units	Civil Site Data identifies townhome buildings as 44 with 132 units; unit matrix supports all buildings as 3-unit configurations.
Triplex residential units	111 units	Triplex Plan Types A, B, and C total 39 + 39 + 33 units.
Tuck Under residential units	21 units	Tuck Under Plan Types A and B total 9 + 12 units.
Bedrooms	3 bedrooms per unit / 396 total bedrooms	Civil Site Data identifies 3 bedrooms per unit and 396 total bedrooms.
Clubhouse dwelling units	0 residential units carried from clubhouse	Clubhouse is treated as amenity / common building only; no dwelling units are added from clubhouse.

Bid Position if Unresolved: Carry 132 residential units only for count-control purposes unless revised by addendum, accepted RFI response, or owner/GC-issued unit schedule. Do not add units based on clubhouse, amenity, site, plumbing, utility, or take-off references unless expressly issued as residential units.

2. Building Count and Residential Unit Distribution

Building / Plan Category	Building Count	Units per Building	Residential Units	Count Position
Triplex Plan Type A	13	3	39	Document-stated plan-type count.
Triplex Plan Type B	13	3	39	Document-stated plan-type count.
Triplex Plan Type C	11	3	33	Document-stated plan-type count.
Triplex subtotal	37	3	111	Subtotal derived from document-stated plan-type counts.
Tuck Under Plan Type A	3	3	9	Document-stated plan-type count.
Tuck Under Plan Type B	4	3	12	Document-stated plan-type count.
Tuck Under subtotal	7	3	21	Subtotal derived from document-stated plan-type counts.
Project residential total	44	3	132	Matches civil site-data total townhome buildings / units.

Commercial Qualification: Building-count distribution is reported only as stated in the reviewed documents. If the owner, GC, civil team, architect, or property-management team issues a different building-number schedule, phase schedule, unit-number schedule, lease/unit mix, or area-by-building schedule, that later written schedule must be reconciled before procurement, sequencing, or final bid reliance.

3. Unit Type Count Matrix

Unit Type	Living NRSF / Unit	Units on Site	Pct.	Beds	Baths	NRSF on Site	Gross SF on Site
Triplex Left	1,112	37	28.0%	3	3	41,144	43,659
Triplex Center	1,112	37	28.0%	3	3	41,144	42,957
Triplex Right	1,112	37	28.0%	3	3	41,144	44,192
Tuck Under Left	1,240	7	5.3%	3	3	8,680	13,433
Tuck Under Center	1,524	7	5.3%	3	3	10,668	15,134
Tuck Under Right	1,240	7	5.3%	3	3	8,680	13,433
Residential Total	-	132	100.0%	-	-	151,460	172,808

The unit-type matrix is included to support count reconciliation only. Area values are document-stated NRSF / gross-area references and are not flooring take-off quantities. Flooring, tile, base, transitions, stair nosing, tub/shower scope, and substrate-related scope must remain governed by the approved estimate, finish documents, and written bid qualifications.

4. Planning and Area References

Planning / Site Reference	Document-Stated Value	Report Position
Residential total units	132 units	Governing count for residential unit-count control unless revised by written document.
Townhome buildings	44 buildings / 132 units	Supports 44 three-unit residential buildings.
Bedrooms	3 bedrooms per unit / 396 bedrooms total	Used only as document-stated site-data context; not used to expand flooring scope.
Residential NRSF on site	151,460 SF	Area reference only. Not a flooring quantity.
Residential gross SF on site	172,808 SF	Area reference only. Not a flooring quantity.
Clubhouse gross building area	Architectural matrix: 7,311 SF; civil site data: 6,862 SF	Area difference is not resolved by this report. No residential units are added from clubhouse.

Bid Position if Unresolved: Treat the clubhouse as a common/amenity building, not a dwelling-unit count item. Any clubhouse area discrepancy between architectural and civil references must be clarified before using clubhouse area for pricing, procurement, or final reconciliation.

5. Estimator Qualifications and Count-Control Position

Qualification Item	Responsibility-Protective Position
Count basis	Counts are based on document-stated unit matrices and site-data references only. No additional count responsibility is accepted for unlabeled, revised, future, owner-controlled, or field-resequenced units not identified in the reviewed documents.
Triplex / Tuck Under classification	Triplex and Tuck Under counts are reported as the documents classify them. If Tuck Under buildings are later grouped operationally with Triplex work for estimating, installation, or billing, that grouping must be documented separately and does not change the stated unit-count matrix.
Plumbing unit key plan	The revised plumbing site plan identifies Triplex W1, Triplex W2, and Tuck Under T1 planning labels. These labels support coordination only and do not replace the architectural unit-count matrix.
Finish / flooring quantities	This report does not list flooring quantities and must not be used as a procurement quantity sheet. Product, finish, and material quantities remain governed by the estimate and written scope qualifications.
Building numbers / unit numbers	This report does not assign or validate building numbers, unit numbers, door numbers, addresses, leasing designations, phase turnover groups, or owner accounting categories. A written schedule is required if those identifiers are needed.
Future revisions	Any revised civil, architectural, plumbing, owner, leasing, or GC schedule issued after the reviewed documents must be reconciled before the count is relied upon for final contract scope.

Bid Position if Unresolved: Use 132 residential units, 44 residential buildings, 111 Triplex units, and 21 Tuck Under units as the count-control basis. Exclude responsibility for count changes, reclassifications, phasing splits, building-number schedules, owner leasing categories, or finish-scope expansion unless issued in writing before bid submission.

6. Required Clarification Before Final Reliance

Written clarification is required if the bid, contract, billing schedule, or procurement package needs counts by building number, address, unit number, phase, plan elevation, finish package, or owner leasing category. Without that written schedule, this report remains a document-driven residential unit count summary only and should not be treated as a full operational unit schedule.

Bid Position if Unresolved: No responsibility is carried for count-based pricing changes created by undocumented phasing, undocumented building identifiers, revised plan labels, area discrepancies, or owner/GC count schedules issued after this report.

EXHIBIT A - SCOPE OF WORK REPORT

Project: Sterling Auburn Cottages - Auburn, Alabama
Documents Reviewed: 2026.04.15 Clubhouse Arch-Struc-MEP; 2026.04.15 Triplex Arch-Struc-MEP; 2026.04.15 TuckUnder Arch-Struc-MEP; 2026.04.28 Alabama Power Job Sketch; 2026.05.08 Civil / Landscape; 2026.05.13 Revised Plumbing Site Plan; 260415_TDC Auburn Clubhouse_DD Progress Set; Quantities Report - Auburn Cottages_Clubhouse; Quantities Report - Auburn Cottages_Triplexes
Issue: Reissued Exhibit A - Document-Driven Flooring, Tile, Concrete-Related, and Finish Scope Position
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1. Scope Basis and Governing Bid Position

This Exhibit A is a document-driven commercial scope report for Divisions 03, 09, and 12 as they relate to flooring, tile, concrete-related finish substrates, base, transitions, and directly associated finish work. This report does not create design intent, does not select products where the documents are silent, and does not resolve missing finish data by assumption.

Governing position: carry only the work expressly shown, scheduled, tagged, or specified in the reviewed documents and estimator quantity reports. Where the architectural documents state "PER I.D.," "as selected by Owner/Architect," or show a finish tag without complete product data, that item remains unresolved until a written product selection, finish legend, approved submittal, or owner/architect direction is issued.

The uploaded quantity reports are reviewed as estimate-output support only. This Exhibit A does not convert quantity line items into a design directive, contract assignment, or product approval. Quantity values, waste factors, pricing, labor rates, and procurement commitments remain outside this Exhibit A and must not override the scope limitations stated here.

Floor prep, waterproofing, crack isolation, mud beds, slab depressions, self-leveling, concrete remediation, moisture mitigation, and specialty substrate correction are excluded unless expressly carried by written instruction. Where these items appear in drawings, specifications, or quantity reports, they are qualification triggers and must be resolved before final bid attachment.

2. Documents Reviewed

Document	Issue / Date	Scope Relevance
Clubhouse Architectural / Structural / MEP	1st Submittal - 04/13/26	Clubhouse floor plan A4-11, owner specifications A0-30 through A0-33, door/threshold details, slab/foundation references, and clubhouse plumbing / electrical coordination.
Triplex Architectural / Structural / MEP	1st Submittal - 04/13/26	Triplex A/B/C floor plans, typical residential finish tags, tub/shower tile surround notes, slab/foundation references, and resilient / ceramic tile owner specifications.
TuckUnder Architectural / Structural / MEP	1st Submittal - 04/13/26	TuckUnder A/B first and second floor finish tags, LVT and PLI-DEK tags, garage concrete tags, upper floor structural dead-load limitation, stair conditions, and tub/shower tile surround notes.
Civil / Landscape	Released for Construction with Triplex Revision - 05/07/26	Hardscape, amenity surfacing, pavers, pool deck concrete, artificial turf, pickleball surfacing, pool finish items by others, and site concrete coordination.
Revised Plumbing Site Plan	05/13/26	Site plumbing / utility coordination only. No floor finish product scope identified.
Alabama Power Job Sketch	04/28/26	Utility routing sketch only. No flooring, tile, or interior finish scope identified.
Clubhouse DD Progress Set - Ryan Young Interiors	Presentation / DD progress set	Clubhouse interior finish drawings, ID-301 floor finish plan, ID-003 amenity specification schedule, wall finish plan, and interior reference legends. Product data remains incomplete / not scheduled.
Quantities Report - Auburn Cottages_Clubhouse	Printed 05/19/26	Estimate-output report only. Identifies clubhouse budget roll/tile items, budget transitions, ceramic trim, and possible waterproofing/crack isolation presence.
Quantities Report - Auburn Cottages_Triplexes	Printed 05/19/26	Estimate-output report only. Identifies triplex floor tile, tub/shower wall tile, tub moldings, stair nosing, Schluter edge trim, stair count, and prefabricated tub count.

3. Estimate Output Reviewed - Not a Scope Expansion

The following estimate-output line items were reviewed to align the scope language with the current takeoff basis. These entries are not a substitute for approved finish schedules, product submittals, contract scope exhibits, or written owner/architect selections. Quantities are intentionally not repeated as governing scope values in this Exhibit A.

Area / Report	Estimate Output Identified	Bid Position / Scope Control
Triplex Quantity Report	Tile 9 - Daltile Harpers Place, Ranch, 7.5 in. x 48.5 in.; Tile 10 [W] - Daltile White Linear Collection, 4 in. x 16 in., Custom Pewter grout; TR3 tub moldings; TR4 stair nosing; TR5 Schluter chrome metal tile finish edge; prefabricated tub count; stair count; no-material-estimated line item.	Treat as estimate-output support only. Because the architectural residential floor plans identify floor tags as LVT, the Tile 9 hard-tile estimate basis must be reconciled before contract attachment or procurement. Do not treat the tile product as a design-approved replacement for LVT without written confirmation.
Clubhouse Quantity Report	Budget roll item; Tile 1 through Tile 8 budget/TBS items; TR1 budget transition; TR2 ceramic exposed-edge trim; waterproofing/crack isolation - possible presence.	Treat as budget / TBS estimate output only. No complete clubhouse product schedule is issued in the reviewed documents. Waterproofing/crack isolation remains a qualification-only item and is excluded unless carried by written direction.
TuckUnder Quantity Report	No separate TuckUnder quantity report was provided in the current upload.	TuckUnder scope remains governed by architectural / structural documents and any estimator output separately issued. Do not migrate triplex quantities into TuckUnder buildings by assumption.

4. Included / Qualified Scope by Building Type

4.1 Triplexes - Residential Unit Flooring, Tub/Shower Tile Surrounds, Stairs, and Trim

Field	Scope Position
Sheets / References	A0-01 sheet index; A0-30 through A0-33 owner specifications; A2-A11 Triplex A Floor Plan; A2-B11 Triplex B Floor Plan; A2-C11 Triplex C Floor Plan; A2-A41 Interior Elevations; AD-03 door/threshold details; structural slab/foundation sheets S2-0A/S2-0B/S2-0C and S2-1A/S2-1B/S2-1C; Quantities Report - Auburn Cottages_Triplexes.
Classification	Included only where finish is expressly tagged or carried in estimator output, subject to reconciliation between LVT floor tags and Tile 9 estimated product basis.
Scope Position	Residential Floor Finish: Floor plans tag interior unit rooms as LVT, including kitchens, great rooms, bedrooms, baths, laundry/lavatory areas, WICs, and closets where the room finish extends into closets U.N.O. The triplex quantity report carries Tile 9 - Daltile Harpers Place, Ranch, 7.5 in. x 48.5 in. This is not reconciled with the LVT floor tags. Carry the estimate only as directed by the current pricing basis and qualify that final design approval is required before procurement. Tub/Shower Wall Tile: Documents call for 32 in. x 60 in. one-piece tub/shower units by Fibercare or equal with tile surround to +84 in. A.F.F. over cementitious backerboard. The triplex quantity report carries Tile 10 [W] - Daltile White Linear Collection, 4 in. x 16 in., with Custom Pewter grout.
Commercial Exclusions / Qualifications	Prefabricated tub/shower units, plumbing fixtures, shower rods, backerboard, framing, moisture-resistant gypsum board, and wall substrate construction are excluded from Division 09 unless specifically assigned. Waterproof membrane, slip sheet, mud-set work, crack isolation, wall prep, floor prep, and substrate correction are excluded unless specifically carried as a separate tile-prep scope. Stair nosing and stair-related trim are carried only to the extent included in the estimator output and applicable to finished stair conditions; stair framing, guards, rails, riser geometry correction, substrate correction, and code remediation are excluded.
Bid Position if Unresolved	Carry the estimator-selected products only as an as-estimated pricing basis. Do not order Tile 9 or treat it as approved for LVT-tagged unit floors until written confirmation reconciles the LVT tags with the Daltile Harpers Place estimate output. Do not include specialty tile prep, waterproofing, mud set, crack isolation, floor leveling, or stair geometry correction unless written clarification assigns those items to the flooring/tile subcontractor.

4.2 TuckUnder Buildings - LVT, Garage Concrete, PLI-DEK Tag, Stairs, and Tile Surrounds

Field	Scope Position
Sheets / References	A0-01 sheet index; A0-30 through A0-33 owner specifications; A3-A11 Tuck Under A First Floor Plan; A3-A12 Tuck Under A Second Floor Plan; A3-B11 Tuck Under B First Floor Plan; A3-B12 Tuck Under B Second Floor Plan; A3-A41 interior elevations; A3-A71 door/window schedule; AD-03, AD-05, AD-06 details; structural framing and slab/foundation sheets.
Classification	Included only where finish is expressly tagged. PLI-DEK is a tag only and is excluded unless assigned. No TuckUnder quantity report was provided with this reissue.
Scope Position	First Floor LVT: Furnish and install LVT at tagged residential first floor interior spaces including entry, laundry, Bedroom 3, Bath 3, WIC 3, and other rooms tagged LVT. Second Floor LVT: Furnish and install LVT at tagged second floor interior areas including kitchens, great rooms, pantries, bedrooms, baths, and WICs. Garage / CONC: Garage floor areas tagged CONC are treated as structural/exposed concrete by others; no sealer, coating, polish, epoxy, stain, or floor finish is included. PLI-DEK: Balcony and outdoor closet areas tagged PLI-DEK are exterior deck coating / waterproof deck surfacing items and are not included in flooring scope unless expressly assigned with product data, waterproofing responsibility, substrate requirements, flashing terminations, and warranty requirements.
Commercial Exclusions / Qualifications	Upper Floor Load Qualification: TuckUnder structural notes identify a maximum dead load allowance and prohibit concrete or gyp topping in upper floor framing areas. No gypcrete, topping slab, self-leveling assembly, cementitious build-up, or heavy mortar assembly is included. Tile surrounds follow the same tub/shower tile position as the Triplex scope unless separate TuckUnder product data is issued. Adhesive is selected manufacturer adhesive only. Floor prep / moisture is limited to substrate acceptance; no corrective floor prep, moisture mitigation, leveling, or topping assembly is included.
Bid Position if Unresolved	Price only lightweight finish systems compatible with the documented structural dead-load limitation. Do not carry PLI-DEK, deck waterproofing, or topping assemblies without written scope assignment and approved product details. Do not import Triplex quantity report line items into TuckUnder scope by assumption.

4.3 Clubhouse - Architectural Finish Tags and Interior Design Coordination

Field	Scope Position
Sheets / References	A0-01 sheet index; A0-30 through A0-33 owner specifications; A4-11 Clubhouse Floor Plan; A4-41 Interior Elevations; A7-11 Door & Window Schedule; AD-03/AD-05 threshold and storefront details; Ryan Young Interiors ID-001, ID-003, ID-301, ID-401; Quantities Report - Auburn Cottages_Clubhouse.
Classification	Partially included; major product data remains unresolved. "PER I.D." areas require finish legend/product schedule before procurement. Clubhouse quantity report items are budget/TBS estimate-output support only.
Scope Position	Architecturally Tagged LVT: Furnish and install LVT at Model Unit, Break Room, and A/V where A4-11 identifies LVT. Architecturally Tagged Tile: Men's Restroom and Women's Restroom are tagged TILE. Architecturally Tagged Concrete: Maintenance is tagged CONC and is treated as concrete by others unless a sealer/coating is specifically issued. PER I.D. Areas: Lobby, offices, unisex restroom, closets, fitness, club room, co-work, study rooms, dry sauna, hall, stand-up tanning, cold room, hot yoga, and other spaces tagged PER I.D. must follow the Interior Design floor finish plan, but the available Interior Design amenity specification schedule does not provide a complete product schedule. Clubhouse quantity report carries budget/TBS tile, roll, transitions, and trim; these are not final product selections.
Commercial Exclusions / Qualifications	Hot Yoga: A4-11 includes a hot yoga note for moisture walls, ceiling, flooring, and heat retention. No specialty flooring system, moisture barrier, heat-rated floor assembly, or sauna/yoga floor product is provided. Restroom Tile: tile product, size, grout, trim, waterproofing, crack isolation, and substrate prep are not fully defined beyond budget/TBS estimator output. Base / Moulding: Interior Design sheet notes indicate public space / amenity walls receive MDG-01 base moulding U.N.O.; product, material, finish, and trade assignment are unresolved and are not assumed as resilient base. Adhesive: manufacturer-recommended adhesive only after product is selected. Floor prep / moisture: no concrete remediation, leveling, vapor mitigation, waterproofing, crack isolation, mud set, or specialty moisture system is included unless separately authorized.
Bid Position if Unresolved	Do not price PER I.D. areas as a complete flooring package unless a finish schedule is issued or an allowance direction is provided. Carry architecturally tagged LVT/tile and clubhouse budget/TBS items only as estimate-support placeholders. Waterproofing/crack isolation noted as possible presence in the quantity report is excluded unless written direction expressly carries it.

5. Exterior / Amenity Surfacing - Reviewed but Not Automatically Included

The Civil / Landscape set includes several exterior surfacing and hardscape items. These are listed below for scope control only. They should not be included in interior flooring scope unless the contract specifically assigns exterior hardscape, sports surfacing, pool deck, pavers, artificial turf, or specialty concrete work to this subcontract package.

Item / Finish	Documented Basis	Bid Position
Pool waterline tile, pool bullnose step tile, pool coping, pool basin	Civil / Landscape H-2.3 materials schedule identifies these pool items as "By Others."	Excluded. No scope carried.
Pool deck concrete	Colored concrete with sandblast finish; color TBD; see H-2.1. Concrete joint notes require uniform, straight joints and removal/replacement of unacceptable joint work.	Excluded unless exterior concrete / hardscape scope is assigned. No sealer, stain, topping, or specialty finish carried by Division 09.
Concrete pavers	Belgard Dimensions Accent header course, color Aspen, 6 x 9 x 2 3/8; Belgard Dimensions 12 infill, color Aspen, three-piece pattern.	Excluded unless pavers/hardscape assigned. Bedding, base, edge restraints, drainage, and layout are not interior flooring scope.
Artificial turf	ForeverLawn or approved equal; K9 Grass for Dog Park; Fusion Pro for areas other than dog park.	Excluded unless synthetic turf scope is assigned. Base, drainage, seams, infill, nailer/edge restraints, and pet system requirements unresolved.
Pickleball court surfacing	Acrylic coat system by Acrytech Sports Surfaces or approved equal; AT Sports Cushion X or approved equal; cushion mat, seam sealer, mat sealer, and surface coatings over asphalt/base section.	Excluded unless sports surfacing is assigned. Asphalt, base, coatings, striping, nets, posts, fencing, and court accessories are outside interior flooring scope.
Slatescape / landscape gravel	SiteOne decorative landscape gravel, Trail Mix.	Excluded.
Grill station brick veneer / countertop	Brick by others to match architecture; Helix Color Stain or approved equal by Cement Colors for grill countertop.	Excluded unless specifically assigned; not flooring/tile scope as currently documented.

6. Material and Installation Basis

Finish / Scope Item	Product Status	Adhesive / Installation / Prep Position
Triplex floor finish / Tile 9 vs LVT tag	Quantity report identifies Daltile Harpers Place, Ranch, 7.5 in. x 48.5 in. Architectural floor plans identify residential floor areas as LVT. This is a bid-risk reconciliation item.	Use only if written owner/architect direction confirms Tile 9 controls over LVT tags. Adhesive/mortar system, crack isolation, movement joints, surface prep, and substrate requirements must be product-approved and scope-assigned.
Triplex tub/shower wall tile / Tile 10	Quantity report identifies Daltile White Linear Collection, 4 in. x 16 in., with Custom Pewter grout. Architectural notes require tile surround to +84 in. A.F.F. over cementitious backerboard.	Backerboard and wet-wall substrate are excluded unless assigned. Waterproofing, crack isolation, slip sheet, mud work, and substrate correction are excluded unless carried by written direction.
Clubhouse budget / TBS flooring and tile	Quantity report identifies budget/TBS roll and tile items, transitions, exposed-edge ceramic trim, and possible waterproofing/crack isolation presence. Interior design finish data remains incomplete.	Treat as budget support only. Do not procure or submit final products without complete finish schedule, manufacturer, collection, color, size, trim, transition, grout, adhesive, and installation method.
Transitions / thresholds / trim	Triplex report carries tub moldings, stair nosing, and Schluter chrome metal tile finish edge. Clubhouse report carries budget transitions and ceramic exposed-edge trim. Door details include threshold/accessibility requirements.	Interior floor covering transitions are included only where required by selected flooring systems and finish changes. Exterior thresholds, door pans, sealants, flashing, pan waterproofing, accessibility correction, and elevation correction are excluded unless assigned.
Concrete / CONC	CONC tags occur at garage and maintenance areas. Structural slab/foundation drawings define slab work; no finish sealer/coating product is provided.	Concrete placement, curing, vapor retarder below slab, finishing, sawcutting, sealing, polishing, epoxy, staining, moisture mitigation, and slab repairs are excluded unless separately assigned.
PLI-DEK	Finish tag appears at TuckUnder balcony/outdoor closet areas; no product specification or detail is provided in reviewed finish data.	Excluded unless deck coating/waterproofing scope is expressly assigned with product, substrate, flashing, terminations, warranty, and drainage details.
Backer board / wet wall gypsum	Documents require approved backers at wall tile in tub/shower areas and moisture-resistant gypsum board at wet bathroom walls.	Excluded from flooring/tile estimate unless assigned. Tile installer is not responsible for correcting or providing wall substrate unless written into scope.

7. Global Exclusions / Commercial Position

- No pricing, labor rates, procurement commitments, or design approvals are included in this Exhibit A. Quantity reports are reviewed as estimate-output support only and do not supersede the scope limitations stated here.
- No manufacturer/product selections are assumed where the documents state Owner/Architect selection, PER I.D., or provide an incomplete/blank finish schedule. Estimate-output products must be confirmed before procurement.
- No floor prep beyond normal broom-clean substrate acceptance and manufacturer-required installation-ready conditions is included.
- No moisture mitigation, alkalinity remediation, RH testing costs, pH testing costs, vapor barrier correction, topical moisture barrier, epoxy mitigation, or slab drying acceleration is included.
- No self-leveling, skim coat beyond incidental patching required by the selected product, slab grinding, shot blasting, bead blasting, adhesive residue removal, oil/contaminant remediation, trench patch correction, floor flatness correction, slope correction, or elevation correction is included.
- No crack isolation, waterproofing, slip sheet, cleavage membrane, mud bed, mortar bed, shower pan work, flood testing, recessed slab work, curbs, niches, soap dishes, shelves, or tile accessories are included unless specifically assigned in writing.
- No concrete slab, vapor retarder below slab, structural topping, gypcrete, topping slab, balcony deck waterproofing, exterior deck coating, asphalt, aggregate base, site concrete, pavers, artificial turf, sports surfacing, pool tile, pool coping, or pool basin work is included unless specifically added to this package.
- No movable furniture, appliances, plumbing fixtures, tubs, shower units, shower rods, sauna equipment, tanning equipment, cold room equipment, mirrors, signage, lockers, millwork, countertops, cabinets, lighting, electrical, MEP, access control, or specialty equipment is included.
- No attic stock, maintenance materials, or extra materials are included unless separately identified in an Attic Stock Report or written bid instruction.
- No field verification burden changes this scope into responsibility for missing design information. Field dimensions may be required for installation, but product selection and finish assignments must be issued by the design team or owner.

8. Required Clarifications Before Final Pricing / Procurement

- **Triplex Tile 9 vs LVT Tags:** Confirm whether Daltile Harpers Place, Ranch, 7.5 in. x 48.5 in. is the approved floor finish for areas tagged LVT, or whether the architectural LVT tag governs. **Bid Position if Unresolved:** carry the current estimate basis only with written qualification; do not procure material.
- **Triplex Tile 10 / Tub Surrounds:** Confirm Tile 10 product, grout, trim, layout, waterproofing, backerboard, substrate scope, and movement joint requirements for tub/shower surrounds. **Bid Position if Unresolved:** carry finish tile only; exclude wet-wall substrate, waterproofing, mud work, and substrate correction.
- **Clubhouse Finish Schedule:** Issue a complete finish schedule / legend for all LVT, tile, roll goods, resilient, base, trim, transitions, and PER I.D. areas. **Bid Position if Unresolved:** carry budget/TBS items only as placeholders; do not order products.
- **Clubhouse Interior Design:** Confirm whether ID-301 floor finish patterns control all PER I.D. rooms and issue manufacturer/product selections. **Bid Position if Unresolved:** hold PER I.D. areas as allowance or exclude from final number.
- **Hot Yoga:** Confirm flooring type, heat/moisture requirements, substrate preparation, membrane requirements, wall/floor transitions, and warranty responsibility. **Bid Position if Unresolved:** no specialty hot yoga flooring or moisture assembly carried.
- **Tile Scope:** Confirm whether waterproof membrane, slip sheet, mud set, crack isolation, tile trim, movement joints, and shower/tub substrate prep are to be carried by the tile subcontractor. **Bid Position if Unresolved:** exclude these items and qualify.
- **TuckUnder Upper Floors:** Confirm selected flooring systems comply with the no concrete/gyp topping and maximum dead-load limitations. **Bid Position if Unresolved:** carry lightweight finish flooring only; no topping or cementitious leveling.
- **Concrete Finish Areas:** Confirm whether CONC areas require exposed sealed concrete, polish, epoxy, stain, densifier, or no applied finish. **Bid Position if Unresolved:** no applied concrete finish carried.
- **Exterior / Amenity Scope:** Confirm whether hardscape pavers, pool deck concrete, artificial turf, pickleball surfacing, deck coating, and pool finish items are part of this flooring package. **Bid Position if Unresolved:** excluded.
- **Waterproofing / Crack Isolation:** Clubhouse quantity output identifies possible presence only. Confirm whether any waterproofing or crack isolation is contractually assigned to flooring/tile. **Bid Position if Unresolved:** exclude and qualify.
- **Base / Moulding:** Confirm MDG-01 material, profile, finish, manufacturer, installer trade, and whether it replaces or supplements resilient base. **Bid Position if Unresolved:** exclude from resilient base scope unless directed.

9. Proposal Scope Control Statement

This Exhibit A should be attached to the estimate or bid proposal as the controlling scope position for Divisions 03, 09, and 12 finish work. Any proposal number that includes flooring or tile should expressly state that it is based on the reviewed drawings, estimator quantity reports, tagged finishes, and unresolved product selections subject to written clarification, approved submittals, and final owner / architect / interior designer selections.

If the project documents later issue a complete finish schedule, updated interior design finish legend, product specifications, RFIs, addenda, revised quantity reports, or scope assignment revisions, this Exhibit A must be updated before relying on it for contract attachment, procurement, or installation.

EXHIBIT B - ALTERNATES REPORT

Project: Sterling Auburn Cottages

Documents Reviewed: 2026.04.15 Clubhouse (Arch-Struc-MEP); 2026.04.15 Triplex (Arch-Struc-MEP); 2026.04.15 TuckUnder (Arch-Struc-MEP); 2026.04.28 Alabama Power Job Sketch; 2026.05.08 Civil / Landscape; 2026.05.13 Revised Plumbing Site Plan; 260415_TDC Auburn Clubhouse DD Progress Set; Quantities Report - Auburn Cottages_Clubhouse; Quantities Report - Auburn Cottages_Triplexes

Issue: Reissued Bid Qualification Review

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Purpose / Scope Limitation

This Exhibit B identifies only explicit owner-, architect-, or document-issued alternates applicable to Divisions 01, 03, 09, and 12, including flooring, tile floors, tile walls, base, transitions, concrete-related finish support, stair nosings, and directly associated finish scope. Contractor-suggested substitutions, value engineering ideas, acceptable-equal products, MEP / structural alternate means-and-method references, allowance assumptions, scope-separation notes, and inferred pricing options are not included.

1. Document-Identified Alternates

Status: No explicit add-alternate or deduct-alternate scope applicable to Divisions 01, 03, 09, or 12 was identified in the reviewed documents.

Report Position: Base bid only. No alternate pricing has been carried for flooring, tile, resilient base, transitions, concrete-related finish support, waterproofing / crack isolation, stair nosings, or related Division 03 / 09 / 12 work.

Bid Position if Unresolved: No alternate scope is included unless a formal written alternate is issued, expressly assigned, and tied to the applicable documents before bid submission.

EXHIBIT C - ATTIC STOCK REPORT

Project: Sterling Auburn Cottages

Documents Reviewed: 2026.04.15 Clubhouse (Arch-Struc-MEP); 2026.04.15 Triplex (Arch-Struc-MEP); 2026.04.15 TuckUnder (Arch-Struc-MEP); 2026.04.28 Alabama Power Job Sketch; 2026.05.08 Civil / Landscape; 2026.05.13 Revised Plumbing Site Plan; 260415 TDC Auburn Clubhouse DD Progress Set; Quantities Report - Auburn Cottages_Clubhouse; Quantities Report - Auburn Cottages_Triplexes

Issue: 05/21/2026

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1. Purpose / Scope Limitation

This Exhibit C reviews attic stock, extra materials, and maintenance materials requirements for flooring, tile, base, transitions, stair nosings, and related flooring / tile accessory products only. The report captures only requirements expressly stated in the reviewed documents. It does not infer attic stock from estimate waste, gross quantities, extra-waste columns, manufacturer packaging, field breakage, allowance language, possible-presence notes, or contractor preference.

2. Required Term Search Summary

The reviewed document set was searched for the required attic-stock terms: "Attic Stock," "Extra Material(s)," and "Maintenance Material(s)." The findings below are limited to flooring / tile products and do not include non-flooring uses of the words "attic" or "maintenance."

Search Term / Scope Area	Document Finding	Quantity / Percentage	Report Position
Attic Stock	No flooring, tile, base, transition, stair nosing, or related flooring / tile accessory attic-stock requirement was identified in the reviewed documents.	Not Specified	No attic-stock quantity is carried. Written direction is required before adding attic stock to the bid or procurement scope.
Extra Material(s)	No flooring / tile extra-materials requirement was identified. The quantity reports include extra-waste percentages as estimating waste factors; those are not attic-stock or owner spare-material requirements.	Not Specified	Do not convert waste factor, gross quantity, or estimate-output language into extra materials for turnover.
Maintenance Material(s)	No flooring / tile maintenance-materials requirement was identified. Non-flooring maintenance references relate to building systems, site, landscape, attic access, or general maintenance and are outside this Exhibit C scope.	Not Specified	No maintenance-material allowance is carried for flooring / tile unless issued by written clarification.
Quantity Reports	The Clubhouse quantity report lists budget / TBS roll and tile items, transitions, ceramic trim, and "WATERPROOFING/CRACK ISOLATION- POSSIBLE PRESENCE." The Triplex quantity report lists takeoff quantities for prefabricated tubs, stairs, Tile 9, Tile 10, tub moldings, stair nosings, and Schluter trim. Neither quantity report states attic stock, extra materials, or maintenance materials.	Not an attic-stock quantity	Use quantity reports as estimate-output support only. They do not create spare-material turnover obligations.

3. Flooring Products Captured for Attic Stock

None identified. No reviewed document expressly states an attic stock, extra-material, or maintenance-material requirement for the flooring / tile products included in the estimate, including roll goods, tile, wall tile, transitions, ceramic trim, stair nosing, tub moldings, Schluter trim, or related flooring / tile accessories.

4. Bid Position if Unresolved

Carry no attic stock, extra materials, or maintenance materials unless a written requirement is issued. If the Owner, Architect, GC, or procurement team requires spare flooring / tile materials, the written directive must identify the exact product, color, finish, size, quantity / percentage, packaging, labeling, storage, delivery, and turnover requirements before pricing or procurement is adjusted.

5. Exclusions / Commercial Position

Excluded from Exhibit C: estimate waste, extra-waste percentages, gross quantities, manufacturer overage, field breakage, substitutions, product swaps, waterproofing / crack isolation possible-presence quantities, floor prep, moisture mitigation, slab remediation, non-flooring maintenance items, landscape / civil maintenance items, MEP maintenance items, and pool / amenity items designated by others unless expressly reassigned by written instruction.

EXHIBIT D - CONTRADICTIONS REPORT

Project: Sterling Auburn Cottages - Auburn, Alabama

Documents Reviewed: 2026.04.15 Clubhouse (Arch-Struc-MEP); 2026.04.15 Triplex (Arch-Struc-MEP); 2026.04.15 TuckUnder (Arch-Struc-MEP); 2026.04.28 Alabama Power Job Sketch; 2026.05.08 Civil / Landscape; 2026.05.13 Revised Plumbing Site Plan; 260415 TDC Auburn Clubhouse DD Progress Set; Quantities Report - Auburn Cottages_Clubhouse; Quantities Report - Auburn Cottages_Triplexes

Issue: 05/21/2026 - Initial Release

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1. Purpose / Scope Limitation

This Exhibit D documents flooring / tile scope-control conflicts and bid qualifications identified from the reviewed documents. This report does not resolve design intent, does not create additional scope by inference, and does not convert estimate-output descriptions into contract requirements.

Review is limited to commercial flooring, tile, base, transitions, stair nosing / stair finish implications, concrete-related finish support, and waterproofing / crack isolation only where specifically tied to flooring or tile. No wall finish, ceiling finish, specialty wall assembly, specialty ceiling assembly, slab remediation, floor leveling, moisture mitigation, waterproofing, crack isolation, or substrate correction scope is included unless expressly stated in Exhibit A.

2. Estimator Qualification / Finish-Location Responsibility

The prints provided do not clearly indicate the specified finish at most locations with enough detail to make the flooring and tile scope fully definitive without interpretation. Finish locations, product assignments, and related accessories have therefore been estimated as best interpreted from the available architectural, interior, civil / landscape, revised plumbing, and quantity-report information reviewed.

Triplex and TuckUnder finishes are estimated as best interpreted. Clubhouse areas are estimated as best interpreted. This qualification is a controlling bid condition: the estimate is based only on the finish assignments that could be reasonably identified from the reviewed documents and the issued takeoff information. It does not include undocumented finish extensions, omitted rooms, untagged areas, unshown transitions, unlisted base, wall finishes, ceiling finishes, specialty waterproofing, crack isolation, moisture mitigation, slab remediation, floor leveling, or substrate correction by assumption.

Responsibility for final finish assignment, room-by-room product designation, wall / ceiling exclusion confirmation, and coordination between architectural drawings, interior finish plans, schedules, and quantity reports remains with the Architect, Interior Designer, Owner, and General Contractor. If the final construction documents require finishes, accessories, substrate preparation, or assemblies beyond the as-estimated interpretation, those items require written clarification and a corresponding scope / price adjustment before procurement or installation.

Bid Position if Unresolved: Carry only the flooring, tile, base, transition, stair nosing, and related accessory scope expressly included in Exhibit A and the as-estimated takeoff. Do not carry responsibility for omitted, unclear, conflicting, untagged, or later-assigned finish conditions unless issued by written clarification and formally added to the contract scope.

3. Contradiction / Scope-Control Item

The following item identifies a specific flooring / tile scope-control condition requiring bid qualification and written clarification if a broader scope is intended.

D-01 - Clubhouse Hot Yoga / Specialty Wellness Area: Flooring Only, Resilient or Rubber Tile Assumption

Location: Clubhouse Hot Yoga room / specialty wellness area.

Drawing Reference: A4-11 Clubhouse - Floor Plan; ID-301 Floor Finish Plan; Quantities Report - Auburn Cottages_Clubhouse.

Specification Reference: A0-30 through A0-33 Owner Specifications; ID-301 sheet notes requiring floor finishes to be submitted for final review and approval prior to procurement.

Contradiction: A4-11 includes a Hot Yoga note referencing moisture walls, ceiling, flooring, and heat retention. The bid position is that this area is assumed to receive resilient tile or rubber tile flooring only. No wall finishes and no ceiling finishes are assumed or carried by this flooring / tile scope.

Why It Matters: The note references multiple performance-sensitive surfaces, but the flooring estimate cannot absorb wall systems, ceiling systems, heat-retention assemblies, moisture-rated wall construction, waterproofing assemblies, specialty membranes, or non-flooring scope by inference. Treating the note as a global room assembly would materially expand the estimate beyond the flooring bid.

Required Clarification: Confirm the final flooring product for the Hot Yoga / specialty wellness area as resilient tile or rubber tile, including manufacturer, color, adhesive, substrate preparation limits, transition conditions, base, and warranty requirements. Separately confirm that wall and ceiling finish scope is by others / outside this flooring and tile bid.

Responsibility: Architect / Interior Designer / Owner / GC to define the final flooring product and assign any non-flooring moisture / heat-retention scope to the proper trade.

Bid Position if Unresolved: Carry resilient tile or rubber tile flooring only for this area. Do not carry wall finishes, ceiling finishes, wall waterproofing, ceiling waterproofing, heat-retention assemblies, moisture mitigation, crack isolation, specialty membranes, slab remediation, floor leveling, substrate correction, or specialty base / transition work unless expressly issued and added to Exhibit A.

4. Global Bid Position if Unresolved

Until clarified in writing, the estimate is limited to the as-interpreted flooring / tile scope included in Exhibit A and the related takeoff. All unclear or unassigned finish locations remain excluded from responsibility unless specifically listed. Any post-bid change to product type, product location, substrate condition, wall / ceiling requirement, waterproofing / crack isolation requirement, floor-prep requirement, slab remediation requirement, moisture mitigation requirement, transition requirement, or base requirement is a scope change requiring written direction and price adjustment.

EXHIBIT E - VALUE ENGINEERING REPORT

Project: Sterling Auburn Cottages - Auburn, Alabama
Documents Reviewed: 2026.04.15 Clubhouse (Arch-Struc-MEP); 2026.04.15 Triplex (Arch-Struc-MEP); 2026.04.15 TuckUnder (Arch-Struc-MEP); 2026.04.28 Alabama Power Job Sketch; 2026.05.08 Civil / Landscape; 2026.05.13 Revised Plumbing Site Plan; 260415 TDC Auburn Clubhouse DD Progress Set; Quantities Report - Auburn Cottages_Clubhouse; Quantities Report - Auburn Cottages_Triplexes
Issue: 05/21/2026 - Initial Release
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1. Purpose / Governing Rule

This Exhibit E is limited to document-identified value-engineering directives for Division 03, Division 09, and Division 12 finish-related scope only. The review is restricted to explicit occurrences of the terms "Value Engineering," "VE," or "V.E." within the documents reviewed. Interpretive value-engineering ideas, common-practice substitutions, voluntary product swaps, post-bid savings concepts, and contractor-recommended alternates are not included in this report and are not carried in the estimate.

2. Document-Identified Value Engineering

Review Item	Document Finding	Scope / Bid Position
Explicit VE language	No document-identified flooring, tile, concrete, base, transition, stair nosing, waterproofing / crack isolation, floor prep, slab remediation, or Division 12 finish-adjacent value-engineering directive was identified in the reviewed documents using the terms "Value Engineering," "VE," or "V.E."	No value-engineering deduct, add, substitution, product swap, scope reduction, alternate material, or alternate assembly is included unless issued by formal written instruction.
Quantity reports	The Clubhouse and Triplex quantity reports are treated as estimate-output support only. Budget, TBS, possible-presence, waste-factor, count, trim, stair, tub, tile, and accessory quantities do not create a value-engineering instruction.	Quantity differences or estimator descriptions are not VE directives. Any requested add / deduct pricing must be separately issued, priced, accepted, and incorporated by written instruction.
By-others / excluded scope language	Scope separation language, including pool / amenity items designated by others, is not a value-engineering directive.	By-others scope is excluded unless reassigned in writing. Scope reassignment is not carried as VE and must be priced separately if directed.

3. Commercial Qualification / Bid Position if Unresolved

No interpretive or common-practice value-engineering section is issued for this project. The estimate is based on the reviewed documents and the estimator interpretation of the issued finish information only. The documents do not authorize Compass Global, the estimator, or the flooring contractor to infer savings paths, substitute products, reduce scope, alter finish locations, change accessories, remove waterproofing / crack isolation exposure, revise floor-prep requirements, or convert excluded / by-others work into included scope. If the Owner, Architect, Interior Designer, GC, or other controlling party requests value engineering after this report, the request must be issued in writing and must identify the exact product, area, finish, assembly, accessory, substrate-preparation limits, warranty requirements, pricing format, acceptance authority, and schedule impact. Until that written instruction is issued and accepted, the bid position remains: no VE carried.

EXHIBIT F - SQUARES RA REPORT

Project: Sterling Auburn Cottages
Documents Reviewed: Architectural/Structural/MEP drawings for Clubhouse, Triplexes, and Tuck Unders; Civil/Landscape drawings; Revised Plumbing Site Plan; Alabama Power Job Sketch; Clubhouse Interior DD Progress Set; Clubhouse Quantity Report; Triplex Quantity Report
Issue: Risk Assessment / Bid Exposure Review / Flooring, Tile, Concrete-Related Finish Support, and Division 03/09/12 Coordination
Created By: Compass Global | Powered by SQUARES AI Platform

Scope of Review

This Exhibit F identifies document-driven commercial risk conditions affecting flooring, tile, resilient/rubber flooring, base, transitions, stair nosings, tub/shower finish work, substrate readiness, concrete-related finish support, waterproofing/crack-isolation exposure, and adjacent Division 03 / 09 / 12 scope. The report is a risk-control exhibit only and does not issue quantities, pricing, purchasing instructions, product approvals, final finish placement, or design-direction decisions.

Risk scoring reflects the probability that unresolved information will affect bid scope, procurement, sequencing, installation, change exposure, or post-award responsibility. Risk items are not resolved by this report. Bid Position if Unresolved governs unless clarified by written addendum, accepted RFI response, or written pricing directive.

Risk Metrics

Metric	Assessment	Commercial Meaning
Project Risk Value (0-10)	7.6 / 10	High coordination exposure. The project contains unclear finish-location documentation, TBS/budget clubhouse finish descriptions, Hot Yoga performance risk, waterproofing/crack-isolation exposure, tub/shower scope boundaries, stair-nosing coordination, and slab/transition exclusions that must be controlled before bid submission.
Time to Turn	1 day	Report prepared from uploaded drawings, interior documents, quantity reports, and project-specific estimator direction available at the time of review.
Risk Classification	HIGH RISK	Bid should include explicit exclusions, qualification language, and written clarification requirements for unresolved finish, substrate, wet-area, stair, and scope-boundary conditions.

Executive Risk Findings

No.	Risk Condition	Level	Commercial Impact
1	Finish-Location Interpretation and Estimator Qualification	HIGH RISK	The prints provided do not clearly indicate finishes at most locations. Triplex, Tuck Under, and Clubhouse finishes are estimated as best interpreted, creating exposure if final finish placement is later changed or expanded.
2	Clubhouse TBS / Budget Finish Resolution	HIGH RISK	Clubhouse quantity output contains budget/TBS finish descriptions. These support estimating only and do not resolve final manufacturer, product, color, grout, adhesive, trim, layout, or procurement decisions.
3	Hot Yoga Resilient/Rubber Tile-Only Position	HIGH RISK	Hot Yoga conditions are treated as resilient or rubber tile flooring only. No wall finishes, ceiling finishes, vapor/thermal assemblies, or specialty performance upgrades are assumed.
4	Waterproofing / Crack Isolation / Slab Prep Exposure	HIGH RISK	Waterproofing/crack-isolation and substrate-prep conditions are high exposure items because they can be mistaken as carried scope when referenced in documents or quantity output.
5	Tub/Shower Surround and Wet-Wall Boundary	MODERATE RISK	Triplex/TuckUnder tub/shower finish work is supported by takeoff data, but wet-wall substrate, plumbing, backing, waterproofing, prefabricated tubs, and field corrections remain outside flooring/tile finish scope unless assigned.
6	Tuck Under / Triplex Stair and Nosing Coordination	MODERATE RISK	Stair count and nosing support relates to Tuck Under buildings within the Triplex scope set. Stair geometry, structure, handrails, guards, landing corrections, and substrate remediation are not assumed.

Detailed Risk Matrix

F-01 - Finish-Location Interpretation and Estimator Qualification

Risk Level: **HIGH RISK**

References: Architectural and interior finish information; Clubhouse Quantity Report; Triplex Quantity Report; estimator qualification direction

Risk Condition: The prints provided do not clearly indicate the finishes specified at most locations. Triplex and Tuck Under finishes are estimated as best interpreted from the available drawings and takeoff support. Clubhouse areas are estimated as best interpreted from the available interior, architectural, and quantity-report information.

Commercial Impact: If the owner, designer, GC, or field team later directs different finish placement, alternate products, expanded room coverage, added base, added transitions, wall/ceiling finishes, or changed scope boundaries, the estimate can be incorrectly treated as responsible for design interpretation that was not clearly issued.

Bid Position if Unresolved: Carry only the scope expressly identified in Exhibit A and the estimator takeoff basis. Any changed finish assignment, added area, changed product, wall/ceiling finish, or expanded accessory requirement requires written direction and price adjustment before procurement or installation.

F-02 - Clubhouse TBS / Budget Product Resolution

Risk Level: **HIGH RISK**

References: Clubhouse Interior DD Progress Set; Clubhouse Quantity Report; Clubhouse architectural drawings

Risk Condition: The Clubhouse quantity report identifies multiple budget/TBS flooring and tile items. TBS descriptions are not final product specifications and should not be treated as resolved material selections, final grout selections, final adhesive systems, final transition design, or procurement approval.

Commercial Impact: Product mismatch, finish substitution, grout/trim/adhesive ambiguity, and layout or transition changes can create procurement errors and post-bid scope expansion if the budget/TBS descriptions are treated as complete specifications.

Bid Position if Unresolved: Carry Clubhouse flooring and tile as best interpreted from the interior documents and takeoff output only. Final manufacturer, series, color, grout, trims, adhesives, layout, and transition direction must be confirmed in writing prior to procurement.

F-03 - Clubhouse N.I.C. Boundary and Model Unit Scope

Risk Level: **MODERATE RISK**

References: Clubhouse Interior DD Progress Set; Clubhouse architectural documents; Clubhouse Quantity Report

Risk Condition: The Clubhouse documents identify areas that are N.I.C. while the Clubhouse Model Unit is accounted for through the takeoff. The remaining N.I.C. areas are not to be converted into carried flooring/tile scope by assumption.

Commercial Impact: If N.I.C. clubhouse areas are later treated as included, the bid could absorb added flooring, tile, base, transitions, substrate prep, or finish coordination that was not included in the estimate basis.

Bid Position if Unresolved: Carry the Clubhouse Model Unit only where included by takeoff. All other N.I.C. clubhouse areas remain excluded unless written instruction is issued and priced before procurement or installation.

F-04 - Hot Yoga Resilient/Rubber Tile-Only Position

Risk Level: **HIGH RISK**

References: Clubhouse architectural/interior documents; mechanical references affecting Hot Yoga conditions; estimator direction

Risk Condition: The Hot Yoga area is assumed to receive resilient or rubber tile flooring only. No wall finishes, ceiling finishes, specialty vapor assemblies, specialty thermal assemblies, heat-retention wall/ceiling systems, or manufacturer fitness-for-purpose upgrades are assumed.

Commercial Impact: Hot Yoga spaces can generate elevated performance expectations around heat, moisture, odor, adhesives, substrate conditions, and finish compatibility. Those expectations can become bid exposure if not separated from the floor finish scope actually carried.

Bid Position if Unresolved: Carry resilient or rubber tile flooring only where estimated. Exclude wall finishes, ceiling finishes, specialty vapor/thermal assemblies, heat-retention wall/ceiling work, waterproofing, moisture mitigation, and manufacturer performance upgrades unless separately directed and priced.

F-05 - Waterproofing, Crack Isolation, Moisture Mitigation, and Slab Prep Exposure

Risk Level: **HIGH RISK**

References: Clubhouse Quantity Report; architectural waterproofing references; slab and floor finish coordination documents

Risk Condition: Waterproofing/crack-isolation and substrate-prep conditions are identified as possible or adjacent requirements but are not carried estimating scope unless expressly directed. Quantity or review references do not convert membranes, crack isolation, liquid-applied systems, substrate prep, wet-area waterproofing assemblies, or slab remediation into included scope.

Commercial Impact: These items materially affect labor, material, schedule, warranty, manufacturer acceptance, drain elevations, transitions, and post-award responsibility. They also create high change-order exposure if the bid language does not preserve the exclusion.

Bid Position if Unresolved: Mention for qualification only. Waterproofing, crack isolation, moisture mitigation, self-leveling, slab remediation, drain/slope corrections, and substrate correction are excluded unless expressly carried in Exhibit A by written instruction. Any amounts noted are qualification-only, not a carried scope allowance.

F-06 - Tub/Shower Surround and Wet-Wall Boundary

Risk Level: MODERATE RISK

References: Triplex Quantity Report; Triplex and TuckUnder architectural/interior information; tub/shower review

Risk Condition: The Triplex/TuckUnder scope includes takeoff support for tub/shower finish work, wall tile, tub moldings, and trim. That support does not define prefabricated tub responsibility, plumbing, accessories, wet-wall backing, backer-board, waterproofing, framing, or field corrections.

Commercial Impact: If wet-wall assemblies are interpreted beyond tile finish work, the flooring/tile scope may inherit substrate, waterproofing, plumbing, accessory, and field-modification responsibilities that were not carried.

Bid Position if Unresolved: Carry tile/surround finish scope only as expressly identified. Exclude prefabricated tubs, plumbing, accessories, wet-wall backing, waterproofing, substrate correction, framing changes, and field modifications unless written direction assigns and prices those items.

F-07 - Tuck Under / Triplex Stair and Nosing Coordination

Risk Level: MODERATE RISK

References: Triplex Quantity Report; TuckUnder architectural stair plans/details; structural stair references

Risk Condition: The stair count and stair nosing takeoff support are carried for Tuck Under buildings, which are also part of the Triplex scope set. The documents and takeoff support do not transfer stair structure, geometry, riser/tread correction, handrails, guards, field remediation, or substrate correction into flooring scope.

Commercial Impact: Stair conditions carry high coordination exposure at nosing type, landing interfaces, tread/riser geometry, transition tie-ins, code compliance, and substrate readiness. Any mismatch can affect labor, materials, schedule, and responsibility.

Bid Position if Unresolved: Carry floor finish and stair nosing only where estimated. Exclude stair structure, stair geometry corrections, tread/riser framing, code corrections, handrails, guards, field remediation, landing corrections not clearly assigned, and substrate corrections unless specifically priced.

F-08 - Slab, Mud Bed, Depression, Slope, and Transition Interface Exposure

Risk Level: MODERATE RISK

References: Structural slab/foundation documents; architectural floor/drain notes; civil grading documents; mud bed and slab depression review

Risk Condition: Structural and architectural documents create slab, slope, drain, and elevation-interface conditions that may affect flooring and tile installation. They do not convert substrate remediation, mud beds, slab depressions, slope build-up, drain corrections, or transition leveling into carried flooring scope.

Commercial Impact: Unresolved slab and elevation issues can trigger disputes over floor flatness, levelness, build-up, patching, grinding, self-leveling, drain tie-ins, tile slope, transition heights, and manufacturer installation requirements.

Bid Position if Unresolved: Carry finish flooring/tile only. Exclude slab correction, mud beds, slab depressions, slope-to-drain build-up, self-leveling, grinding, patching beyond standard installation prep, moisture mitigation, transition/elevation correction, and drain corrections unless written scope is issued.

F-09 - Civil / Hardscape / Pool Scope Separation

Risk Level: LOW RISK

References: Civil/Landscape drawings; pool/amenity material references; Alabama Power Job Sketch; Revised Plumbing Site Plan

Risk Condition: Civil, landscape, pool, amenity, utility, and hardscape information includes work adjacent to finish scope but does not establish flooring/tile responsibility for site hardscape, pool basin, pool coping, pool bullnose step tile, exterior site stairs, paving, utilities, or pool-deck finish work.

Commercial Impact: Adjacent site and pool work can create coordination and sequencing exposure, but it should not be absorbed into interior flooring/tile scope unless expressly assigned by written directive.

Bid Position if Unresolved: Exclude civil/site/pool/hardscape/utility work unless expressly assigned to the flooring/tile estimate in writing and priced before performance.

F-10 - Quantity Reports as Estimate Support Only

Risk Level: MODERATE RISK

References: Clubhouse Quantity Report; Triplex Quantity Report; Exhibit A scope basis

Risk Condition: The quantity reports support the estimate basis but do not govern final scope, final product approvals, final finish placement, substrate responsibility, or procurement. Quantities, waste factors, and review lines cannot be used to expand contract scope beyond the written bid position.

Commercial Impact: If takeoff output is treated as a complete procurement/specification document, product ambiguity, no-material items, possible-presence review items, and estimated interpretation can be incorrectly converted into contractor responsibility.

Bid Position if Unresolved: Use quantity reports only as estimate-output support. Exhibit A and written bid qualifications govern scope. Do not use Exhibit F or quantity output as a procurement schedule or as acceptance of undefined substrate, waterproofing, field-condition, or design responsibilities.

Global Risk Position

- This Exhibit F does not add, price, or approve omitted scope. It identifies risk that must be controlled by bid qualifications, written clarifications, accepted RFI/addendum direction, or written pricing directives.
- The prints provided do not clearly indicate the finishes specified at most locations. Triplex, Tuck Under, and Clubhouse finishes are estimated as best interpreted only. Final finish placement and final product direction remain the responsibility of the issuing design/contract authority unless confirmed in writing before procurement or installation.
- Floor prep, waterproofing, crack isolation, mud beds, slab depressions, self-leveling, moisture mitigation, slope correction, slab remediation, transition/elevation correction, wall finishes, ceiling finishes, civil/site work, pool work, and hidden-condition corrections are identified where triggered by the documents but remain excluded by estimating unless specifically directed and priced.
- Where finish schedules, finish plans, takeoff product data, elevations, specifications, site documents, or quantity reports conflict or remain incomplete, no expanded scope is carried by assumption. If clarification is not issued, the bid should carry only the minimum expressly shown and documented flooring/tile scope and exclude corrective substrate, non-flooring trade work, and post-bid design changes.

EXHIBIT G - OVERALL FINISH SCHEDULE

Project: Sterling Auburn Cottages - Auburn, Alabama

Documents Reviewed: 2026.04.15 Clubhouse (Arch-Struc-MEP); 2026.04.15 Triplex (Arch-Struc-MEP); 2026.04.15 TuckUnder (Arch-Struc-MEP); 2026.04.28 Alabama Power Job Sketch; 2026.05.08 Civil / Landscape; 2026.05.13 Revised Plumbing Site Plan; 260415 TDC Auburn Clubhouse DD Progress Set; Quantities Report - Auburn Cottages_Clubhouse; Quantities Report - Auburn Cottages_Triplexes

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1. Purpose / Governing Position

This Exhibit G consolidates the flooring, tile, base, transitions, trim, stair nosing, tub/shower tile, and finish-adjacent schedule information identified in the reviewed drawings, interior plans, civil / landscape materials schedule, and estimate reports. This is an estimator-controlled finish schedule, not a design finish schedule. It does not complete missing design information, select final products for the Owner or Architect, or expand scope beyond the estimate interpretation.

No Takeoff Quantities Listed: This exhibit intentionally omits takeoff quantities. Material counts, measured areas, lengths, and other takeoff totals are controlled only by the separate estimating output and are not restated in this finish schedule.

Estimator Responsibility Position: The prints and supporting documents provided do not clearly indicate the finishes specified at most locations. Triplex and TuckUnder finishes are estimated as best interpreted from the architectural drawings, interior elevation notes, and estimate report. Clubhouse areas are estimated as best interpreted from the architectural sheets, interior DD progress set, and estimate report. Compass Global / estimator does not accept responsibility for final finish selection, design intent, unshown finish extents, N.I.C. areas, unissued product substitutions, specialty-room performance requirements, substrate readiness, warranty suitability, or scope not expressly reflected in the estimate. Any clarification, reassignment, finish change, product change, substrate requirement, warranty requirement, or field condition that differs from this interpretation requires written direction and price / schedule adjustment before procurement or installation.

2. Finish Control Matrix

Area / Scope Group	Drawing / Source Tie	Finish Position	Bid Position if Unresolved:
Clubhouse - Model Unit	A4-11 Clubhouse Floor Plan; ID-301 Floor Finish Plan; Clubhouse estimate report	Model Unit is included as interpreted through takeoff. Architectural floor plan identifies Model Unit with LVT; estimate report carries Clubhouse budget / TBS flooring and tile items.	Carry only the takeoff interpretation. Do not convert other N.I.C. clubhouse areas into included scope because the Model Unit was counted.
Clubhouse - N.I.C. areas	Interior DD Progress Set; ID-301 Floor Finish Plan	Interior plan identifies several areas as N.I.C. These are not included finish scope unless separately shown in the estimate.	Exclude N.I.C. areas unless written direction adds them with product, area, base, transition, prep, and accessory requirements.
Clubhouse - Per I.D. / TBS public amenity areas	A4-11 Clubhouse Floor Plan; ID-301 Floor Finish Plan; Clubhouse estimate report	Finish locations are not fully product-specified. Estimate report carries budget / TBS items for roll goods, floor tile, wall tile, transitions, and ceramic trim.	Carry budget / TBS items only as estimated. Final product, color, grout, adhesive, layout, and accessories must be clarified before procurement.
Clubhouse - Hot Yoga	Clubhouse architectural and interior plans; Exhibit D governing qualification	Estimated as resilient or rubber tile flooring only. No wall finishes or ceiling finishes are assumed.	Exclude Hot Yoga wall finishes, ceiling finishes, mirrors, vapor assemblies, special heat / humidity systems, window changes, specialty warranty upgrades, and unlisted substrate systems.
Triplex and TuckUnder unit floors	A2-series Triplex plans; A3-series TuckUnder plans; Triplex estimate report	Estimated as Tile 9 LVT: Daltile Harpers Place, Ranch, 7.5 in x 48.5 in. The estimate label uses TILE 9 as a style ID; Tile 9 is LVT, not ceramic tile.	Carry Tile 9 LVT only as estimated. Any alternate unit floor finish, added area, product change, adhesive/warranty upgrade, or location revision requires written change authorization.
Triplex and TuckUnder tub/shower wall tile	A2-A41 / A3-A41 Interior Elevations; floor plan keynotes; Triplex estimate report	Estimated as Tile 10 wall tile: Daltile White, Linear Collection, 4 in x 16 in with Custom Pewter grout; tub moldings and Schluter trim are carried by estimate report.	Carry wall tile, tub moldings, and tile edge trim only as estimated. Prefabricated tub units, backerboard, waterproofing, shower rods, blocking, plumbing fixtures, and non-tile accessories are excluded unless expressly carried.
TuckUnder / Triplex stairs	TuckUnder stair plans/details; Triplex estimate report	Stair nosing is carried in the Triplex / TuckUnder scope set, including TuckUnder buildings which are also part of the triplex project grouping.	Carry stair nosing only as estimated. Stair substrate correction, geometry correction, field-fit issues, supplemental nosings, and code-driven modifications are excluded unless clarified in writing.
Civil / pool / amenity materials	H-2.3 Civil / Landscape Materials Schedule	Pool waterline tile, pool bullnose step tile, pool coping, and pool basin are indicated by others. Site concrete, pavers, turf, gravel, and amenity hardscape materials are not Division 09 carried floor finish scope.	Exclude by-others pool items and hardscape / site materials unless formally reassigned by written instruction and separately priced.

3. Clubhouse Finish Schedule - Estimate Output

Drawing / Source Tie: A4-11 Clubhouse Floor Plan, ID-301 Floor Finish Plan, Clubhouse estimate report, and applicable owner specification notes. Clubhouse TBS items remain budget placeholders and are not final product selections.

Finish / Item ID	Type	Product / Description	Size / Color / Grout	Status / Qualification
ROLL 1	Roll good	Budget, TBS	4 ft 0 in; final product/color not specified	Included only as budget / TBS estimate output. Final product and locations must be confirmed.
TILE 1 [F]	Floor tile	Budget, TBS	12 in x 24 in; grout TBS	Included as budget / TBS estimate output. Final product/color/grout/adhesive not specified.
TILE 2 [F]	Floor tile	Budget, TBS	6 in x 36 in; grout TBS	Included as budget / TBS estimate output. Final product/color/grout/adhesive not specified.
TILE 3 [F]	Floor tile	Budget, TBS	2 in x 2 in; grout TBS	Included as budget / TBS estimate output. Final product/color/grout/adhesive not specified.
TILE 4	Tile	Budget, TBS	24 in x 24 in	Included as budget / TBS estimate output. Confirm whether floor/wall/base condition is intended before procurement.
TILE 5	Tile	Budget, TBS	24 in x 24 in	Included as budget / TBS estimate output. Confirm final use/location and unit basis.
TILE 6	Tile	Budget, TBS	24 in x 24 in	Included as budget / TBS estimate output. Confirm final use/location and unit basis.
TILE 7 [W]	Wall tile	Budget, TBS	2 in x 12 in; grout TBS	Included as budget / TBS wall tile estimate output. Backerboard / waterproofing not included unless expressly carried.
TILE 8 [W]	Wall tile	Budget, TBS	2 in x 2 in; grout TBS	Included as budget / TBS wall tile estimate output. Backerboard / waterproofing not included unless expressly carried.
TR1	Transition	Transition - Budget	Final profile/material not specified	Included as budget transition allowance only; product and locations require written confirmation.
TR2	Ceramic trim	Trim - Ceramic trim, exposed edge	Final profile/color not specified	Included as exposed-edge ceramic trim only as estimated; final profile and finish require confirmation.
Waterproofing / Crack Isolation - Possible Presence	Qualification-only item	Possible presence identified by estimate report	Limits/product not specified	Not carried as included scope unless expressly directed. Treat as qualification support only.

4. Triplex / TuckUnder Finish Schedule - Estimate Output

Drawing / Source Tie: A2-series Triplex plans, A3-series TuckUnder plans, A2-A41 / A3-A41 interior elevations, floor plan keynotes, and Triplex estimate report. Estimate output supports the bid interpretation but does not override missing or unclear finish-location information in the drawings.

Finish / Item ID	Type	Product / Description	Size / Color / Grout	Status / Qualification
TILE 9	LVT floor finish	Daltile Harpers Place, Ranch	7.5 in x 48.5 in	Tile 9 is LVT, not ceramic tile. Carry as estimated for Triplex / TuckUnder floor finish interpretation only.
TILE 10 [W]	Wall tile	Daltile White, Linear Collection	4 in x 16 in; Custom grout, Pewter	Carry as tub/shower wall tile only as estimated. Backerboard and waterproofing excluded unless expressly carried.
TR3	Tub trim / molding	Trim - Tub moldings	Final profile not specified	Carry only as tub molding reflected by estimate. Confirm product/profile before procurement.
TR4	Stair nosing	Trim - Stair nosing	Final profile/material not specified	Carried for TuckUnder buildings within Triplex / TuckUnder scope set. Confirm final nosing product and stair substrate conditions.
TR5	Tile edge trim	Schluter, Chrome, metal tile finish edge	Chrome; final size/profile not specified	Carry as estimated. Confirm exact Schluter profile, size, finish, and locations before procurement.
NO MATERIAL ESTIMATED	Scope separation	Area shown as no material estimated	Not applicable	No finish material carried for this area. Do not add finish by inference.

5. Excluded / Qualification Schedule

Item / Condition	Source Tie	Schedule Position	Bid Position if Unresolved:
Waterproofing / crack isolation / mud beds / slab depressions / self-leveling	Clubhouse estimate report; owner specification ceramic tile notes	Possible waterproofing / crack isolation item is qualification support only. Ceramic tile specification language does not automatically convert substrate/waterproofing scope into included estimate scope.	Excluded unless expressly included in estimate and accepted in writing. Any later directive requires change pricing.
Floor preparation / slab remediation / moisture mitigation	Civil, structural, and architectural documents	Subgrade, slab, and structural notes do not define Division 09 floor-prep responsibility for finish installation readiness.	Exclude moisture mitigation, grinding, shot blasting, concrete repair, floor flatness correction, floor levelness correction, and substrate remediation unless separately directed and priced.
Hot Yoga walls / ceiling / specialty environment items	Clubhouse interior/architectural plans	Flooring-only interpretation: resilient or rubber tile flooring only. No wall or ceiling finishes are assumed.	Exclude wall finishes, ceiling finishes, vapor assemblies, specialty room systems, mirrors, windows, and performance upgrades unless issued as written scope.
Pool waterline tile / pool bullnose step tile / pool coping / pool basin	Civil / Landscape H-2.3 Materials Schedule	Identified as by others.	Exclude unless formally reassigned in writing with product, details, and pricing direction.
Pool deck concrete / pavers / artificial turf / gravel / amenity hardscape	Civil / Landscape H-2.3 Materials Schedule	Site / hardscape materials, not carried as Division 09 interior finish scope.	Exclude unless specifically added to flooring/tile scope by written directive.
Backerboard, prefab tubs, shower rods, blocking, plumbing accessories	Triplex / TuckUnder floor plan keynotes and interior elevations	Finish schedule includes wall tile, tub moldings, and tile edge trim only where estimated. Other assemblies/accessories are separate trade scope unless expressly carried.	Exclude non-tile assemblies/accessories and substrate systems unless separately directed and priced.

6. Required Clarifications / Commercial Position

Required Clarification	Reason / Exposure	Bid Position if Unresolved:
Issue final finish-location plan for Triplex, TuckUnder, and Clubhouse areas.	Provided prints do not clearly indicate finishes specified at most locations. Estimate is best interpretation.	Carry only estimate interpretation. Changes after bid are excluded and require written change authorization.
Issue final product selections for all Clubhouse TBS / budget items.	Clubhouse estimate report includes multiple budget / TBS items without final product, color, grout, adhesive, layout, or accessory data.	Carry budget placeholders only. Procurement cannot proceed from TBS items without written selection.
Confirm Hot Yoga flooring product, adhesive/warranty suitability, and whether any wall/ceiling scope is intended.	Hot Yoga has specialty heat / humidity performance risk. User direction limits scope to resilient or rubber tile flooring only.	Carry resilient or rubber tile flooring only. Exclude all wall/ceiling/specialty-performance scope.
Confirm waterproofing / crack isolation and prep requirements by location.	Estimate report identifies possible presence and specifications include tile waterproofing language, but limits/products are unresolved.	Exclude waterproofing, crack isolation, mud beds, self-leveling, and prep unless expressly carried and accepted.
Confirm Schluter, tub molding, transition, and stair-nosing profiles.	Estimate report carries trim/nosing categories, but exact profiles / details are not fully resolved.	Carry only estimate interpretation. Product/profile changes require written direction and pricing.

7. Global Bid Position

This Exhibit G is limited to finishes and finish-adjacent scope reflected in the reviewed documents and estimate reports. It does not include unlisted products, design-completion assumptions, unmarked finish locations, field substrate correction, owner-selected substitutions, unissued alternates, unpriced site/hardscape work, or non-flooring accessories. Where documents are unclear, the estimate controls only to the extent it reflects the estimator interpretation at bid time.

Bid Position if Unresolved: The bid remains limited to the products, scope interpretations, and estimating basis shown in the estimate and this exhibit. Any later product selection, finish reassignment, added location, clarified N.I.C. area, waterproofing directive, floor-prep directive, substrate requirement, stair / trim change, or pool / amenity reassignment must be treated as a changed condition requiring written authorization, revised pricing, and schedule adjustment before work proceeds.

EXHIBIT H - DOCUMENT PRESENCE REPORT

Project: Sterling Auburn Cottages

Documents Reviewed: 2026.04.15 - Auburn Cottages - Clubhouse (Arch-Struc-MEP); 2026.04.15 - Auburn Cottages - Triplex (Arch-Struc-MEP); 2026.04.15 - Auburn Cottages - TuckUnder (Arch-Struc-MEP); 2026.05.08 - Auburn Cottages - Civil / Landscape; 2026.05.13 - Auburn Cottages - Revised Plumbing Site Plan; 2026.04.28 - Auburn Cottages - Alabama Power Job Sketch; 260415_TDC Auburn Clubhouse_DD Progress Set; Quantities Report - Auburn Cottages_Clubhouse; Quantities Report - Auburn Cottages_Triplexes

Issue: Initial Release

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1. Scope of Review

Purpose: This report identifies whether the specific document categories required for Exhibit H were present in the reviewed information. This report is a document-presence review only. It does not create scope, carry quantities, resolve finish intent, assign responsibility for missing design information, or expand Exhibit A. Where a document category is absent, partial, or embedded only within drawing notes, the bid position below governs unless written clarification is issued.

2. Document Presence Matrix

Required Document Category	Presence Status	Document Finding	Bid Position if Unresolved
Specification Manual	PARTIAL / NOT PROVIDED AS STANDALONE	No separate standalone project specification manual was provided for Division 09 / finish scope. The architectural, structural, MEP, and civil documents contain embedded owner specifications, general notes, discipline specifications, and material schedules; the Clubhouse interior set includes an Amenity Specification Schedule.	Do not treat embedded notes or discipline specification sheets as a complete flooring / tile technical specification manual. Scope is limited to the finishes and requirements expressly shown or reasonably identified in the reviewed documents and carried in Exhibit A.
Finish Schedule	PRESENT / PARTIAL	Finish information is present, but not as one fully coordinated project-wide finish schedule. The Clubhouse interior set includes the Amenity Specification Schedule and finish-plan references. Triplex / TuckUnder residential finish information appears through drawing labels, owner specifications, and the estimator quantity reports.	Finishes are estimated as best interpreted from the provided documents. Product descriptions in quantity reports support the estimate but do not replace a coordinated design-issued finish schedule.
Room Finish Schedule	NOT CLEARLY PROVIDED	A consolidated room-by-room finish schedule was not identified for the full project. Clubhouse interior sheets list rooms and finish/ceiling references, but several spaces are marked N.I.C. and the reviewed documents do not provide a complete room finish schedule for all Triplex, TuckUnder, and Clubhouse locations.	No responsibility is accepted for finish-placement gaps created by the absence of a complete room finish schedule. Triplex, TuckUnder, and Clubhouse finishes are carried only as best interpreted from the available plans, schedules, and estimate-output reports.
Finish Floor Plans	PRESENT / PARTIAL	Finish floor-plan information is present in the Clubhouse interiors and appears in the Triplex / TuckUnder architectural floor plans through room labels and finish callouts. The documents do not clearly indicate finishes at every location.	Finish locations are not expanded by assumption. Where finish placement is unclear, the estimate position is limited to the best interpretation of the reviewed documents and must be qualified at bid time.
Interior Print Set	PRESENT - CLUBHOUSE ONLY	A Ryan Young Interiors Clubhouse set was provided. A separate interior design print set was not identified for the Triplex or TuckUnder residential building types.	Interior-design-specific scope is limited to the Clubhouse information provided. Triplex and TuckUnder finishes are based on architectural sheets, owner specifications, and estimator output only unless a separate interior set is later issued.
Vertical Circulation Pages	PRESENT / PARTIAL	Stair and vertical circulation information appears in the TuckUnder architectural and structural drawings and related stair/framing references. A dedicated, fully coordinated vertical-circulation finish sheet was not identified.	Stair and stair-nosing scope is limited to the interpreted TuckUnder / Triplex stair conditions and supporting estimate output. Any finish, nosing, substrate, landing, geometry, or code-driven changes require written clarification before being carried beyond the current estimate position.

3. Governing Qualifications

Estimator Qualification: The prints provided do not clearly indicate the finishes specified at most locations. Triplex and TuckUnder finishes are estimated as best interpreted. Clubhouse areas are estimated as best interpreted. No responsibility is accepted for finish-placement revisions, scope expansion, omitted finish tags, missing finish schedules, field-directed finish changes, owner-selected substitutions, or design intent not clearly issued in the reviewed documents.

Quantity Reports: The quantity reports are estimate-output support only. They do not create design requirements, finish intent, attic stock requirements, formal alternates, or scope beyond the reviewed documents and the current Exhibit A position.

Bid Position if Unresolved: Carry only the finishes, locations, and accessories expressly shown or reasonably interpreted from the reviewed documents and current estimate output. Clarify all missing or incomplete finish documentation before procurement, installation, or pricing of scope beyond Exhibit A.

MUD BED & SLAB DEPRESSIONS REPORT

Project: Sterling Auburn Cottages

Documents Reviewed: 2026.04.15 - Auburn Cottages - Clubhouse (Arch-Struc-MEP); 2026.04.15 - Auburn Cottages - Triplex (Arch-Struc-MEP); 2026.04.15 - Auburn Cottages - TuckUnder (Arch-Struc-MEP); 2026.05.08 - Auburn Cottages - Civil / Landscape; 2026.05.13 - Auburn Cottages - Revised Plumbing Site Plan; 2026.04.28 - Auburn Cottages - Alabama Power Job Sketch; 260415_TDC Auburn Clubhouse_DD Progress Set; Quantities Report - Auburn Cottages_Clubhouse; Quantities Report - Auburn Cottages_Triplexes

Issue: Initial Release

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1. Scope of Review

Purpose: This report identifies mud bed, mortar bed, slab depression, dropped slab, sloped slab, drain-interface, and floor-finish elevation conditions that may affect Divisions 03, 09, and 12. This report is document-driven only. It does not add scope, resolve design omissions, complete missing dimensions, or convert structural/civil/plumbing coordination notes into flooring scope. Floor prep, waterproofing, crack isolation, mud beds, slab depressions, self-leveling, depression infill, slope build-up, slab remediation, drain elevation correction, and transition/elevation correction are excluded by estimating unless expressly carried by written instruction.

2. Overall Commercial Position

Overall Bid Position: No explicit flooring or tile mud bed / mortar bed assembly was identified in the reviewed documents. The documents do include structural slab depression / drop / slope / ramp references, first-floor TuckUnder slope and drop notes, floor drain / trap primer / under-slab drain coordination notes, prefabricated tub and wall tile takeoff support, and a Clubhouse waterproofing / crack-isolation possible-presence flag. Those conditions create coordination and qualification exposure, but they do not establish that mud beds, depression infill, tapered setting beds, floor leveling, shower-pan mortar beds, slope-to-drain build-up, waterproofing, or crack isolation are included in the estimate.

3. Document-Identified Conditions and Bid Positions

MBD-01 - No Express Flooring / Tile Mud Bed or Mortar Bed Assembly Identified

Location: Project-wide: Clubhouse, Triplex, TuckUnder, and amenity interfaces reviewed for flooring / tile impact.

Drawing / Specification Reference: Clubhouse architectural / structural / MEP set; Triplex architectural / structural / MEP set; TuckUnder architectural / structural / MEP set; Clubhouse interior DD set; quantity reports.

Condition: The reviewed documents do not issue a clear mud bed, mortar bed, thick-bed setting bed, shower pan mortar bed, or tile mortar float requirement assigned to the flooring / tile scope. Tile and wall-tile takeoff items, prefabricated tub counts, wall tile backer requirements, and finish tags do not, by themselves, create a carried mud bed scope.

Why It Matters: Mud beds and mortar beds materially affect labor, elevation build-up, cure time, waterproofing tie-ins, drain interfaces, transitions, and warranty responsibility. Carrying them by inference would create unsupported scope exposure.

Responsibility: Design team / General Contractor to issue written clarification if any mud bed, mortar bed, sloped setting bed, shower pan, or thick-bed tile assembly is intended.

Bid Position if Unresolved: No mud bed, mortar bed, tile float, shower-pan mud bed, tapered setting bed, slope-to-drain build-up, or depression infill is included unless expressly issued and accepted in writing.

MBD-02 - Structural Slab Depression / Drop / Slope / Ramp References Are Structural Conditions

Location: Clubhouse, Triplex, and TuckUnder standard foundation notes / schedules.

Drawing / Specification Reference: Structural sheet S0-2A - Standard Foundation Notes and Schedules for Clubhouse, Triplexes, and TuckUnders; foundation legend and drop details.

Condition: The structural sheets include a foundation legend identifying slab depression, drop, and slope / ramp conditions, and include typical structural drop details. These details govern slab forming / structural concrete conditions. They do not assign flooring responsibility for depression infill, topping, ramping, leveling, mud bed construction, finish-surface correction, or transition build-up.

Why It Matters: Structural drops and finish flooring requirements are not the same scope. If a dropped slab is left for a flooring trade to fill or ramp, that must be stated clearly before bid because the cost and responsibility are materially different from standard flooring installation.

Responsibility: Structural engineer / General Contractor / concrete contractor to provide the required slab geometry, slab drops, slopes, ramps, elevations, vapor retarder continuity, reinforcement, and structural concrete work.

Bid Position if Unresolved: No slab depression infill, concrete topping, fill, leveling, ramping, tapering, slope correction, or mud bed is included from structural drop symbols or foundation legends alone.

MBD-03 - TuckUnder First-Floor Slope and Drop Notes Require Civil / Concrete Coordination

Location: TuckUnder A first floor / garage and entry interface conditions.

Drawing / Specification Reference: A3-A11 - Tuck Under A - First Floor Plan, including slope down per civil, 1/4 inch per foot minimum slope notes, and 1/2 inch minimum drop per civil notes.

Condition: The TuckUnder first-floor plan includes slope and drop notes tied to civil coordination. These notes identify a concrete / civil / threshold coordination condition at the garage / entry interface, not a flooring-carried leveling or fill allowance.

Why It Matters: These conditions can affect finished floor elevations, thresholds, transitions, door clearances, stair/landing interface, and flooring terminations. If concrete drops are not formed correctly, correcting them after the fact is not normal flooring scope.

Responsibility: General Contractor / concrete contractor / civil contractor to coordinate and construct slope, drop, and finished slab elevations before installation.

Bid Position if Unresolved: No correction of misformed slope, drop, garage threshold elevation, concrete transition, ramping, tapered fill, or slab edge build-up is included unless expressly carried.

MBD-04 - Floor Drains, Floor Sinks, Trap Primers, and Under-Slab Drain Lines Do Not Create Slope-Build Scope

Location: Clubhouse plumbing drain details; Triplex plumbing details; TuckUnder plumbing details; floor drain / floor sink / under-slab drain locations.

Drawing / Specification Reference: P0-02 - Details - Plumbing; P2-A02 / P2-B02 / P2-C02 - Details - Plumbing; P3-A02 / P3-B02 - Details - Plumbing; plumbing general notes requiring floor drains and cleanouts flush with finished floor and coordination of drain locations.

Condition: The plumbing drawings require floor drains and cleanouts to be set flush with finished floor and include trap primer / under-slab drain routing. Drain locations and elevations must be coordinated with finished floor build-up before concrete placement and before flooring installation. The documents do not clearly assign drain adjustment, slope-to-drain flooring build-up, or post-pour slab correction to flooring.

Why It Matters: Drain elevations and under-slab piping directly affect tile, resilient, LVT, rubber, transition, waterproofing, and floor-prep exposure. If drain bodies are high, low, or out of plane with finish flooring, correction can require work outside standard installation.

Responsibility: Plumbing contractor / General Contractor / concrete contractor to coordinate drain body elevations, sleeves, penetrations, under-slab piping, finished-floor elevations, and concrete placement.

Bid Position if Unresolved: No drain reset, drain elevation correction, sawcutting, coring, trench patching, slab patching, sleeve correction, waterproofing at penetrations, slope-to-drain build-up, or drain-interface mud bed is included unless expressly carried.

MBD-05 - Tub and Shower Conditions Are Estimated as Prefabricated Tub / Wall Tile Scope Only

Location: Triplex and TuckUnder unit tub / shower areas.

Drawing / Specification Reference: Triplex quantity report; Triplex and TuckUnder architectural floor plan notes; wall tile backer notes at tub and shower areas.

Condition: The estimate support identifies prefabricated tubs, wall tile, tub moldings, and related trim. The documents do not clearly establish a tile shower pan mud bed or slab depression for tiled shower floors at the unit tubs. Wall tile and tub-shower backer requirements do not create floor mud-bed scope.

Why It Matters: A prefabricated tub condition is materially different from a site-built shower receptor or mortar-bed shower pan. Treating wall tile areas as mud-bed shower floors would overextend the estimate and create responsibility exposure.

Responsibility: Design team / General Contractor to clarify if any site-built shower pan, receptor mud bed, waterproofed mortar bed, pre-slope, curb build-up, or recessed shower floor condition is required.

Bid Position if Unresolved: No shower pan mud bed, pre-slope, shower receptor mortar bed, recessed shower slab, curb mortar build-up, drain clamping assembly tie-in, or shower waterproofing system is included unless expressly carried.

MBD-06 - Clubhouse Waterproofing / Crack Isolation Flag Is Qualification-Only

Location: Clubhouse tile and wet-area finish conditions where waterproofing / crack isolation may be required by final design or manufacturer direction.

Drawing / Specification Reference: Quantities Report - Auburn Cottages_Clubhouse; Clubhouse interior DD set; Clubhouse architectural / MEP set.

Condition: The Clubhouse quantity report includes a waterproofing / crack-isolation possible-presence line. That is an estimate-output flag, not a fully detailed design scope, product specification, location map, membrane system, installation directive, or carried allowance.

Why It Matters: Waterproofing and crack isolation interact with mud beds, drains, movement joints, substrate preparation, cure times, tile trim, edge terminations, and warranty requirements. A possible-presence line cannot define trade responsibility by itself.

Responsibility: Design team / General Contractor to identify exact locations, products, manufacturers, primers, limits, tie-ins, inspection requirements, and responsible trade before the work is priced as included.

Bid Position if Unresolved: Waterproofing, crack isolation, anti-fracture membrane, sheet membrane, fluid-applied membrane, reinforcing fabric, primers, drain tie-ins, and related substrate preparation are excluded unless expressly carried in writing.

MBD-07 - Civil / Hardscape Slope, Drainage, and Pool / Amenity Conditions Are Not Interior Mud Bed Scope

Location: Civil / landscape hardscape, pool / amenity, sidewalk, dog park, drainage, and exterior slab / paving interfaces.

Drawing / Specification Reference: Civil / Landscape set; Revised Plumbing Site Plan; hardscape and amenity details; site drainage and slope notes.

Condition: Civil and landscape documents contain exterior slope, drainage, hardscape, pad, pool, amenity, and site-interface information. These items may affect finished elevations at exterior thresholds and amenity interfaces, but they are not interior flooring mud bed or slab depression scope unless expressly reassigned.

Why It Matters: Exterior grade and hardscape elevations can create transition or threshold issues at building entries, but correcting exterior concrete or providing site-slope remediation is outside the flooring estimate unless specifically stated.

Responsibility: Civil contractor / hardscape contractor / General Contractor to coordinate exterior slopes, pads, drains, pool/amenity interfaces, and transition elevations with building finished floors.

Bid Position if Unresolved: No exterior concrete correction, site-slope correction, hardscape ramping, pool deck build-up, amenity drain correction, or exterior mud bed is included in flooring scope unless expressly carried.

4. Global Mud Bed / Slab Depression Exclusions

Condition	Bid Position
Mud beds / mortar beds	Excluded unless expressly carried. No mud bed, mortar bed, thick-bed set, pre-slope, or shower-pan mortar bed is included by inference.
Slab depressions / dropped slabs	Excluded unless expressly carried. Structural drop symbols and foundation legends do not create flooring infill, topping, or ramping scope.
Slope-to-drain build-up	Excluded unless expressly carried. Drain elevations must be coordinated by the GC / plumbing / concrete trades before floor finish installation.
Waterproofing / crack isolation	Excluded unless expressly carried. Possible-presence or estimate-output flags are qualification-only without written scope direction.
Self-leveling / floor prep / transition correction	Excluded unless expressly carried. No leveling, grinding, patching, slab correction, threshold correction, or transition elevation correction is included.

5. Governing Qualification

Governing Qualification: The estimate is based on substrates, slab drops, floor drain elevations, slopes, thresholds, and finish interfaces being properly constructed, coordinated, cured, clean, dry, sound, and ready to receive the specified finishes. Any required mud bed, slab depression infill, floor leveling, waterproofing, crack isolation, floor-drain correction, slope-to-drain build-up, or transition/elevation correction is excluded unless expressly carried by written instruction. Unresolved conditions must be clarified before procurement or installation.

SLAB CONDITIONS REPORT

Project: Sterling Auburn Cottages

Documents Reviewed: 2026.04.15 - Auburn Cottages - Clubhouse (Arch-Struc-MEP); 2026.04.15 - Auburn Cottages - Triplex (Arch-Struc-MEP); 2026.04.15 - Auburn Cottages - TuckUnder (Arch-Struc-MEP); 2026.05.08 - Auburn Cottages - Civil / Landscape; 2026.05.13 - Auburn Cottages - Revised Plumbing Site Plan; 2026.04.28 - Auburn Cottages - Alabama Power Job Sketch; 260415_TDC Auburn Clubhouse_DD Progress Set; Quantities Report - Auburn Cottages_Clubhouse; Quantities Report - Auburn Cottages_Triplexes

Issue: Initial Release

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1. Scope of Review

Purpose: This report identifies slab, substrate, subgrade, moisture, concrete, and slab-adjacent conditions that may affect Division 03, Division 09, and Division 12 pricing or qualification. This report documents slab-related exposure only. It does not add scope, resolve incomplete design information, create field assumptions, or expand Exhibit A. Floor prep, waterproofing, crack isolation, mud beds, slab depressions, self-leveling, slab remediation, moisture mitigation, moisture testing, transition elevation correction, and correction of unsuitable substrates are excluded by estimating unless expressly carried by written instruction.

2. Overall Bid Position

Executive Slab Position: The reviewed documents identify concrete slab-on-grade conditions, vapor retarder requirements below concrete slabs, structural slab forming / foundation sheets, site subgrade and geotechnical obligations, and plumbing/drain conditions that interact with finished flooring. However, the documents do not clearly provide a complete flooring-specific substrate acceptance package for every finish type and location. No slab moisture remediation, slab leveling, crack repair, crack isolation, slab depression infill, drain elevation correction, or post-pour substrate correction is carried unless specifically stated in Exhibit A or issued by written change instruction.

3. Slab Conditions and Bid Positions

SC-01 - Concrete Slab-on-Grade / Vapor Retarder Requirement

Location: Triplex, TuckUnder, and Clubhouse slab-on-grade conditions where finished flooring is installed over concrete substrate.

Drawing / Specification Reference: Architectural floor / section notes; Triplex A2-A31; Triplex / TuckUnder floor plan notes; structural slab forming and foundation sheets including S2-0A/S2-0B/S2-0C, S3-0A/S3-0B, S4-0A/S4-0B, S2-1A/S2-1B/S2-1C, S3-1A/S3-1B, and S4-1A/S4-1B.

Slab Condition: The drawings identify concrete slab-on-grade and require a 6-mil polyethylene or approved vapor retarder between the concrete floor slab and prepared subgrade. This is a below-slab construction requirement and is not the same as flooring moisture mitigation or slab-top treatment.

Why It Matters: Floor covering adhesives, resilient flooring, LVT, tile setting materials, and rubber/resilient installations can be affected by slab moisture, vapor transmission, curing, alkalinity, surface profile, and vapor retarder performance. The documents do not provide a complete flooring-specific moisture testing protocol or moisture remediation scope.

Responsibility: General Contractor / concrete contractor / structural trade to furnish compliant slab assembly and vapor retarder. Flooring scope is limited to installation over an acceptable, tested, dry, clean, sound, and compatible substrate unless otherwise carried.

Bid Position if Unresolved: No vapor retarder work, moisture testing, moisture mitigation, slab drying acceleration, elevated RH/MVER treatment, pH correction, surface profiling, adhesive compatibility remediation, or slab-top membrane is included unless expressly carried in Exhibit A or authorized by written change.

SC-02 - Structural Slab Forming and Foundation Sheets Do Not Establish Floor Finish Readiness

Location: Clubhouse Area A / Area B; Triplex A/B/C; TuckUnder A/B.

Drawing / Specification Reference: Clubhouse S4-0A/S4-0B and S4-1A/S4-1B; Triplex S2-0A/S2-0B/S2-0C and S2-1A/S2-1B/S2-1C; TuckUnder S3-0A/S3-0B and S3-1A/S3-1B.

Slab Condition: The structural package includes slab forming and foundation plans. The Triplex foundation plan also indicates slab tendon and reinforcing information. These sheets are structural documents; they do not define all finish-floor tolerances, slab flatness, slab levelness, slab curl, slab crack treatment, sawcut/control joint treatment, or surface-preparation obligations required by each finish manufacturer.

Why It Matters: A structurally acceptable slab is not automatically a flooring-ready slab. LVT, resilient/rubber tile, and tile installations may require stricter substrate conditions than those shown on structural sheets. Undefined tolerance or joint-treatment responsibility creates pricing and warranty exposure.

Responsibility: General Contractor / concrete contractor to deliver slab conditions suitable for the specified flooring systems and to coordinate finish elevation, slab tolerance, curing, and surface profile prior to floor installation.

Bid Position if Unresolved: No floor flattening, leveling, grinding, shot blasting, skim coating, patching beyond incidental installer touch-up, control joint treatment, structural crack repair, slab curl correction, slab elevation correction, or transition build-up is included unless expressly carried.

SC-03 - Flooring / Concrete Coordination Required, But Not Quantified as Flooring Scope

Location: Project-wide flooring installations over concrete or other prepared substrates.

Drawing / Specification Reference: Owner specification / architectural specification language within the Clubhouse, Triplex, and TuckUnder sets.

Slab Condition: The documents require the Owner / General Contractor to coordinate the flooring subcontractor with framing and concrete contractors to ensure compatibility of adhesives, sub-floor surface texture, materials, and preparation. The note confirms the coordination obligation but does not quantify floor prep or assign concrete correction to flooring scope.

Why It Matters: This language protects the estimate if the slab surface is not compatible with adhesive, resilient, LVT, tile, rubber, or other flooring manufacturer requirements at the time of installation.

Responsibility: General Contractor to coordinate concrete, framing, and flooring readiness. Concrete contractor to provide substrate suitable for specified finishes. Flooring contractor to install materials only after substrate conditions meet documented manufacturer requirements and project approvals.

Bid Position if Unresolved: Bid excludes all non-standard substrate correction, surface texture correction, concrete contamination removal, curing compound removal, adhesive bond failure caused by incompatible substrate, and substrate correction required due to concrete trade conditions.

SC-04 - Civil Subgrade / Geotechnical Requirements Affect Slab Risk But Are Not Flooring Scope

Location: Project-wide site development and building pad areas supporting slab construction.

Drawing / Specification Reference: Civil / Landscape general notes, including subgrade preparation, removal of deleterious material, 98 percent Standard Proctor compaction requirement, and Terracon geotechnical report dated 04/02/2025 referenced by civil documents.

Slab Condition: Civil documents require removal of unsuitable materials, compliant subgrade preparation, geotechnical conformance, construction phase monitoring, and compaction testing reports. These requirements occur below or before floor finish installation and are outside the flooring estimate scope.

Why It Matters: Improper subgrade, fill, compaction, settlement, slab movement, vapor migration, and cracking can damage or telegraph through flooring systems. These risks cannot be absorbed by the flooring estimate when the underlying site and slab conditions are controlled by others.

Responsibility: Civil contractor, earthwork contractor, General Contractor, testing agency, geotechnical engineer, and concrete contractor.

Bid Position if Unresolved: No scope is included for correction of settlement, slab movement, heaving, cracking, moisture migration, unsuitable fill, deficient compaction, slab replacement, or finish damage caused by subgrade / geotechnical conditions.

SC-05 - Clubhouse Plumbing / Floor Drain Conditions Create Slab Interface Risk

Location: Clubhouse floor drain, floor sink, trap primer, and under-slab plumbing conditions where flooring or tile interfaces with drain bodies or floor penetrations.

Drawing / Specification Reference: Clubhouse plumbing details and floor drain / trap primer notes; Clubhouse architectural / interior finish areas.

Slab Condition: The plumbing documents reference floor drains, floor sink details, trap primer lines, and lines in or under concrete. These items require coordination with slab placement, finish thickness, drain elevations, slope, penetrations, sleeves, patching, and finished floor transitions. The reviewed documents do not clearly assign all floor finish slope, waterproofing, drain adjustment, or slab patch responsibility to flooring.

Why It Matters: Drain bodies, floor sinks, slab penetrations, sleeves, and under-slab lines can create additional tile build-up, resilient flooring cuts, waterproofing interfaces, crack-control conditions, and elevation conflicts if not coordinated before placement.

Responsibility: Plumbing contractor / General Contractor / concrete contractor to place and coordinate drain bodies, sleeves, piping, slab penetrations, and elevations. Flooring / tile scope is limited to standard installation over ready substrate unless otherwise carried.

Bid Position if Unresolved: No drain elevation correction, drain reset, sawcutting, coring, trench patch, slab patch, sleeve correction, waterproofing at penetrations, slope-to-drain build-up, or finish elevation correction is included unless expressly carried.

SC-06 - Waterproofing / Crack Isolation Flagged as Possible Presence Only

Location: Clubhouse tile / wet-area and slab-adjacent finish conditions where waterproofing or crack isolation may be required by final design or manufacturer requirements.

Drawing / Specification Reference: Clubhouse quantity report line for WATERPROOFING/CRACK ISOLATION - POSSIBLE PRESENCE; Clubhouse interior and architectural finish information.

Slab Condition: The Clubhouse quantity report includes a waterproofing / crack isolation possible-presence line. This is an estimate-output warning condition, not a complete design-issued waterproofing specification, manufacturer system selection, scope directive, or carried allowance.

Why It Matters: Waterproofing and crack isolation can materially affect labor, sequencing, warranty, cure time, edge treatment, drain integration, transitions, and substrate acceptance. A possible-presence quantity cannot substitute for a specification-driven scope assignment.

Responsibility: Design team / General Contractor to identify the required waterproofing or crack isolation products, locations, limits, manufacturers, primers, tie-ins, cure requirements, inspection requirements, and responsibility.

Bid Position if Unresolved: Waterproofing, crack isolation, anti-fracture membrane, fluid-applied membrane, sheet membrane, primer, reinforcing fabric, drain tie-in, perimeter treatment, movement-joint treatment, and related substrate preparation are excluded unless expressly carried. Any quantity shown is qualification-only and must not be treated as included scope without written direction.

SC-07 - Self-Adhered Membrane Notes Are Envelope / Flashing-Oriented Unless Specifically Reassigned

Location: Building-envelope, window, door, exterior-wall, non-vertical substrate, and flashing conditions referenced in architectural specifications.

Drawing / Specification Reference: Architectural specification language for self-adhered membrane waterproofing, flexible flashing, sealants, and substrate preparation.

Slab Condition: The architectural specifications include self-adhered membrane and waterproofing language for building envelope / flashing conditions. This language should not be interpreted as interior floor slab waterproofing, crack isolation, shower waterproofing, or finished-floor underlayment unless expressly shown at flooring locations.

Why It Matters: Treating exterior-envelope membrane notes as flooring waterproofing would create unsupported scope and liability. Floor waterproofing must be tied to finish drawings, wet-area details, manufacturer requirements, and clearly assigned responsibility.

Responsibility: Envelope / exterior trade unless the documents expressly reassign the system to flooring or tile at interior floor locations.

Bid Position if Unresolved: No interior floor slab waterproofing or crack isolation is included based solely on envelope membrane notes. Written clarification is required before carrying membrane work at flooring locations.

SC-08 - Finish Elevation / Transition Risk Between Clubhouse, Triplex, TuckUnder, and Site Conditions

Location: All flooring transitions, exterior thresholds, slab edges, storefront sill conditions, clubhouse interfaces, unit entries, amenity hardscape interfaces, and stair / landing interfaces.

Drawing / Specification Reference: Clubhouse storefront / concrete slab sill detail; structural slab and foundation plans; civil / hardscape plans; Triplex and TuckUnder architectural sections and floor plans.

Slab Condition: The documents include concrete slab edges, storefront sill conditions, hardscape interfaces, unit floor assemblies, and stair / landing interfaces. The reviewed documents do not fully define finish build-up reconciliation, transition profiles at every flooring interface, finished slab elevation correction, or tolerance coordination at all locations.

Why It Matters: Elevation conflicts can require ramping, transition substitutions, grinding, patching, leveling, floor prep, tapered fills, slab correction, door/threshold adjustments, or owner/design clarification. These items are not base flooring scope unless clearly carried.

Responsibility: General Contractor to coordinate finished floor elevations, thresholds, slab edges, exterior paving/hardscape interfaces, door clearances, and transition conditions before flooring installation.

Bid Position if Unresolved: No slab elevation correction, threshold correction, hardscape-to-finish-floor reconciliation, tapered ramping, substrate leveling, transition redesign, or door/clearance adjustment is included unless expressly carried.

4. Global Slab-Related Exclusions / Qualifications

Item	Bid Position
Standard floor prep	Limited to normal installation-ready cleaning / incidental touch-up only where required by manufacturer and expressly carried. No broad prep allowance is included.
Moisture testing / mitigation	Excluded unless expressly carried. Elevated moisture, high RH/MVER, pH correction, alkalinity treatment, vapor mitigation, and related warranty requirements require written direction.
Crack isolation / waterproofing	Excluded unless expressly carried. The Clubhouse quantity report possible-presence line is qualification-only, not a carried scope directive.
Self-leveling / slab depressions / mud beds	Excluded unless expressly carried. No leveling, ramping, slope correction, mud bed, or depression infill is included by inference.
Concrete correction	Excluded unless expressly carried. Grinding, shot blasting, patching, scarifying, slab curl correction, control-joint treatment, sawcut repair, and structural crack repair are not included.
Transition / elevation correction	Excluded unless expressly carried. Finish elevation conflicts, door/threshold conflicts, hardscape interfaces, and stair/landing transitions require written clarification or change authorization.

5. Governing Qualification

Governing Qualification: Slab-related pricing is based on the assumption that all substrates will be delivered clean, dry, sound, cured, properly compacted, properly reinforced, properly coordinated, within manufacturer tolerances, and ready to receive the specified floor finishes. If existing or newly placed substrates require remediation, moisture mitigation, leveling, crack treatment, waterproofing, drain coordination, elevation correction, or other non-standard preparation, those items are excluded and must be handled by written clarification, separate pricing, or change order before installation.

SLAB ON GRADE VS GYPCRETE REPORT

Project: Sterling Auburn Cottages

Documents Reviewed: 2026.04.15 Clubhouse Arch-Struc-MEP; 2026.04.15 Triplex Arch-Struc-MEP; 2026.04.15 TuckUnder Arch-Struc-MEP; 260415 Clubhouse DD Interiors; 2026.05.08 Civil / Landscape; 2026.05.13 Revised Plumbing Site Plan; Clubhouse and Triplex Quantity Reports

Issue: Initial Release

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1. Scope of Review

Purpose: This report classifies the reviewed substrate information for slab-on-grade versus gypcrete / gypsum-concrete exposure as it affects flooring and tile estimating. This report does not add substrate scope, does not resolve incomplete substrate assemblies, and does not convert structural, civil, or framing requirements into flooring responsibility.

Estimating Boundary: Floor prep, slab correction, substrate remediation, moisture testing, moisture mitigation, concrete repair, self-leveling, gypsum underlayment, acoustic mat, gypcrete, topping slabs, crack isolation, waterproofing, mud beds, slab depressions, and transition / elevation correction are excluded unless expressly carried by written instruction.

2. Executive Position

The reviewed documents support concrete slab-on-grade classification at the building slab / first-floor concrete conditions shown in the structural slab forming and foundation documents. The reviewed documents do not clearly issue a gypcrete, gypsum-concrete, lightweight concrete topping, or acoustic gypsum underlayment scope for flooring estimating. References to gypsum in the architectural documents are tied to gypsum board, tile backer, and wall / ceiling systems, not a floor topping system. Upper-floor conditions shown or referenced as top of sheathing are not slab-on-grade and are not to be treated as concrete or gypcrete unless the design team issues a written substrate assembly.

3. Conditions and Bid Positions

SOG-01 - Concrete Slab-on-Grade Conditions Identified at First-Floor / Building Slab Areas

Location: Clubhouse, Triplex, and TuckUnder first-floor / building slab conditions where finished flooring or tile is estimated over concrete substrate.

Drawing / Specification Reference: Clubhouse structural sheet index includes S0-2A, S4-0A/S4-0B slab forming plans, and S4-1A/S4-1B foundation plans. Triplex structural sheet index includes S0-2A, S2-0A/S2-0B/S2-0C slab forming plans, and S2-1A/S2-1B/S2-1C foundation plans. TuckUnder structural sheet index includes S0-2A, S3-0A/S3-0B slab forming plans, and S3-1A/S3-1B foundation plans.

Condition: The documents identify concrete slab and foundation information, including slab forming plans and standard foundation notes. Architectural plan notes also reference a 6-mil polyethylene or approved vapor retarder between the concrete floor slab and prepared subgrade. This supports a slab-on-grade bid classification only where the finish is located over the documented concrete slab condition.

Why It Matters: A slab-on-grade condition affects adhesive selection, moisture exposure, pH exposure, cure timing, slab flatness, surface profile, sawcut / control joint treatment, crack treatment, and transition height. The structural existence of a slab does not mean the slab is flooring-ready or that floor prep has been carried.

Responsibility: General Contractor / concrete contractor / structural trade to provide slab, vapor retarder, subgrade, curing, surface profile, tolerance, and readiness suitable for finished flooring. Flooring scope is limited to installation over an accepted substrate unless Exhibit A expressly states otherwise.

Bid Position if Unresolved: Carry finish flooring and tile only where shown / estimated over concrete substrate. Exclude slab installation, vapor retarder, subgrade work, moisture testing, moisture mitigation, concrete repair, slab leveling, grinding, shot blasting, crack treatment, control joint treatment, and surface remediation unless separately authorized in writing.

SOG-02 - Gypcrete / Gypsum Concrete Not Expressly Issued as Flooring Scope

Location: Project-wide, including Clubhouse, Triplex, and TuckUnder areas.

Drawing / Specification Reference: Reviewed architectural, structural, civil, plumbing, interior, and quantity documents. The located gypsum references relate to gypsum board, gypsum backer, moisture-resistant gypsum board, and wall / ceiling assemblies.

Condition: No clear gypcrete, gypsum concrete, lightweight concrete floor topping, acoustic gypsum underlayment, or poured gypsum floor assembly has been identified in the reviewed documents. The term gypsum must not be treated as gypcrete when the referenced language is for gypsum board or tile backer.

Why It Matters: Gypcrete and gypsum-concrete toppings materially change substrate preparation, primer requirements, adhesive compatibility, drying time, surface hardness, moisture sensitivity, floor flatness, sound-control coordination, and warranty exposure. Carrying it by inference would create unsupported scope and liability.

Responsibility: Architect / General Contractor to issue a written floor assembly if gypcrete, gypsum concrete, acoustic mat, or lightweight topping is intended. Manufacturer compatibility requirements must be issued before procurement or installation.

Bid Position if Unresolved: No gypcrete, gypsum concrete, lightweight concrete topping, acoustic gypsum underlayment, acoustic mat, poured topping, related primer, topping repair, topping patching, topping moisture testing, or topping preparation is included. If required, it is an add and must be clarified before installation.

SOG-03 - TuckUnder Upper-Floor / Top-of-Sheathing Conditions Are Not Slab-on-Grade

Location: TuckUnder second-floor and any upper-level floor condition referenced as top of sheathing or framed floor construction.

Drawing / Specification Reference: TuckUnder floor plan / elevation references identify first-floor concrete slab conditions and upper-floor top-of-sheathing conditions. The TuckUnder sheet index also separates slab forming / foundation sheets from upper floor framing sheets.

Condition: Upper-floor conditions are not concrete slab-on-grade. The reviewed documents do not clearly issue a complete floor-finish underlayment assembly for upper framed floors and do not clearly assign gypcrete or gypsum-concrete topping at those locations.

Why It Matters: Flooring over framed sheathing may require underlayment panels, cement board, uncoupling membrane, acoustic assembly, deflection confirmation, fastener / joint treatment, patching, or transition build-up. None of those items should be carried unless specifically assigned.

Responsibility: General Contractor / framing contractor / design team to provide the upper-floor substrate assembly, underlayment design, acoustic requirements, deflection compliance, and finished elevation coordination. Flooring contractor responsibility is limited to accepted finish installation over a suitable substrate.

Bid Position if Unresolved: Upper-floor finishes are estimated as best interpreted from the reviewed documents. Exclude sheathing correction, underlayment panels, cement board, uncoupling membrane, acoustic mat, gypcrete, gypsum topping, deflection remediation, fastener correction, joint treatment, and transition / elevation correction unless expressly carried.

SOG-04 - Flooring / Concrete / Framing Coordination Language Does Not Create Carried Prep Scope

Location: Project-wide flooring installations over concrete, framed substrates, and finish areas affected by substrate readiness.

Drawing / Specification Reference: Owner / architectural specifications instruct the Owner / General Contractor to coordinate the flooring subcontractor with framing and concrete contractors for adhesive compatibility, sub-floor surface texture, materials, and preparation.

Condition: The coordination note confirms that substrate compatibility matters, but it does not quantify floor prep, does not assign concrete correction to flooring, and does not create a measurable substrate remediation allowance.

Why It Matters: This is a major bid exposure point. Adhesive failure, flooring telegraphing, hollow tile, cracking, resilient flooring movement, moisture failure, and warranty rejection can all occur when substrate readiness is unresolved.

Responsibility: General Contractor to coordinate framing, concrete, substrate readiness, finish elevations, acoustic requirements, adhesive compatibility, and manufacturer acceptance before flooring begins.

Bid Position if Unresolved: No broad floor prep allowance is included. Exclude non-standard surface preparation, surface texture correction, curing compound removal, adhesive contaminant removal, moisture remediation, substrate hardening, skim coating, slab leveling, or framed-floor underlayment correction unless expressly carried.

SOG-05 - Waterproofing / Crack Isolation Is a Separate Qualification and Does Not Establish Gypcrete

Location: Clubhouse tile / wet-area / slab-adjacent finish conditions and any finish locations where waterproofing or crack isolation may be required by final design or manufacturer criteria.

Drawing / Specification Reference: Clubhouse quantity report identifies waterproofing / crack isolation as possible presence. Interior and architectural finish information does not convert this possible-presence line into a complete substrate system.

Condition: Waterproofing and crack isolation can be installed over slab-on-grade or other substrates, but their possible presence does not establish gypcrete, gypsum-concrete topping, or a carried floor-prep scope. Product, limits, system, primers, drains, tie-ins, and inspection requirements remain unresolved unless separately issued.

Why It Matters: Membrane scope affects pricing, sequencing, cure time, warranty, edges, transitions, drains, movement joints, and substrate preparation. A possible-presence notation is not enough to carry the work safely.

Responsibility: Design team / General Contractor to define membrane type, limits, manufacturer, primers, tie-ins, inspections, and trade assignment before pricing or installation.

Bid Position if Unresolved: Waterproofing, crack isolation, anti-fracture membrane, primer, reinforcing fabric, drain tie-in, perimeter treatment, movement-joint treatment, and related substrate preparation are excluded unless expressly carried. Any quantity noted is qualification-only.

4. Governing Qualification

The estimate is based on finish flooring and tile installation over substrates delivered by the General Contractor in a clean, dry, sound, cured, dimensionally stable, properly compacted, properly framed, properly coordinated, manufacturer-compatible, and installation-ready condition. Slab-on-grade is carried only where supported by the reviewed structural / architectural documents and estimate interpretation. Gypcrete / gypsum-concrete underlayment is not carried because it was not clearly issued as a flooring substrate requirement in the reviewed documents. If gypcrete, acoustic underlayment, topping slabs, slab remediation, moisture mitigation, or non-standard floor preparation is later required, the condition must be handled by written clarification, separate pricing, or change order before installation.

STAIR REPORT

Project: Sterling Auburn Cottages

Documents Reviewed: 2026.04.15 - Auburn Cottages - Clubhouse (Arch-Struc-MEP); 2026.04.15 - Auburn Cottages - Triplex (Arch-Struc-MEP); 2026.04.15 - Auburn Cottages - TuckUnder (Arch-Struc-MEP); 2026.05.08 - Auburn Cottages - Civil / Landscape; 2026.05.13 - Auburn Cottages - Revised Plumbing Site Plan; 2026.04.28 - Auburn Cottages - Alabama Power Job Sketch; 260415_TDC Auburn Clubhouse_DD Progress Set; Quantities Report - Auburn Cottages_Clubhouse; Quantities Report - Auburn Cottages_Triplexes

Issue: Initial Release

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1. Scope of Review

Purpose: This report identifies stair-related flooring, stair nosing, tread, riser, landing, substrate, transition, civil-step, pool-step, and adjacent scope-exposure conditions for Divisions 03, 09, and 12. This report is document-driven and estimate-output aware. It does not create design intent, select a stair finish, assign unissued finish products, or expand the bid beyond the reviewed documents and issued estimate support. Where the drawings show a stair assembly but do not issue a complete finish system, the condition must be qualified. Where the quantity report carries a stair count or stair nosing line, those values are estimate-output support only and do not replace missing design, product, profile, substrate, warranty, or trade-assignment information.

2. Overall Bid Position

Executive Stair Position: The TuckUnder buildings contain the stair conditions requiring qualification. The Triplex quantity report carries a stair count and stair nosing line for the estimated TuckUnder / Triplex package; this does not mean that every Triplex plan contains stair finish scope, and it does not resolve product selection, nosing profile, installation method, substrate condition, stair geometry, or trade responsibility. The Clubhouse drawings do not establish an interior stair finish scope. Civil and amenity stair/step conditions remain site/hardscape/pool scope unless written reassignment places them in the flooring/tile package. Floor prep, substrate correction, stair rebuild, stair leveling, waterproofing, crack isolation, mud beds, slab depressions, self-leveling, concrete correction, and elevation correction are excluded unless expressly carried by written instruction.

3. Stair Conditions and Bid Positions

ST-01 - TuckUnder Interior Stair Scope - Quantity Report Support Only

Location: TuckUnder A and TuckUnder B interior stair runs connecting lower garage / first-floor conditions to upper living levels.

Drawing / Specification Reference: A3-A11 Tuck Under A - First Floor Plan; A3-A12 Tuck Under A - Second Floor Plan; A3-B11 Tuck Under B - First Floor Plan; A3-B12 Tuck Under B - Second Floor Plan; AD-06 Interior Details & Misc. Details; S0-3C Standard Wood Framing Details; Quantities Report - Auburn Cottages_Triplexes.

Stair Condition: The TuckUnder drawings show interior stair conditions, including the interior stair rake wall at +42 in. A.F.F. and wood-framed stair detailing. The Triplex quantity report includes COUNT-STAIRS at 525 EA and TR4 TRIM - STAIR NOSING at 2,163 LF. These quantity-report lines are treated as estimate-output support for the TuckUnder stair condition within the broader Triplex/TuckUnder estimate package, not as a complete design-issued stair finish specification.

Why It Matters: A counted stair condition and a nosing line do not define the actual stair finish system. The documents still need to define tread finish, riser finish, nosing profile, nosing material, color, adhesive/fastening, edge detail, warranty, stair skirt/base condition, and landing transition requirements.

Responsibility: Owner / Architect / Interior Designer to issue finish design and product direction. GC to assign trade responsibility between flooring, finish carpentry, painting, rough carpentry, stair component supplier, and any site/concrete trade where applicable.

Bid Position if Unresolved: Carry only the stair scope expressly included in the estimate and Exhibit A. Treat the stair count and TR4 nosing line as estimate support only. Exclude all unselected stair finish products, stair substrate correction, stair rebuild, finish-thickness correction, elevation correction, stair skirt/base/trim, paint/stain, handrail/guardwall items, and any stair accessory not specifically selected and assigned in writing.

ST-02 - Stair Nosing / TR4 Profile Requires Written Product Direction

Location: Estimated TuckUnder stair treads / nosing edges and landing interfaces where TR4 stair nosing is carried in the quantity report.

Drawing / Specification Reference: Quantities Report - Auburn Cottages_Triplexes; TuckUnder AD-06 interior stair details; TuckUnder stair floor plan sheets.

Stair Condition: The quantity report carries a stair nosing line identified as TR4 TRIM - STAIR NOSING. The reviewed design documents do not issue a complete stair nosing manufacturer, model, material, color, finish, section profile, fastening method, adhesive, compatibility requirement, or warranty basis for the flooring/tile scope.

Why It Matters: Stair nosings are high-risk scope because profile selection affects code geometry, finish thickness, slip resistance, edge durability, LVT/resilient compatibility, warranty, labor, and transition detailing. A generic takeoff line is not enough to bind the estimator to a specific product or installation system.

Responsibility: Architect / Interior Designer to issue the selected stair nosing profile. GC to confirm code compliance, finished stair geometry, product compatibility, and trade assignment before procurement.

Bid Position if Unresolved: Stair nosing is carried only to the extent expressly priced in the estimate. Any change in profile, material, color, fastening method, code interpretation, finish build-up, or installation requirement is a price and scope clarification item. No unstated premium nosing, custom profile, metal nosing, rubber tread/nosing system, integrated LVT stair system, or code-correction work is included.

ST-03 - TuckUnder Wood Stair Assembly Does Not Resolve Finish Scope

Location: TuckUnder stair treads, risers, stringers, floor/landing bearings, and stair support conditions.

Drawing / Specification Reference: TuckUnder AD-06 interior stair details and S0-3C conventional wood-framed stair schedule / stair bearing details.

Stair Condition: The stair details identify a wood stair assembly and structural stair requirements, including stringer spacing, tread/riser support, bearing conditions, stair support beams, midspan support conditions, and under-stair protection conditions. These details establish the rough/structural stair assembly, not the complete finished stair product scope.

Why It Matters: A structural stair detail can be complete for framing but still incomplete for Division 09. The flooring estimate should not absorb structural stair construction, plywood tread/riser supply, framing, fasteners, blocking, stringer correction, gypsum protection, or stair rebuild work simply because finished flooring interfaces with the stair.

Responsibility: Structural / framing contractor to furnish compliant stair structure. GC to coordinate finished stair geometry and ready substrate. Flooring contractor responsibility is limited to selected and assigned finish materials only.

Bid Position if Unresolved: Exclude structural stair framing, stringers, plywood tread/riser construction, framing correction, blocking, under-stair gypsum, fasteners, anchors, stair rebuild, sanding/filling of rough stairs beyond manufacturer-required finish installation, and any substrate correction not expressly carried.

ST-04 - Stair Rake Wall, Low Wall / Guardwall, Handrail, Caps, Trim, and Base Are Not Automatically Flooring Scope

Location: TuckUnder stair-side walls, stair rake walls, low wall/guardwall conditions, handrail locations, and stair-adjacent trim/base conditions.

Drawing / Specification Reference: TuckUnder floor plan keynote for interior stair rake wall at +42 in. A.F.F.; AD-06 stair rake wall, low wall / guardwall, and wood handrail details.

Stair Condition: The stair-side details identify wall, trim, guardwall, cap, handrail, blocking, gypsum board, base board, and finish-carpentry type conditions. These items are adjacent to the stair but are not automatically included in a flooring/tile scope.

Why It Matters: Stair trim and wall conditions are often pushed to flooring after award if the bid documents are not qualified. Stair skirts, caps, moulding, base board, wall base, handrail, guardwall, blocking, paint, and stain must be assigned by the GC instead of absorbed by the flooring estimate by default.

Responsibility: GC to assign these items to finish carpentry, painting, framing, drywall, or flooring only by express written scope direction. Architect / Interior Designer to issue finish selections where required.

Bid Position if Unresolved: Exclude handrails, rail brackets, blocking, guardwalls, low-wall caps, MDF caps, wood moulding, gypsum board, stair skirts, base board, paint, stain, finish carpentry, and wall/ceiling finishes unless expressly assigned to the flooring/tile scope. Carry resilient/vinyl base only where independently shown/scheduled and carried in Exhibit A.

ST-05 - Triplex Drawing Set vs Triplex Quantity Report Heading

Location: Triplex A, B, and C plans and the Triplex quantity report heading used for estimate output.

Drawing / Specification Reference: A2-A11 Triplex A Floor Plan; A2-B11 Triplex B Floor Plan; A2-C11 Triplex C Floor Plan; Quantities Report - Auburn Cottages_Triplexes.

Stair Condition: The Triplex quantity report heading includes the stair count and stair nosing line, but the stair condition being carried is understood as the TuckUnder buildings included within the same broader Triplex/TuckUnder estimating package. The quantity report heading is not a design-sheet confirmation that all Triplex plan types contain interior stair finish scope.

Why It Matters: This distinction protects the estimate from being attacked from both sides: the stair count is acknowledged where carried, but the estimator is not accepting a broader, undefined stair finish obligation for plan types or locations where a stair finish system is not clearly issued.

Responsibility: GC / estimator coordination to confirm which building types and unit configurations are included in the stair quantity basis before final procurement and installation.

Bid Position if Unresolved: Stair count and stair nosing are tied to the estimated TuckUnder stair condition only. No additional Triplex stair finish work is included unless the drawings clearly show the stair, the finish system is selected, and written scope assignment confirms flooring responsibility.

ST-06 - Clubhouse Interior Stair Finish Scope Not Established

Location: Clubhouse architectural and interior design drawings.

Drawing / Specification Reference: A4-11 Clubhouse Floor Plan; 260415_TDC Auburn Clubhouse_DD Progress Set; Clubhouse architectural / interior finish information.

Stair Condition: The reviewed Clubhouse documents do not establish a carried interior stair tread/riser/nosing/landing finish scope for Division 09. Clubhouse accessibility and handrail standard details do not create a stair finish takeoff condition unless a stair location and finish assignment are clearly shown.

Why It Matters: Generic accessibility / handrail details, code diagrams, and standard details are not enough to create a flooring/tile stair scope. The bid should not include clubhouse stair finishes unless a specific stair location and product scope are issued.

Responsibility: Architect / Interior Designer / GC to issue any clubhouse stair location, finish assignment, and trade responsibility if intended.

Bid Position if Unresolved: No clubhouse stair tread finish, riser finish, nosing, stair landing finish, handrail, guardrail, trim, or stair substrate correction is included unless specifically issued and assigned in writing.

ST-07 - Civil / Landscape Exterior Steps and Grading Conditions Are Site Scope Unless Reassigned

Location: Exterior grading, site circulation, amenity, hardscape, retaining/grade-transition, and civil step conditions.

Drawing / Specification Reference: Civil / Landscape C-2 Grading Plan (1 of 2); C-2.1 Grading Plan (2 of 2); civil / landscape hardscape and amenity sheets.

Stair Condition: Civil and landscape drawings include exterior grading, hardscape, amenity, and site conditions that may include step or stair-type transitions. These are civil/site/hardscape conditions and are not automatically interior flooring or Division 09 scope.

Why It Matters: Exterior steps can include concrete forming, reinforcement, broom/colored finish, pavers, drainage, grading, handrails, guardrails, ADA/accessibility corrections, and site coordination. These scopes belong to civil/site concrete/hardscape trades unless specifically reassigned.

Responsibility: Civil / landscape / hardscape / site concrete contractor and GC to define exterior step scope and trade assignment.

Bid Position if Unresolved: Exclude all exterior site steps, concrete steps, paver steps, hardscape stair finishes, grading, drainage correction, exterior handrails/guardrails, accessibility correction, and civil stair-related work unless expressly assigned to the flooring/tile package by written instruction.

ST-08 - Pool Bullnose Step Tile and Pool Tile Conditions Are By Others

Location: Pool / amenity area.

Drawing / Specification Reference: Civil / Landscape H-2.3 Amenity Details - Materials Schedule: Masonry, Tile and Surfacing.

Stair Condition: The H-2.3 materials schedule identifies pool waterline tile, pool bullnose step tile, pool coping, and pool basin as by others. These are explicit scope-separation notes.

Why It Matters: Pool step tile is a high-risk waterproofing, setting-material, substrate, grout, trim, and warranty condition. The by-others designation prevents this from being absorbed into the flooring/tile estimate unless the scope is reassigned in writing.

Responsibility: Pool contractor / others unless the GC issues written reassignment with complete pool tile, waterproofing, setting, grout, substrate, and warranty requirements.

Bid Position if Unresolved: Exclude pool bullnose step tile, pool waterline tile, pool coping, pool basin, pool waterproofing, pool setting materials, pool grout, pool trim, pool substrate prep, and all related pool surfacing unless expressly reassigned in writing.

4. Required Clarifications Before Final Pricing

- Confirm which TuckUnder / Triplex building types and locations are included in the stair count and stair nosing quantity basis before procurement.
- Issue the final stair finish system for TuckUnder treads, risers, nosings, landings, and floor-to-stair transitions.
- Issue stair nosing manufacturer, profile, material, color, finish, fastening / adhesive method, code compliance basis, and warranty requirements.
- Confirm whether stair risers are finished with LVT, resilient/rubber, painted/stained wood, or another finish.
- Confirm whether stair skirts, wall base, base board, MDF caps, wood moulding, handrails, guardwalls, rail brackets, blocking, paint, and stain are included in another trade package.
- Confirm substrate acceptance requirements at wood stair treads, risers, landings, and adjacent floors before installation.
- Confirm that exterior/site steps and pool step tile remain excluded / by others unless written reassignment is issued.

5. Global Stair-Related Exclusions / Qualifications

Scope Item	Commercial Position
TuckUnder stair finish	Carried only to the extent expressly included in the estimate and Exhibit A. Product, profile, and substrate requirements remain qualified where not fully issued.
Stair nosing / TR4	Quantity-report support only unless the selected nosing profile, product, color, fastening, adhesive, and warranty requirements are issued.
Stair substrate correction	Excluded. No stair rebuild, sanding, filling, fastening correction, leveling, underlayment, elevation correction, or geometry correction is included unless expressly carried.
Stair trim / walls / handrails	Excluded unless specifically assigned. Includes skirts, base boards, MDF caps, moulding, guardwalls, handrails, brackets, blocking, drywall, paint, and stain.
Exterior / civil steps	Excluded unless reassigned. Site steps, concrete steps, pavers, grading, drainage, handrails, guardrails, and ADA/accessibility corrections remain site/hardscape scope.
Pool step tile	Excluded and treated as by others based on H-2.3 unless written reassignment is issued.

6. Final Bid Position if Unresolved

Final Bid Position if Unresolved: Stair pricing is limited to the stair scope expressly carried in the estimate and Exhibit A. The TuckUnder stair condition is carried/qualified through the Triplex quantity report support, but the drawings do not issue a complete stair finish system, nosing profile, finish build-up, substrate acceptance standard, or complete trade assignment. No additional stair tread finish, riser finish, nosing substitution, landing build-up, stair skirt/base/trim, handrail/guardwall work, stair substrate correction, exterior site step, civil/hardscape step, or pool bullnose step tile is included unless specifically shown, scheduled, selected, and assigned to the flooring/tile bid package by written clarification prior to final pricing.

TUB AND SHOWER REPORT

Project: Sterling Auburn Cottages

Documents Reviewed: 2026.04.15 - Auburn Cottages - Clubhouse (Arch-Struc-MEP); 2026.04.15 - Auburn Cottages - Triplex (Arch-Struc-MEP); 2026.04.15 - Auburn Cottages - TuckUnder (Arch-Struc-MEP); 2026.05.08 - Auburn Cottages - Civil / Landscape; 2026.05.13 - Auburn Cottages - Revised Plumbing Site Plan; 2026.04.28 - Auburn Cottages - Alabama Power Job Sketch; 260415_TDC Auburn Clubhouse_DD Progress Set; Quantities Report - Auburn Cottages_Clubhouse; Quantities Report - Auburn Cottages_Triplexes

Issue: Initial Release

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1. Scope of Review

Purpose: This report identifies tub, shower, tub/shower surround, wet-wall tile, tub molding, tile edge trim, backerboard, waterproofing, crack isolation, mud-bed, shower-pan, and related wet-area finish exposures associated with Divisions 03, 09, and 12. This report is document-driven and estimate-output aware. It does not create design intent, select a finish where the documents are incomplete, assign plumbing fixture scope to the flooring/tile package, or convert quantity-report lines into a design directive. Where tub/shower scope is not fully shown, selected, coordinated, or assigned, the bid position stated below governs until written clarification is issued.

2. Overall Bid Position

Overall Bid Position: Triplex and TuckUnder tub/shower finishes are estimated as best interpreted from the reviewed drawings and the issued quantity report. The residential architectural sheets identify 32 in. x 60 in. one-piece tub/shower units by Fibercare or equal with tile surround to +84 in. A.F.F. over cementitious backerboard, and the interior elevations identify tub/shower wall-tile height and accessory locations. The Triplex quantity report supports the current estimate basis for prefabricated tub count, Tile 10 wall tile, tub moldings, and Schluter metal tile finish edge; those report lines are used as estimate-output support only and are not repeated in this report as controlling quantity values. Clubhouse tub/shower scope is limited to the model-unit condition accounted for through the takeoff. Other clubhouse areas remain N.I.C. for tub/shower finish scope unless specifically shown, scheduled, selected, and assigned. No wall finishes or ceiling finishes are assumed outside the expressly identified tub/shower tile surround scope.

3. Tub and Shower Conditions and Bid Positions

TS-01 - Triplex / TuckUnder Tub-Shower Surround Scope - As-Estimated Basis

Location: Triplex A/B/C residential bathrooms and TuckUnder A/B residential bathrooms where tub/shower conditions are shown or carried in the estimate output.

Drawing / Specification Reference: A2-A11 Triplex A Floor Plan; A2-B11 Triplex B Floor Plan; A2-C11 Triplex C Floor Plan; A2-A41 Triplex Interior Elevations; A3-A11 / A3-A12 TuckUnder A Floor Plans; A3-B11 / A3-B12 TuckUnder B Floor Plans; A3-A41 TuckUnder Interior Elevations; Quantities Report - Auburn Cottages_Triplexes.

Tub / Shower Condition: The residential plan keynotes identify a 32 in. x 60 in. one-piece tub/shower by Fibercare or equal with tile surround to +84 in. A.F.F. over cementitious backerboard. Interior elevation notes identify shower-arm / rod references, soap dish opposite the shower head, and 7 ft. 0 in. top of tile A.F.F. The Triplex quantity report carries Tile 10 wall tile, tub moldings, Schluter trim, and prefabricated tub count as estimate-output support for the tub/shower scope.

Why It Matters: The documents support a tub/shower surround scope, but final contract responsibility still depends on written confirmation of the selected tile product, grout, trim profile, tub molding product, substrate responsibility, edge conditions, accessory responsibility, and whether prefabricated tub units are part of the flooring/tile contract or another trade package.

Responsibility: Owner / Architect / Interior Designer to confirm final tub/shower finish selections and accessory requirements. GC to assign the prefabricated tub unit, plumbing fixture, backerboard, drywall, blocking, waterproofing, and tile finish responsibilities between trades before procurement.

Bid Position if Unresolved: Carry only the as-estimated tub/shower wall tile, trim, and molding scope supported by the quantity report and Exhibit A. Prefabricated tub/shower units, plumbing fixtures, valves, shower heads, curved rods, curtain rods, shower doors, glass, wall framing, backing, cement board, moisture-resistant gypsum board, blocking, insulation, and MEP coordination are excluded unless expressly assigned to the flooring/tile package in writing.

TS-02 - Wet-Wall Substrate and Backerboard Scope Is Not Assumed by Flooring / Tile

Location: Tub and shower wet-wall areas at Triplex, TuckUnder, and Clubhouse model-unit conditions.

Drawing / Specification Reference: Triplex A0-30 through A0-33 owner specifications / general notes; TuckUnder A0-30 through A0-33 owner specifications / general notes; AD-21.2 and AD-21.3 rated assembly references; Clubhouse A4-11 model-unit floor plan notes.

Tub / Shower Condition: The architectural documents require fiber-cement, fiber-mat reinforced cement, glass mat gypsum backers, or fiber-reinforced gypsum backers for wall tile in tub and shower areas and wall panels in shower areas. The documents also require moisture-resistant gypsum board at wet walls full-height behind tubs/showers and sinks. Rated-wall details state that where tile occurs, cementitious backer board is to be provided at tub/shower conditions.

Why It Matters: Backerboard and wet-wall construction are substrate obligations that must be coordinated before tile installation. A tile takeoff does not automatically include wall framing, drywall, wet-wall board, blocking, fire-rated assembly work, tub void insulation, or correction of out-of-plane walls.

Responsibility: GC / drywall / framing contractor to provide code-compliant, tile-ready wet-wall substrates. Tile installer responsibility begins only after acceptable substrates are provided unless a separate written scope assigns substrate construction to the tile contractor.

Bid Position if Unresolved: Exclude cementitious backerboard, fiber-cement board, glass mat gypsum board, moisture-resistant gypsum board, framing, blocking, fire-rated wall assembly work, tub void insulation, wet-wall correction, substrate flattening, and wall-plane correction unless specifically carried as a separate line item by written instruction.

TS-03 - Tile 10 / Tub Moldings / Schluter Trim Require Final Product and Edge Confirmation

Location: Tub/shower tile surrounds, exposed tile edges, tub edges, and wall-tile terminations in residential bathrooms.

Drawing / Specification Reference: Quantities Report - Auburn Cottages_Triplexes; A2-A41 Triplex Interior Elevations; A3-A41 TuckUnder Interior Elevations.

Tub / Shower Condition: The current estimate-output basis identifies Tile 10 as Daltile White Linear Collection 4 in. x 16 in. wall tile with Custom Pewter grout, along with tub moldings and Schluter chrome metal tile finish edge. The architectural/interior drawings do not fully define every edge condition, trim profile, color selection, termination detail, soft-joint requirement, tub-to-tile sealant condition, or exposed-edge location.

Why It Matters: Trim and edge conditions can materially affect material, labor, warranty, and appearance. Generic references to tub moldings or Schluter trim do not resolve profile selection, finish color, mitering, outside corners, tub leg returns, jamb returns, head returns, or transition conditions.

Responsibility: Architect / Interior Designer / Owner to confirm trim profile, color, termination points, grout / caulk requirements, and edge-detail acceptance. GC to confirm whether tile installer, tub supplier, drywall contractor, or another trade owns each edge and sealant interface.

Bid Position if Unresolved: Carry Tile 10, tub moldings, and Schluter trim only as an as-estimated basis. Exclude custom profiles, alternate metal finishes, specialty edge build-ups, additional trim at unshown returns, field-added niches, shelves, extra soap dishes, premium sealants, and additional edge protection unless written clarification assigns and defines the work.

TS-04 - Clubhouse Model Unit Tub/Shower Only - Other Clubhouse Areas N.I.C.

Location: Clubhouse model unit bathroom condition and other clubhouse areas shown in the Clubhouse architectural / interior design package.

Drawing / Specification Reference: A4-11 Clubhouse Floor Plan; Clubhouse model-unit floor plan keynotes; 260415_TDC Auburn Clubhouse_DD Progress Set; Quantities Report - Auburn Cottages_Clubhouse.

Tub / Shower Condition: The Clubhouse architectural floor plan keynotes include a 32 in. x 60 in. one-piece tub/shower by Fibercare or equal with tile surround to +84 in. A.F.F. over cementitious backerboard at the model-unit condition. The model-unit tub/shower condition is accounted for through the takeoff. Other clubhouse areas are considered N.I.C. for tub/shower finish scope unless a specific tub/shower condition, finish product, and assignment are issued.

Why It Matters: The clubhouse includes multiple non-residential amenity and support areas where general finish drawings and interior-design references do not create additional tub/shower wall tile, shower-room tile, or wet-wall finish scope by inference. The estimate must not absorb wall or ceiling finish obligations that are not expressly shown and carried.

Responsibility: Owner / Architect / Interior Designer / GC to issue any additional clubhouse wet-area finish direction if intended outside the model-unit takeoff basis.

Bid Position if Unresolved: Include only the clubhouse model-unit tub/shower condition accounted for in the takeoff. Exclude all other clubhouse tub/shower, wet-wall, wall-tile, ceiling-tile, shower-room, locker-room, amenity shower, or specialty wet-area finishes unless clearly shown, scheduled, selected, and assigned by written clarification.

TS-05 - Waterproofing / Crack Isolation / Shower Pan / Mud Bed Scope Is Qualification-Only

Location: All tub/shower areas, wet-wall interfaces, bathroom floors adjacent to tub/shower conditions, and any drain/slope interface.

Drawing / Specification Reference: Clubhouse quantity report waterproofing/crack isolation - possible presence; Mud Bed & Slab Depressions Report; Slab Conditions Report; Triplex / TuckUnder tub/shower drawings and wet-wall notes.

Tub / Shower Condition: The reviewed documents and quantity support identify potential wet-area concerns, but they do not issue a complete tile waterproofing system, crack isolation system, shower pan liner, flood-testing requirement, mud-bed assembly, slab depression depth, slope-to-drain build-up, or drain-interface detail for flooring/tile scope. The tub/shower units are shown as one-piece tub/shower conditions, not field-built shower pans unless otherwise clarified.

Why It Matters: Waterproofing and mud-bed work are high-liability items. They affect warranty, substrate preparation, flood testing, shower receptor performance, wall-to-tub transitions, and failures at wet-area interfaces. These items cannot be assumed from a general wet-area tile note or from a possible-presence quantity line.

Responsibility: Architect / waterproofing consultant / GC to issue the required waterproofing, crack isolation, shower pan, mud-bed, slope, drain, and flood-testing requirements before final scope attachment. Flooring/tile contractor responsibility is limited to expressly carried finish work unless those systems are specifically assigned.

Bid Position if Unresolved: Exclude waterproofing membranes, crack isolation, liquid-applied waterproofing, sheet membranes, shower pan liners, flood testing, mud beds, mortar beds, slab depressions, drain extensions, slope-to-drain work, self-leveling, floor/wall prep beyond normal installation, and concrete correction unless expressly carried by written instruction.

TS-06 - Soap Dish, Shower Rod, Plumbing Fixtures, and Bathroom Accessories Are Not Automatically Tile Scope

Location: Triplex / TuckUnder tub and shower elevations and Clubhouse model-unit tub/shower condition.

Drawing / Specification Reference: A2-A41 Triplex Interior Elevations; A3-A41 TuckUnder Interior Elevations; Clubhouse A4-11 model-unit keynotes; plumbing general notes requiring shower head arms and valves to be blocked / rigidly secured.

Tub / Shower Condition: Interior elevation notes identify a soap dish opposite the shower head and rod / shower-arm height references. Plumbing notes address shower head arms and valves. These references do not fully assign procurement, installation, blocking, fixture, accessory, rod, valve, trim, or sealant responsibility to Division 09.

Why It Matters: Accessories and plumbing fixtures commonly fall between tile, plumbing, drywall/framing, and owner-supplied scope. If not separated, the flooring/tile subcontractor can be exposed to missing fixture, accessory, blocking, or final-sealant obligations that were not priced as tile installation scope.

Responsibility: GC to assign each accessory and fixture item by trade. Owner / Architect / Interior Designer to issue model, finish, dimensions, quantity, and location where any accessory is to be provided by the tile contractor.

Bid Position if Unresolved: Exclude shower heads, valves, trims, tub/shower fixtures, curved rods, curtain rods, glass doors, shower doors, grab bars, towel bars, soap dishes not expressly included in tile material, shelves, niches, blocking, plumbing rough-in, MEP coordination, and accessory installation unless each item is specifically selected, shown, and assigned to the flooring/tile package.

TS-07 - Finish-Location Qualification - Prints Do Not Clearly Define Most Finish Locations

Location: Triplex, TuckUnder, and Clubhouse tub/shower / wet-area conditions.

Drawing / Specification Reference: All reviewed architectural, interior design, and quantity-report documents.

Tub / Shower Condition: The prints provided do not clearly indicate the final finishes specified at most locations. Triplex and TuckUnder finishes are estimated as best interpreted from the architectural drawings, interior elevations, and estimate output. Clubhouse areas are estimated as best interpreted, with the model-unit tub/shower condition accounted for by takeoff and other clubhouse areas treated as N.I.C. unless expressly carried.

Why It Matters: This protects the estimate from being treated as a design-complete finish schedule. The estimator is not responsible for final design selection, missing finish tags, unissued product data, uncoordinated wall/ceiling finish scope, or product substitutions created after the estimate date.

Responsibility: Owner / Architect / Interior Designer / GC to issue a coordinated final finish schedule and written scope assignment before contract attachment, procurement, or installation.

Bid Position if Unresolved: Bid is based only on the best-interpreted, as-estimated scope. No responsibility is accepted for unissued finish selections, missed wall or ceiling finishes, added shower/tub conditions, alternate wet-area materials, expanded tile locations, or post-bid interpretation changes unless issued in writing and priced as a change.

4. Required Clarifications Before Final Pricing

- Confirm whether the prefabricated tub/shower units are flooring/tile scope, plumbing scope, owner-supplied scope, or GC-supplied scope.
- Confirm the final Tile 10 product, grout color, tile layout, pattern, trim profile, edge metal finish, tub molding product, and exposed-edge conditions before procurement.
- Confirm whether Triplex and TuckUnder tub/shower surrounds use the same wall tile, grout, trim, and accessory package across all unit types.
- Confirm that the clubhouse model-unit tub/shower is the only clubhouse tub/shower condition included, and that all other clubhouse wet-area wall or ceiling finish scope is N.I.C. unless separately issued.
- Confirm whether any soap dish, shelf, niche, grab bar, rod, accessory, plumbing trim, or shower door/glass scope is to be furnished or installed by the flooring/tile contractor.
- Confirm wet-wall substrate responsibility, backerboard type, wall flatness tolerance, fire-rated wall impacts, tub void insulation, and tile-ready substrate acceptance before installation.
- Confirm whether waterproofing, crack isolation, shower pan liners, flood testing, mud beds, mortar beds, slab depressions, drain extensions, or slope-to-drain work is required and who owns that scope.
- Confirm no wall finishes or ceiling finishes are included outside the tub/shower tile surround locations expressly carried in the estimate.

5. Global Tub / Shower Exclusions and Qualifications

Global Tub / Shower Exclusions and Qualifications:

- No prefabricated tub/shower unit furnishing or installation is included unless expressly assigned to the flooring/tile package in writing.
- No plumbing fixtures, valves, shower heads, drain assemblies, overflow assemblies, rods, shower doors, glass, grab bars, towel bars, or owner accessories are included unless selected and assigned in writing.
- No cementitious backerboard, fiber-cement board, glass mat gypsum board, moisture-resistant gypsum board, framing, blocking, insulation, fire-rated wall assembly work, or drywall correction is included unless expressly carried.
- No waterproofing, crack isolation, shower pan liner, flood testing, mud bed, mortar bed, slab depression, drain extension, slope-to-drain build-up, self-leveling, concrete repair, wall flattening, floor leveling, or substrate remediation is included unless specifically carried by written instruction.
- No wall finishes or ceiling finishes are assumed outside the identified tub/shower tile surround scope. Expanded wall tile, full bathroom wall tile, ceiling tile, locker/shower room finishes, amenity shower finishes, or added wet-area finish locations require written clarification and pricing.
- Quantity report lines are estimate-output support only. They do not override missing finish schedules, incomplete product selections, trade-assignment gaps, substrate exclusions, or written scope qualifications.

6. Final Bid Position if Unresolved

Final Bid Position if Unresolved: Tub and shower scope is limited to the as-estimated finish work expressly supported by the reviewed documents, the quantity reports, and Exhibit A. Triplex and TuckUnder tub/shower finishes are estimated as best interpreted. The Clubhouse model-unit tub/shower condition is accounted for through the takeoff, while other clubhouse areas remain N.I.C. for tub/shower wall or ceiling finish scope. No responsibility is accepted for unissued finish selections, expanded wet-area finishes, wall or ceiling finishes outside the carried surround scope, prefabricated tub/shower fixture scope, plumbing/accessory scope, backerboard/substrate construction, waterproofing, crack isolation, mud beds, slab depressions, drain/slope work, or substrate correction unless those items are specifically shown, selected, assigned, and priced by written clarification prior to contract attachment.