

Typical Specifications list
Miner Pentway
Preliminary 11/1/04
Subject to builders changes or modifications.

1. Excavation and Grading

A. Excavation and Grading:

Work provided under this heading shall include excavating and backfilling in areas disturbed by the construction process and as provided in site plan elevations. Any further work requested by the Owners shall be at their expense. Any ledge or stone in excess of five (5) feet in diameter or excessive ground water shall be removed at an additional cost to the Owners. Also, any extra cost incurred in labor and materials because of ledge or excessive ground water during site work and construction of the foundation shall be considered an Extra to the Owners and shall be paid for over and above the original Contract Price. (see page 2 of contract).

B. Driveway:

1. Gravel Base 12"
2. Driveway shall be installed to the house location with turn around as shown on the site development plan.
3. Driveway and sidewalk: Paved driveway.
4. 45x4 walk with colonial pavers.

C. Landscaping:

1. The Contractor shall provide:
 - a. Rough Grading
 - b. Finish Grading of disturbed
 - c. Rake and hydro-seed disturbed area
2. The topsoil spread shall be that which exists at job site. Any additional loam that is required shall be paid for by the buyer in addition to the contract price.

D. Septic System:

Septic system will be installed in accordance with the approved site plan.

E. Gravel, Fill and Loam:

The Contract shall order delivery of gravel that is required for concrete work pertaining to installation of foundation and any septic gravel/stone for the septic system. All other gravel, fill delivered to job site and used for purposes other than installation of foundation, such as any fill delivered for purposes of altering existing grade levels other than those on the subdivision plan, shall be paid for by the Buyer.

F. Footing drains will be installed per approved site plan.

II. Masonry and Concrete

A. Foundation:

- 1. Poured Concrete 10" wide for the house and 8" wide for the garage: for depth, see approved site plan.**

B. Front and Rear Steps

- 1. Granite landing and one step included in contract price**

III. Carpentry

A. Framing

1. Joist and Rafters:

- First floor: 2x10 Douglas fir, 16" O.C.**
- Second Floor: 2x10 Douglas fir, 16" O.C.**
- Ceiling Joists: 2x8 and 2x10 Douglas fir**
- Rafters: 2x10 Douglas fir 16" O.C.**

- 2. Exterior Walls 2x6 Douglas fir, 16" O.C.**
- 3. Interior Walls 2x4 Douglas fir, 16" O.C.**
- 4. Bridging: Solid Bridging under bearing wall.**
- 5. Sub flooring: 3/4" T&G Plywood glued and nailed.**
- 6. Exterior Trim Material, Alcoa aluminum trim.**
- 7. Premium Vinyl Siding**
- 8. 30 year Architectural Roof Shingles**
- 9. Side walls 7/16" OSB Plywood, Roof 1/2" CDX Plywood**

B. Exterior Doors

- 1. Front door – Thermatru Smooth Star w/12" sidelights**
- 2. Family Room – 6" Pella praline sliding door with screen.**
- 3. Garage to house – 2/8 steel insulated fire door**
- 4. Garage Doors – 2- 9'x7' insulated steel raised panel doors with openers and transom windows.**
- 5. Schlage Plymouth style locksets included.**

C. Insulation

- 1. Exterior walls: R-13**
- 2. Second Floor Ceiling: R-30 Batts.**
- 3. Basement Ceiling: R-11 unfaced Insulation**

D. Windows:

- A. Thermo pane with low E (grills between the glass)**
- B. Screens included**

E. Interior Doors

- 1. Room Doors: Masonite six panel.**

2. Closet doors: Masonite Bifold
3. Schlage Plymouth style locksets included.

F. Interior Trim

1. Side: 3 ½” Stafford casing around all doors and windows.
2. Base: 5 ½” MDF Speedbase

G. Stairs

1. First level to second level Custom Oak treads, square top posts, and rails w/oak risers and painted balusters.
2. 2x10 stairs to basement per plan.

H. Kitchen Cabinets, Bathroom Vanities:

1. Allowance for Cabinets and Counters/sinktops including installation \$20,000.00

I. Interior Walls: ½” Sheetrock.

- Garage – House wall: Firecode Sheetrock

J. Closets: Wire Shelving

1. Linen closets and pantries w/shelving if applicable
2. All other closets to have one shelf and pole

K. Exterior Pau Lope Deck 14x14 included in contract.

IV. Electrical Work

- A. Service: 200 Amps
- B. Underground from transformer
- C. Outlets installed as required by codes governing such.
- D. Fixture Allowance: Owner must supply all light fixtures, bulbs, door chimes, and outdoor floodlights. Installation of these fixtures is included in contract price. Contract includes \$2,500.00 toward fixtures. Recessed lights are \$85.00 each.
- E. Bathroom fanlights are furnished and installed as specified on plans. Should substitute models be chosen, Owners shall pay any additional cost of purchase and installation.
- F. Smoke detectors are furnished and installed as required by fire codes governing such.
- G. Six Phone Outlets
- H. Five Cable Outlets.

V. Plumbing

- A. Piping: ABS Plastic Drainage pipes
Type L Copper Water Pipes and/or pex
- B. Plumbing Fixtures are supplied per spec sheet attached. Any additional costs incurred from substitutions in color, make, or style of fixtures and/or faucets described herein shall be considered an Extra to the Owners.
 1. Kitchen
 - a. Single bowl stainless steel sink under mount
 - b. Kohler Coralais single lever chrome faucet

2. **Powder Room**
 - a. **Moen Monticello chrome faucet**
 - b. **Vanity and sink top (included in Cabinet/Counter Allowance).**
 - c. **Kohler Wellworth Toilet**
3. **Master Bath**
 - a. **Aker Steam Shower S48 Stall or whirlpool tub per plan**
 - b. **Vanity and sink top (included in Cabinet/Counter Allowance)**
 - c. **Moen Monticello chrome faucets**
 - d. **Kohler Wellworth Toilet**
4. **Upstairs second bath**
 - a. **Aker GB60 5' tub and shower unit with Moen faucet**
 - b. **Vanity and sink top (included in Cabinet/Counter Allowance)**
 - c. **Moen Monticello chrome faucets**
 - d. **Kohler Wellworth Toilet in white**
5. **Washer and dryer hookups per plan with sink.**
6. **Upstairs third bath with neo angle shower, with door, Kohler Wellworth toilet in white, 30" vanity sink with Moen Monticello chrome faucets.**

VI. Heating System

- A. **Oil Fired Hydro-Air Heat with A/C**
- B. **Cast Iron Boiler with hot water storage tank.**
- C. **2 Zones**
- D. **One 275 gal Oil Tank**

VII. Water Service:

Well water will be supplied to the house. Any treatment systems required will be the owners cost including but not limited to hardness, iron, radon, or sediment.

VIII. Interior Finish Work

A. Painting

All interior walls and ceiling to be primed one coat and finished with one coat latex paint from Sherwin Williams. Trim will be finished with semigloss latex from Sherwin Williams. One wall and one trim color included. Additional colors \$375.00 each linen or lighter. Darker colors individually priced.

- B. **Flooring: Oak 3 ½ inch hardwoods 1st floor, 2nd floor hallway. Tile from builders selection in all baths. Carpet from samples in all bedrooms.**

- IX. Appliances: \$4,000.00 Allowance includes installation costs.**
- X. Exterior Finish Work**
 - A. Gutters 4", .032 Aluminum**
- XI. Included**
 - A. Fireplace**
 - 1-36" masonry fireplace with \$200 mantel allowance on first floor.**
 - B. Central vacuum system with carpet and hardwood attachments.**
- XII. All Extras and change orders to be billed at 25% over cost.**

Where blueprints and Contract Specifications List disagree, the Contract Specifications List shall take precedent over blueprints. Any specification details appearing on the blueprints, but not included in the written Specification List herein, shall not be construed as part of this Contract.