

Kelsey Brook Development Specification for Residential Construction

Customer Name:

Building/Unit #:

Revision Date: _____

Concrete, Foundation and Slab

1. Concrete footings as required by the 2018 International Residential Code and construction plans.
 - a. Duplex buildings
 - i 8" Concrete basement walls as required by the 2018 International Residential Code and construction plans.
 - ii Double framed demising wall with rockwool sound insulation and 5/8" fire rated drywall on both sides will separate the units.
 - iii The height of the concrete walls will vary. Duplex foundations will have a full height basement and 2 window openings in each unit basement.
 - iv Basements will not have a separate bulkhead or exterior access.
 - v Decks will be built on a steel beam that spans the gap between foundation walls. Steel beams will be mechanically fastened to the foundation wall at the bottom of the deck framing height.
 - vi 4" thick concrete slab basement / garage floor placed over a 4-millimeter vapor barrier.
 - vii Spray applied waterproofing on the exterior of all below grade concrete basement walls.
 - viii 1/2" diameter J-bolts will be set into the concrete wall to connect PT wall plates. Bolts will be installed at 4'-0" O.C. max with at least 2 bolts for every plate.
 - b. 5-unit Building
 - i 8" Concrete basement walls as required by the 2018 International Residential Code and construction plans.
 - ii Double framed demising wall with rockwool sound insulation and 5/8" fire rated drywall on both sides will separate the units.
 - iii 4" thick concrete slab basement / garage floor placed over a 4-millimeter vapor barrier.
 - iv 1/2" diameter J-bolts will be set into the concrete wall to connect PT wall plates. Bolts will be installed at 4'-0" O.C. max with at least 2 bolts for every plate.
 - v Spray applied waterproofing on the exterior of all below grade concrete crawlspace or basement walls.

Framing

1. Square footage per unit:
 - a. House & Garage
 - i. Main floor to have 1,387 finished sq. ft
 - ii. Bonus room to have 350 unfinished sq. ft
 - iii. Basement to have 1,350 unfinished sq. ft
 - iv. Attached garage 527 unfinished sq. ft
 - v. Total finished area 1,387 sq. ft
 - vi. Total unfinished area 2,227 sq. ft
2. Roof structure:
 - a. Trussed roof with dimensional lumber as required by the 2018 International Residential Code and construction plans.
 - b. 5/8" Zip system roof sheathing with taped joints
 - c. 2x6 sub-fascia with white PVC 1x8 fascia trim and 1x4 shadow board trim.
3. Ceilings:
 - a. Main floor rough ceiling heights to be 8' +/-
 - b. Bonus room rough ceiling height to be 8' +/-
 - c. Basement ceiling rough height to be 8' +/-
4. Walls:
 - a. Exterior walls to be 2x6 framed 16" on-center as required by the 2018 International Residential Code and construction plans.
 - b. Interior walls to be 2x4 framed 16" on-center (with 2x6 if needed for load bearing capacity and to accommodate plumbing.)
 - c. 7/16" Huber zip system for exterior wall; fully taped and sealed (eliminates need for house wrap) – for details on this system, see: <http://huberwood.com>
5. Floor system:
 - a. Floor systems to be stick framed joists with dimensional lumber as required by the 2018 International Residential Code and construction plans.
 - b. 3/4" Advantech floor sheathing glued and nailed to the joists.

Exterior

1. Siding and trim:
 - a. Vinyl siding; double 4" clapboard body and 8" Vertical board and batten; color to be white. Garage Gable to be cedar impressions.
 - b. Vinyl trim to complete the siding system.
 - c. 3/4" thick PVC trim on fascia and shadow boards, post and beam wraps, and garage door jambs.
 - d. Vinyl vented soffit and matching non-vented soffit at rake overhangs and porch ceilings.

2. 30-year warranty architectural shingle roofing.
3. Exterior deck
 - a. Pressure-treated undercarriage.
 - b. 5/4 x 6" Gray composite deck board screwed to undercarriage with hidden fasteners.
 - c. Black metal railing.

Interior

1. Insulation in finished areas as follows:
 - a. R-21 fiberglass batt insulation in exterior framed walls and any interior framed walls that adjoin unfinished areas.
 - b. R-49 insulation in roof.
 - c. R-30 basement ceiling.
 - d. Foam sealant at all wood framing seams prior to drywall installation.
 - e. Sound batts in interior walls.
2. Insulation in unfinished areas as follows:
 - a. Batt insulation as required by code in ceilings and in framed walls separating unfinished space from finished space
3. All window and door openings sealed with foam sealant
4. All walls and ceilings in finished space to be finished with 1/2" drywall.
5. Garage walls and ceiling to be finished with 5/8" drywall.
6. All drywall screwed to studs.
7. All drywall finished to a level 4 flat finish.
8. Paint as follows:
 - a. Garage: one coat of drywall primer on walls and ceilings and one additional coat of flat white to finish.
 - b. House: one coat of drywall primer on walls and ceilings with the ceilings getting an additional coat of flat white to finish. Walls to get two coats of eggshell finish paint, colors determined by design package.
 - c. Window and door trim to be flat 1x4 and baseboard to be flat 1x6. Two coats satin paint, color determined by design package.

Flooring

1. Ceramic tile floor in bathrooms, and in laundry/mudroom.
2. Luxury vinyl plank flooring in the common areas and attached closets.
3. Luxury vinyl plank flooring in bedrooms and attached closets.
4. Staircase and landing to be carpet.
5. Colors and styles are determined by the design package selected.

Doors

1. Hardware: Schlage Plymouth or equivalent with matching hinges. Finish to be coordinated with design package.
2. Interior doors to have privacy locks on all bedrooms and bathrooms and passage locks elsewhere.
3. Exterior doors have standard one side keyed deadbolt.
4. Front door to have Plymouth Single Cylinder Exterior Entrance handle set or equivalent.
5. Interior Doors: Craftsman style solid Masonite interior doors painted to match the trim color.
6. Exterior doors:
 - a. Craftsman style solid insulated fiberglass.

Windows and Patio Door

1. New construction vinyl windows; double hung and awning. U-Factor ≤ 0.28
2. Patio door; vinyl new construction glider

Kitchen

1. All plywood construction cabinet boxes, soft close hardware.
2. Cabinet door style and color based on design package.
3. Countertop color and material based on design package.
4. Stainless steel undermount sink.
5. Appliances; including range, microwave, dishwasher, and refrigerator.

Bathrooms

Bath 1

1. 60" vanity with countertop and sink.
2. Kohler or Equivalent faucet
3. 60" fiberglass shower surround.
4. Customer will bring and install a shower curtain and rod after transfer of property.
5. Kohler or Equivalent comfort height elongated toilet.
6. (1) 24" x 30" Kohler or Equivalent medicine cabinet
7. Accessories to include:
 - a (1) towel bar
 - b (1) towel ring
 - c (1) toilet paper holder
 - d (1) robe hook

Bath 2

8. 36" vanity with countertop and sink.
9. Kohler or Equivalent faucet

10. 36" fiberglass shower surround.
11. Customer will bring and install a shower curtain and rod after transfer of property.
12. Kohler or Equivalent comfort height elongated toilet.
13. (1) 24" x 30" Kohler or Equivalent medicine cabinet
14. Accessories to include:
 - a (1) towel bar
 - b (1) towel ring
 - c (1) toilet paper holder

Shelving

1. Wire shelving; one shelf with hanging rod in each bedroom closet and entry coat closet.

Plumbing

1. PEX tubing will be used for all supply from the well pump control to toilets, faucets, and fixtures. Connection to the refrigerator, dishwasher are included.
2. Washing machine connection point is included at the location designated on the plans.
3. Schedule 40 PVC will be used for all waste piping to connect all toilets, sinks and drain lines to the septic tank inlet.
4. Gas Hot Water Heater.

Electrical

1. Service: 1- 200 amp service direct from meter to 1 main breaker panel
2. Garage: 1 outlet for each door opener, 1 wall outlet for each parking bay. 1 heat detector per bay. Wire and supply one lamp holder per parking bay.
3. Kitchen: 2 small appliance circuits, 1- circuit for dishwasher, 1 Island outlet, wiring for up to 3 surface mount lights, wiring for 1 cooking appliance
4. Bathrooms: 1- Standard 50 CFM fan/light combo, wiring for up to 2 vanity lights, up to 2 outlets.
5. Bedrooms: Wiring for 1 ceiling light, outlets to NEC standards. Wiring for 1 closet light in each bedroom.
6. Living room: Wiring for 1 ceiling light, outlets to NEC standards.
7. Dining room: Wiring for 1 ceiling light, outlets to NEC standards.
8. Basement: Wiring and supply for lamp holders in stairway and in basement according to NEC standards. Wire for 1 furnace, 1 gas fired water heater, 1 GFCI receptacle. Wire for 1 well pump up to 20 amps.
9. Smoke detectors: 1 smoke detector per bedroom, 1 smoke/CO detector per floor.

10. Exterior: Wiring for up to 1 front door light, 2 lights at each garage door, and 1 at covered porch.
11. 1- wall mount TV outlet & chase,
12. 1- outlet for clothes washer,
13. 1- outlet for electric dryer,
14. 1 GFCI outlet in laundry area.

HVAC and Utilities

1. Mechanical room with gas hookups, water shutoff, telecommunication hookups, Cable distribution, electrical panel, HVAC and water heater.
2. Gas fired furnace with Air Conditioning one zone.
3. Venting to exterior:
 - a. dryer vent
 - b. range vent to exterior
 - c. bathroom vents

Gas Piping

1. Connection to underground buried tank
 - a. Furnace
 - b. Water Heater
 - c. Kitchen Stove / Range

Proposal Excludes

These are the responsibility of the Customer and are not included in the proposal.

1. Financing costs associated with permanent loans.
2. Cable (television and/or DSL) and hookup
3. Neither the cost of nor the installation of any audio / video equipment (including but not limited to speakers, components, volume controls, remote sensing or termination units, mounting brackets, racks, etc)

Warranty and Change Order Policies

Please note the following Chestnut & Cape, Inc policies:

- Warranty – all Chestnut & Cape, Inc. homes come with a 12-month warranty.
- Upgrade packages must be added before construction begins for the pricing offered to be honored. Prices for any changes or upgrades that are selected after construction begins are subject to change.
- No additional work outside the scope of this document will be started without a signed change order, agreed upon by both the builder and the buyer.

Agreements

I have read and agree to the above specifications.

Date: _____

Builder:

Curtis Naleid
Chestnut & Cape, Inc

Customer:

Print Name: