

Cosgrove Construction Inc.
GENERAL SPECIFICATIONS

I. SITE WORK:

1. Excavation
2. Backfilling
3. Rough Grade
4. Sand and Compaction
5. Landscaping: Fine Grade & Seed
6. 16' wide concrete driveway, minimum

II. CONCRETE:

1. Foundation walls: 8 inches thick
2. Garage Floors: 4 inches thick
3. Basement Floor: 3 inches thick

III. FRAMING LUMBER & MATERIALS

1. Construction grade studs (i.e., spruce, pine, fir)
 - i. Exterior walls: 2x6 thickness
 - ii. Interior Walls: 2x4 thickness
2. Wall plates: No. 2 or better (i.e., spruce, pine, fir)
3. Oxboard floor deck: 3/4" tongue & groove, glued & nailed
4. Insulated wall sheathing: 1" Styrofoam to footings
5. Roof decking: 7/16" with "H" clips
6. 2x10 joists

IV. ROOFING

1. Shingles: Fiberglass Class A shingles. Architectural limited lifetime warranty guarantee.
2. Felt: #15 asphalt
3. Roof vents: aluminum

V. WINDOWS & DOORS

1. Windows: Vinyl windows with weather stripping. Single hung with Low E glass and screen (Visions 3500 by Weather Shield, 20 year warranty)
2. Entrance doors: Metal insulated with weather stripping
3. Garage Doors: with opener

VI. INSULATION:

1. Exterior Walls:
 - i. 6" fiberglass w/Visqueen vapor barrier (R-19)
 - ii. 1" Styrofoam sheathing to footings

2. Ceilings: Blown-in fiberglass or cellulose with Visqueen vapor barrier (R-50)
3. Floor deck rings: 6" fiberglass batt (R-19)
4. Foundation walls: 1" Styrofoam to footings with insulcrete covering above grade

VII. SIDING:

1. Prefinished maintenance-free vinyl
2. Prefinished maintenance-free aluminum soffit & fascia

VIII. DRYWALL:

1. 1/2" drywall on walls, orange peel texture
2. One Coat of Paint, Sherwin-Williams, Accessible Beige, SW 7036
3. 5/8" drywall to meet code, as necessary
4. Garage firewall drywalled only

IX. GUTTERS & DOWN SPOUTS:

1. Prefinished and maintenance-free aluminum

X. PLUMBING:

1. 40 gallon natural gas water heater
2. Fiberglass modular tub and shower unit
3. Frost-free outside faucets, front and rear
4. Stainless steel double compartment kitchen sink
5. Washer hookups
6. Garbage Disposal
7. Brushed nickel faucets
8. Water line for refrigerator
9. Rough in lower level
10. Water softener

XI. HEATING/COOLING:

1. Amana High Efficiency Forced air natural gas furnace (96% efficient)
3. Central Air Conditioning
2. OPTIONAL \$4,200 additional for Direct vent gas fireplace and mantle and surround

XII. ELECTRICAL:

1. 200 AMP electrical service
2. 220 hookup for stove and dryer
3. Light fixtures - \$800 Allowance
4. Smoke and carbon monoxide detectors as per code
5. Exterior weather-proof receptacle front and rear

XIII. CABINET AND VANITIES:

1. Timberlake Brand Cabinets
2. Dovetail Drawers in Kitchen
3. Door Style in either Tahoe or Barnett

XIV. COUNTERTOPS:

1. Kitchen: Laminate Countertops
2. Baths: Cultured Marble One Piece with Sinks

XV. TRIM

1. White Painted Trim
2. White Pre-Finished Doors in One Panel, Two Panel, or Three Panel

XVI. FLOOR COVERINGS: \$5800 Allowance Carpet, Luxury Vinyl Tiles, or Wood Laminate

XVII. MASONRY:

1. Cultured Stone by Dutch Quality Stone on Exterior \$1,300 Allowance

XVIII. APPLIANCES: \$2000 Allowance for Stove, Refrigerator, Dishwasher, Microwave

XIX. MISC:

1. Bathroom fixtures included
2. Drain tile and sump pump included
3. Building permits included

Owner/Buyer

Date

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Date

Builder: Cosgrove Construction, Inc.

Date