



Updated: 7.8.2024

Scope of Work

These specifications are intended to include all labor, materials, and services necessary for construction. All articles or materials are specified in such a manner that an equal material or product of the same quality can be substituted at the discretion of CBI. Work not specifically described below or shown in attached drawings will not be considered unless required by applicable building codes.

SITWORK:

- Driveway: 2" asphalt base coat of paving (finish coat not included) over 12" on-site gravel with 3" crushed gravel, 10'+/- wide. Length and/or turnaround will vary with plan.
- Trees: Cut and remove minimal amount required for construction.
- Excavation: Excavation and removal of soil as required.
- Material: Fill as required per site plan.
- Grading: Smooth final grade, using loam from site.
- Retaining walls: Site built retaining walls using boulders from site or landscaping blocks if required for house stabilization.
- Drainage: 4" perforated PVC perimeter drains inside and outside footings to 4" solid pipe gravity outfall "to daylight"). Stone drainage will surround the foundation walls 18" wide at grade to a minimum depth of 10".
Sump basin installed in each basement, tied to interior and exterior footing perimeter drains.
- Septic System: Private Community Septic System.
The following units will have an E-One Grinder Pump: 1-5, 26-29, 39, 40, 45-55, 57-60, 63-67, 76-79.

FOUNDATION AND BASEMENT:

- Footings: 16"x8" concrete.
- Foundation: House Walls: 8"x7'10" poured concrete.
Garage Walls: 8"x3'10" poured concrete. All foundation walls include steel anchor bolts exposed 4".
Columns: 3 1/2" concrete filled steel lally columns, as required. Or tube steel if noted on plans. Columns on minimum 24"x24"x8" concrete, under slab or larger as noted on plans.
Porch and Deck Piers: 24"x24"x footer with 12'x12" to grade pier concrete, poured in place or precast at builder discretion.
- Reinforcing: (3) Continuous rows #4 steel rebar in wall. Walls pinned to footing with rebar.
- Windows: Standard poured in place basement vinyl window(s) per plan. If the grade allows a walkout, the home will include a 6' slider and 2 full-sized windows, location is determined by the site plan.
- Window Wells: Installed if site conditions require.
- Water Proofing: (1) coat asphalt sealer applied on foundation wall below grade.
- Sump Pit: Plastic perforated sump pit installed and tied to perimeter drains. If a gravity drain to daylight can't be achieved, a sump pump is to be installed and piped to a low point on the lot to allow proper drainage.
- Floor Slab: House: 4" thick (3000) psi concrete, over 8" depth stone bed.
Garage: 4" thick (3000) psi concrete with steel reinforcing mesh, over compacted gravel.

FRAMING:

Sills: (1) 2x6 pressure-treated, with sill seal and steel anchor bolts, plus (1) 2X6 KD plate.
Joists: Per plan, per code, 16" on center (O.C.).
Bridging: Solid wood blocking.
Subflooring: 3/4" tongue and groove Advantech or equal; glued and nailed to joists.
Underlayment: 3/8" Backer Board under tile floors. Or Schluter Mat System per installer.
Wall Height: Per plan.
Exterior walls: 2x6 studs, 16" O.C.
Interior walls: 2x4 studs, 16" O.C.
Beams: Built-up 2x's or LVL's, as required.
Headers: Solid built-up 2x's and plywood as required.
Ceiling Joists: 2x's per plan, per code, 16" O.C.
Strapping: 1x3, 16" O.C.
Wall Sheathing: Zip System, 1 1/2", 6.6 R-Value Sheathing
Blocking: Kitchen and Bath solid blocking for cabinets. 2x8 installed for blocking to accommodate future ADA grab bars, mirrors, bath accessories, and wall cabinets. Blocking will be installed at these measurements taken at the top of the subfloor: 26 inches for the toilet paper holder; 42-48 inches for the bath towel bar, 50-52 inches for the bath hand towel.
Siding: CertainTeed brand "Mainstreet" vinyl siding or equivalent in a choice of standard colors.
Trim: Vinyl and metal wrapped trim or similar, as required by the plan.
Rake overhang: Per plan.
Roof Rafters: Per plan, per code, 16" O.C.
Roof Sheathing: Zip roof system.
Roofing: Asphalt, Architectural Black shingles.
Snow Belt: 36" row of bituminous ice and water shield at bottom edge of roof.
Flashing: Aluminum as necessary.
Ventilation: Continuous ridge vents and continuous soffit vents.
Front Porch: Pressure treated 2x Framing with 6x 6 PT posts per plans. (1) Railing on entry steps.
Rear Deck: Pressure treated 2x Framing with 6x 6 PT posts per plans.
Screen Porch: Choice of full screens with handrail or half wall with screen panel, if applicable. Insect screening under decking.

EXTERIOR TRIM:

Front Steps/Porch: Picture Framed Composite steps, with a single handrail. Pressure-treated joists, on 12" concrete piers set 4' below grade. Porch vinyl rails if required by code or optional upgrade. Azek or equivalent lattice work under the front porch if to within 4 inches of grade.
Rear Deck: Patio or Composite deck with White Vinyl Rails and wrapped rim boards and stringers per plan. Wrap rear deck posts. Insect screening under decking on screen porches.
Screen Porch: Choice of full screens with handrail or half wall with screen panel, if applicable.

FIREPLACE: Optional upgrade: Direct Vent Gas Fireplace location per plan.

WINDOWS: *Paradigm*, white all vinyl windows with Low E insulated glass, screens, and white grills between panes, per plan.

EXTERIOR DOORS:

Front Door: 3-0 x 6-8 fiberglass insulated door with deadbolt. Upgrades available.
House to Garage: Wood/ wood composite solid door in style to match interior doors, with weatherstrip and fire-rated per code. Oak threshold.
Slider Door: Vinyl sliding door with screen per plan.
Side Doors: Fiberglass insulated door with deadbolt per plan.
Thresholds: Aluminum.
Hardware: Schlage "Plymouth" locksets in choice of black or satin nickel finish, keyed alike. (Sliding doors normally require hardware supplied by the manufacturer).
Deadbolts: Schlage "Plymouth" deadbolt in choice of black or satin nickel finish, keyed alike. Installed on all standard exterior doors. Excludes bulkhead basement interior door.
Casing: 1x4" flat casing.
Garage Doors: Carriage Style insulated garage door per plan with Stockton windows, decorative hardware, openers, and keypad.

EXTERIOR PAINT:

Low VOC Paint - 2 finish coats applied to exterior door. Garage doors are installed with a factory finish.

NOTE:

Specifications from this point forward apply to heated living space only. Unheated, unfinished space to be completed at the minimum requirements per local building code.

HEATING:

System: Forced Hot Air with Central A/C.
Furnace: Gas fired, York or similar.
Zones: 2 zones; first and second floor or primary bedroom and other main living area determined by HVAC contractor. Additional zones available as an upgrade.
Fuel Tank: Shared 500 Gallon propane tank buried onsite; owned by propane distributor.
Radiation: Standard registers located at the discretion of the installer in standard brown.
Exhaust: Direct vent.

ELECTRICAL:

Service Size: 200-amp underground service. Meter located on house as determined by utility guidelines and CBI discretion.
Fixtures: Electrical fixtures per plan supplied by CBI, Upgrades available.
Included by CBI: **White** duplex outlets and toggle switches per code, smoke/carbon monoxide detectors per code, (2) exterior outlets, (1) garage outlet per garage bay, basement lights as required, (1) attic light, (2) exterior floods, (1) lamp/fan bathroom fixture per bathroom, Second bath to have the Energy Star Fan, (2) basement outlets (at sump pit and at electrical panel), outlet in attic, (1) basic doorbell (see smart home section)with (1) button location, (10) Recessed Cans (White), (1) island outlet per code, (1) ceiling fan in sunroom if applicable, and (1) ceiling fan in screen porch, if applicable.
Labor: To install pre-assembled standard light fixtures (interior and exterior) per plan, switching per plan.
Closet: Walk-in closets to have ceiling light. Standard closets do not have lights.
Ethernet (CAT6): Pre-wired for (3) jacks using CAT6 wiring. Additional (1) CAT6 wire for Clare Controls panel.
Cable TV: Pre-wired for (3) jack locations RG 6. Buyer to pay cable provider for installation of services.

PLUMBING:

System: Baths, kitchen, and laundry per plan.
Fixtures: MOEN Fixtures provided and installed by CBI in Polished Chrome or Brushed Nickel finish. Upgrades available.
Tubs/showers: Aker by MAAX One-piece Showers and/or Tub/showers per plan. Upgrades available.
Toilets: Toto Drake comfort height toilets with soft close lid in white.
Water: Private community well.
Hot Water: 40 Gallon propane-fired water heater. Upgrades available.
Laundry: Hook-ups per plan. Watts IntelliFlow automatic washer box provided.
Vented Ducts: 4" at bath fans, 4" at dryer. 6" at cook top.
Sill cocks: (2) Frost-Proof, per MEP plan.
Gas Piping: To furnace, domestic hot water heater, optional fireplace, and optional range.

INSULATION: ENERGY STAR Certified

Ceiling: R-49 blown cellulose/fiberglass or R-30 in slopes, Upgrades available.
Exterior Walls: R-27 fiberglass with poly vapor barrier (R21 + R6 zip = R27).
Basement: R-30 fiberglass in ceiling.
Garage Ceiling: R-30 fiberglass when conditioned space is above only.



DRYWALL:

Material: 1/2" drywall all walls and ceilings first and second floors, smooth finish; fire code drywall in required areas per code. Moisture resistant drywall as required.
Interior Paint: Sherwin Williams or equivalent: Low VOC. WALLS- (2) coat **flat** latex finish in choice of **1 of 4** standard colors all walls over (1) coat latex drywall primer. Ceilings to be flat, primed w/ (1) finish coat high build primer then (1) coat flat Sherwin Williams ProMar Ceiling Paint in white and back rolled by painter. TRIM-(1) coat latex primer and (2) coat semi-gloss latex "Extra White" finish paint to be applied to window and door casings, doors, baseboard, and any custom built-ins.

INTERIOR TRIM:

Doors: Choice of standard molded hollow core doors with split jamb. Solid doors optional.
Hardware: Schlage Lever or Plymouth knob in Brushed Nickel or Black finish.
Door Trim: 1 x 4 Craftsman, 3 1/2" Back Band, or 3 1/2" Colonial.
Specialty Doors: Per plan.
Baseboard: 5 1/4" Speed base.
Window Trim: 1 x 4 Craftsman, 3 1/2" Back Band, or 3 1/2" Colonial.
Closet: White coated wire closet organizers. Standard 12" single shelf/rod per closet, except (3) shelves in pantry, and linen closets.

MILLWORK:

Cabinetry: Yorktowne Classic Cabinetry installed for kitchen and bathrooms per plan. Choice of stained Maple or painted MDF in many standard colors. 36" Uppers with soft-close doors and drawers. 1 piece crown molding in the kitchen.
Island: 48" Kitchen Island (Cabinetry Only) with buyer-selected overhang.
Counters: Granite Group #1 Countertops in kitchen and bathrooms.
Hardware: Cabinet hardware in choice of finish.

MIRRORS: _Plate glass mirrors installed by Builder, sized for each vanity.

STAIRS:

Main: Carpet from first to second floor, railing/handrail per plan. *** The Cafe & Darcy Series includes a Natural Red Oak or Maple hardwood tread, with painted risers. ***
Basement: Painted plywood treads and risers.
Garage: Trex decking with Azek risers, wooden, round handrail on brackets on wall side.

FINISH FLOORING:

Hardwood: Pre-finished 3 1/4" Natural Red Oak or Maple on the main first floor.
Tile: Master Bath, Guest Bath, and Laundry.
Carpet: Stairs (exceptions noted above), Upstairs Hall, Bedrooms, and any additions and/or wings. Darcy Series and Cafe Series include hardwood stairs.
Sunroom: Pre-finished 3 1/4" Natural Red Oak or Maple, if applicable.
Screen Porch: Composite decking, if applicable.

APPLIANCES:

ENERGY STAR Rated GE appliances or equivalent; Electric Range, Microwave, and Dishwasher in Stainless Steel finish; Upgrades Available. CBI to install appliances purchased through CBI.

SMART HOME: Upgrades available.

Security: ClareOne Security and Control Panel, (1) NEST doorbell, and (2) mini door & window sensors.
Lighting: Caseta Lutron hub to control, (2) exterior lights, (3) interior lights, and (1) motion sensor.
Environment: (2) Ecobee thermostats.

LANDSCAPING:

Spread on-site loam, rake, and seed disturbed areas. Shrub package in front of the house. Sod in the front yard and side yard to back corner line of house, hydroseed in the rear of the yard. Central Irrigation System controlled by HOA on SOD area one head for the back yard.

WALKWAY

Concrete pavers from the driveway to the front door. 4x4 paver landing pad off deck steps, 3x6 paver landing pad off slider doors, or a 4x4 paver landing pad if a single door, if applicable. Paved walkway to garage door from the driveway, if applicable. All pavers match the development standard.

MISCELLANEOUS:

Radon: Passive radon system provided to meet state requirements including sub-slab piping vented through the roof.
Cleaning: House professionally cleaned; garage and basement and grounds to be left "broom" clean. Fine window cleaning to be done by Buyers.
Permits: Provided by CBI.
Mail Station: Located near the community clubhouse.

BUYER

BUYER

Date

Date

SELLER/CONTRACTOR

Jon L. Chinburg
Chinburg Builders, Inc

Date