



Updated: 6.17.25

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.

SITework:

- 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 removed as minimally required for construction.
- Excavation: Excavation and removal of soil as required.
- Material: Importing fill as required.
- 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 PVC gravity outfall "to daylight" (or sump basin and pump if topography requires).
- Sewer System: Private Septic

FOUNDATION AND BASEMENT:

- Footings: 16"x8" concrete.
- Foundation: House: 8"x7'10" poured concrete.
Garage: 8"x3'10" poured concrete. All foundation walls include steel anchor bolts.
- Columns: 3 1/2" concrete/steel Lally columns, as required.
- Piers: 24"x24"x8" concrete, under slab.
- Reinforcing: (3) Continuous rows #4 steel rebar in wall. Walls pinned to footing with rebar.
- Windows: Standard vinyl per plan.
- Window Wells: Installed if site conditions require.
- Water Proofing: (1) coat asphalt sealer applied on foundation wall below grade.
- 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.
- 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.
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 the bottom edge of the roof.
Flashing: Aluminum or lead, as necessary.
Ventilation: Continuous ridge vents and continuous soffit vents.
Rear Deck: Patio or Composite deck with White Vinyl Rails and wrapped rim boards and stringers per plan. Wrap rear deck posts.
Screen Porch: Choice of full screens or half wall, if applicable.

FIREPLACE: Direct Vent Gas Fireplace

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

EXTERIOR DOORS:

Front Door: 3-0x6-8 fiberglass insulated door with deadbolt. Upgrades available.
Interior Garage: 20-minute fire-rated per code.
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 white garage doors with openers, Stockton windows, and keypad. Optional hardware.

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, to be determined by plan. Additional zones are available as an upgrade.
Fuel Tank: 350-gallon propane tank buried onsite; Owned by propane Distributor.
Radiation: Standard registers are located at the discretion of the installer.

Exhaust: Direct vent.

ELECTRICAL:

Service Size: 200-amp underground service. The meter located on the 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, (1) Guest bath to have the Energy Star Fan, (1) basement outlet, (1) basic doorbell with (1) button location, (10) Recessed Cans (White), (1) island outlet per code.

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.

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 Genta Fixtures provided and installed by CBI in Polished Chrome or Brushed Nickel finish. Upgrades available. Bonnie Ranch includes a custom tile shower and alcove tub with subway tile surround.

Tubs/Showers: Aker by MAAX One-piece Showers and Tub/Showers per plan. Upgrades available.

Toilets: Toto Drake comfort height toilets with soft close lid in white.

Water: Private Drilled Well.

Hot Water: 40-gallon propane-fired water heater.

Laundry: Hook-ups per plan. Watts IntelliFlow automatic washer box provided.

Vented Ducts: 4" at bath fans, 4" at dryer.

Sillcocks: (2) Frost-Proof, field determined location.

Gas Piping: To furnace, domestic hot water heater and fireplace.

INSULATION: ENERGY STAR Certified

Ceiling: R-49 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 the ceiling.

Garage Ceiling: R-30 fiberglass with conditioned space above only.



DRYWALL:

Material: 1/2" drywall all walls and ceilings first and second floors, smooth finish; fire code drywall in garage per code. Moisture-resistant drywall as required.

Interior Paint: Sherwin Williams or equivalent: Low VOC. (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 **flat** white. (1) coat latex primer and (2) coat semi-gloss latex "Extra White" finish paint to be applied to trim.

INTERIOR TRIM:

Doors: Choice of standard molded hollow core doors with split jamb.

Hardware: Schlage Plymouth knob in Brushed Nickel or Black finish.

Door Trim: 3 1/2" Back Band, 3 1/2" Jalco, 3 1/2" Very Square, or 3 1/2" Colonial.

Baseboard: 6" King's Point.

Window Trim: 3 1/2" Back Band, 3 1/2" Jalco, 3 1/2" Very Square, or 3 1/2" Colonial.

Closet: White coated wire closet organizers. Standard 12" single shelf/rod per closet, except (4) 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: Builder's Selection of Granite Countertops in kitchen and bathrooms.

Hardware: Cabinet hardware in choice of finish.

Backsplash: Tile Backsplash in the kitchen using Carrolton Subway Tile.

MIRRORS: Not provided or installed by CBI.

STAIRS:

Main Stairs: Carpet from first to second floor, railing per plan.

Other Stairs: Basement; painted plywood treads and risers.

Front Steps: Composite steps, with an upgrade option to add railings. Pressure-treated joists, on 12" concrete piers set 4' below grade. Vinyl rails if required by code.

FINISH FLOORING:

Hardwood: Pre-finished 3 1/4" Natural Ash on the main first floor.

Tile: Primary Bath, Guest Bath, and Laundry.

Carpet: Stairs, Upstairs Hall, All Bedrooms, and any additions and/or wings.

APPLIANCES:

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

LANDSCAPING:

Spread on-site loam, rake, and seed disturbed areas. Planting package of 15 shrubs in front of the house.

WALKWAY: Concrete pavers from the driveway to the front door. 4x4 paver landing pad off deck, if applicable.

MISCELLANEOUS:

Radon: Radon system provided to meet state requirements including sub-slab piping vented through roof.

Cleaning: House and grounds to be left "broom" clean. Fine window cleaning to be done by Buyers.

Permits: Provided by CBI.

Mail Station: Located near the entrance or as required by Postmaster.

BUYER

BUYER

Date

Date

SELLER/CONTRACTOR

Jon L. Chinburg

Date