



Updated: 8.28.2025

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 the site.
- Retaining walls: Site built retaining walls using boulders from the 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: Tie into Town System.

FOUNDATION:

- Footings: 16"x8" concrete.
- Foundation: House and Garage slab on grade. 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: Continuous rows #4 steel rebar in wall as required. 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 the 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 ½", 6.6 R-Value Sheathing. Zip tape over all exterior seams and penetrations.
Blocking: Kitchen and Bath solid blocking for cabinets.
Siding: CertainTeed brand "Mainstreet" vinyl siding or equivalent from a pre-selected range 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 or lead, as necessary.
Ventilation: Continuous ridge vents and continuous soffit vents.
Rear Deck: Patio and Composite deck with White Vinyl Rails and wrapped rim boards and stringers per plan.

FIREPLACE: Direct Vent Gas Fireplace per plan.

WINDOWS: *Harvey STC-rated* or similar, 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 wood door with deadbolt.
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 black or satin nickel finish **as built**, keyed alike. (Sliding doors normally require hardware supplied by the manufacturer).
Deadbolts: Schlage "Plymouth" deadbolt in black or satin nickel finish **as built**, keyed alike. Installed on all standard exterior doors. Excludes bulkhead basement interior door.
Casing: 1x4" flat casing.
Garage Doors: Black 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, to be determined by plan.
Fuel Tank: Community 1000-gallon propane tank buried onsite between units 1 and 2; Owned by propane distributor. All units are metered individually.
Radiation: Standard registers are located at the discretion of the installer.
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.
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, 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. Electrical installation as built.
- 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. Finish as built.
- Tubs/Showers: Custom Tile Shower with Glass Door and Alcove Tub with Tile Surround as built.
- Toilets: Toto Drake comfort height toilets with soft close lid in white.
- Water: Tie into Town System.
- Hot Water: On-demand hot 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, hot water heater, and fireplace.

SPRINKLERS Per building and city code

INSULATION: ENERGY STAR Certified

- Ceiling: R-49 fiberglass or R-30 in slopes.
- Exterior Walls: R-27 fiberglass with poly vapor barrier (R21 + R6 zip = R27).
- Basement: R-30 fiberglass in 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. (1) 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 window and door casings, doors, and baseboard.

INTERIOR TRIM:

- Doors: Standard molded hollow core doors with split jamb as built.
- Hardware: Schlage Plymouth knob in Brushed Nickel or Black finish as built.
- Door Trim: 3 1/2" Back Band, 3 1/2" Jalco, 3 1/2" Very Square, or 3 1/2" Colonial. Trim installation as built.
- Specialty Doors: Per plan.
- Baseboard: As built.

Window Trim: 3 ½" Back Band, 3 ½" Jalco, 3 ½" Very Square, or 3 ½" Colonial. Trim installation as built.
Closet: Painted wood closet organizers. Standard plan-specific closet system in primary closet, all additional bedrooms to have 12" double shelf/single rod per closet, except (4) shelves in pantry, and linen closets. Upgrades available.

MILLWORK:

Cabinetry: Yorktowne Classic Cabinetry installed for kitchen and bathrooms per plan. Stained Maple or painted MDF cabinets as built. 36" Uppers with soft-close doors and drawers. Cabinetry installation as built.
Molding: 1-Piece Cabinet Crown Molding.
Island: 8' Kitchen Island (Cabinetry Only) as built.
Counters: Countertop installation as built.
Hardware: Cabinet hardware installed as built.
Backsplash: Tile Backsplash installed as built.

MIRRORS: Not provided or installed by CBI.

STAIRS:

Main Stairs: (2) Sets of wood stairs to be constructed with pre-selected material and delivered as built.
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 ¼" Natural Ash on the main floor as built.
Tile: Main Entry, Primary Bath, Guest Bath, and Laundry as built.
Carpet: Bedrooms, and any additions and/or wings as built.

APPLIANCES:

ENERGY STAR Rated GE appliances or equivalent; Electric Range, Microwave, and Dishwasher in Stainless Steel finish; Upgrades Available. CBI to install. **Gas range not available per utility load limitations.**

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, hydroseed in the rear of the yard. Central Irrigation System on the entire lawn area. Granite post light at the end of the driveway.

WALKWAY: Concrete pavers from the driveway to the front door.

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: Community mailbox station.
Selections: Final finishes and selections chosen by CBI and delivered as built.

BUYER

Date

BUYER

Date

SELLER/CONTRACTOR

Jon L. Chinburg
Chinburg Builders, Inc

Date