



Updated: 5.19.26

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 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).
- Septic System: Private septic per plan.

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. If the grade allows a walkout upgrade option, the home will then 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 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
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: Expanded Patio or Composite deck per plan with White Vinyl Rails and wrapped rim boards and stringers per plan. Wrapped rear deck posts if applicable.
Screen Porch: Choice of full screens or half wall, if applicable.

FIREPLACE: Direct Vent Gas Fireplace per plan with installed blower and remote.

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 Thermatru Fiber-Classic (fiberglass) door per plan, 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: Wood Faux, Factory Black, or White 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, Bryant or similar.
Zones: 3 zones; first and second floor, to be determined by plan. Additional zones available as an upgrade.

Fuel Tank: 500 Gallon propane tank buried onsite; Owned by propane Distributor.
Radiation: Standard registers 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, Upgrades available.
Included by CBI: **White** Decora duplex outlets and Decora 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, (20) Recessed Cans (White), (1) island outlet per code, (1) ceiling fan in sunroom if applicable, (1) ceiling fan in screen porch, if applicable, (1) Driveway post light.
Under Cabinets: LED strip lighting under main kitchen cabinets. Upgrades available on any additional areas.

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. Dimmers: Dimmers on dining room fixture and island pendants. Upgrades available. 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 Voss, Jase, or Gibson widespread Fixtures provided and installed by CBI in Polished Chrome or Brushed Nickel finish. Upgrades available including bath accessories and necessary blocking.
Tubs/showers: Custom Tile Shower with Glass Door in Primary Bath, Acrylic Tub with Subway Tile Surround in Guest Bath, and Custom Tile Shower with Glass Door in any additional bathrooms per plan.
Toilets: Toto Drake comfort height toilets with soft close lid in white.
Water: Town Water.
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, domestic hot water heater, fireplace, and optional range.

INSULATION: ENERGY STAR Certified

Ceiling: R-49 fiberglass or R-30 in slopes, Upgrades available.
Exterior Walls: "Flash and Batt" 2" spray foam polyurethane insulation w/3.5" R-13 fiberglass, R32 +/-.
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. (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 window and door casings, doors, and baseboard.

INTERIOR TRIM:

Doors: Choice of standard molded solid core doors with split jamb.
Hardware: Schlage lever handle, choice of finish.
Door Trim: 3 ½” Back Band, 3 ½” Jalco, 3 ½” Very Square, or 3 ½” Colonial.
Specialty Doors: Per plan.
Baseboard: 6” King’s Point.
Window Trim: 3 ½” Back Band, 3 ½” Jalco, 3 ½” Very Square, or 3 ½” Colonial.
Closet: White melamine 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. Choice of stained or painted Maple in many standard colors. 36” or 42” Uppers per plan with soft-close doors and drawers.
Molding: 1-Piece Cabinet Crown Molding.
Island: 48”-96” Kitchen Island (Cabinetry Only) per plan with buyer-selected 10” overhang.
Counters: Builder selection of standard quartz 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: Prefinished Ash treads with painted risers from the first to the second floor. Half wall with a painted cap or 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 ¼” Natural Ash throughout home, including main stairs (not including basement stairs).
Tile: Primary Bath, Guest Baths, and Laundry.
Sunroom: Pre-finished 3 ¼” Natural Ash, if applicable.
Screen Porch: Composite decking, if applicable.

APPLIANCES ENERGY STAR Rated GE Profile or Café appliances or equivalent; up to 36” Slide-in Gas OR Electric Range, Microwave, Refrigerator, and Dishwasher in Stainless Steel finish; Upgrades Available. CBI to install.

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LANDSCAPING:

Spread on-site loam, rake, and seed disturbed areas. Landscaping package includes 28 shrubs and 2 trees. Hydroseed entire yard up to 30’ from the rear corner of the house. Central Irrigation System on the entire lawn area. Driveway post light.

WALKWAY:

Concrete pavers from the driveway to the front door. 4x4 paver landing pad off deck, 3x6 paver landing pad off basement walkout, 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.

Mailboxes: Lots 1, 2, 3, 4 & 5: clustered mailboxes with shared granite posts and standard mailbox located at the entrance of Prosperity Drive

Lots 6, 7, 8, 9, 10 & 11: individual mailboxes with granite post and standard mailbox located at the end of the driveway

FUEL SOURCE & UTILITY FLEXIBILITY:

Chinburg Builders, Inc. reserves the right to modify the home's fuel source from natural gas to propane (or propane to natural gas) at any time, based on site conditions, utility accessibility, or service availability. In the event natural gas is not accessible or feasible, propane will be utilized as the primary fuel source.

FUEL TANK:

For homes **2,500 square feet and larger**, a **500-gallon propane tank** will be buried onsite and supplied and owned by the designated propane distributor.

For homes **under 2,500 square feet**, a **325-gallon propane tank** will be buried onsite and supplied and owned by the designated propane distributor.

All propane fuel will be provided exclusively through this distributor.

HOMEOWNER OPTION POST-CLOSING:

After closing, homeowners may elect to change propane distributors. Any new distributor may assume service by purchasing the existing tank directly from the current distributor.

BUYER

BUYER

_____ Date

_____ Date

SELLER/CONTRACTOR

_____ Date
Jon L. Chinburg
Chinburg Builders, Inc