

SPECIFICATIONS – Meadowlark Farm, Kittery ME

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Date: 10/5/2021
Revised Date:

BUYER: General Specs

SELLER/CONTRACTOR: Chinburg Builders, Inc. (CBI)
3 Penstock Way, Newmarket, NH 03857

603-868-5995
603-389-9011 fax

JOB LOCATION: Meadowlark Farm, Kittery ME

SCOPE

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. Changes to these specifications may be negotiated. Work not specifically described below or shown in attached drawings will not be considered unless required by applicable codes, when the minimum acceptable will be assumed.

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 soils as required.
Material: Importing of 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.
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: Provided and installed per state-approved design provided by Seller.

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 lallys, 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: None.
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.

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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
Siding: Certainteed brand "Mainstreet" vinyl siding or equivalent in choice of standard colors.
Trim: Vinyl and metal wrapped trim or similar, as required by 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.

FRONT STEPS

Grade determined. Up to two Granite Steps or Composite steps if more than two. Pressure treated joists, on 12" concrete piers set 4' below grade. Vinyl rails if required by code.

REAR DECK

Patio or Composite deck with White Vinyl Rails and wrapped rim boards and stringers per plan.

FIREPLACE

Direct Vent Gas Fireplace per plan.

WINDOWS

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

SHUTTERS

Optional Upgrade.

EXTERIOR DOORS

Front Door: 3-0x6-8 insulated door
Garage to house: Insulated steel, fire rated per code.
Slider Door: Vinyl Sliding patio door with screen per plan.
Side Doors: Insulated door per plan
Thresholds: Aluminum.
Hardware: Schlage "Plymouth" locksets in choice of finish, keyed alike. (Patio doors normally require hardware supplied by manufacturer).
Casing: 1x4" flat casing.
Garage Doors: Carriage Style insulated garage door per plan with 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 acceptable to meet code.*

ELECTRICAL

Service Size: 200 amp underground service. Meter located on house as determined by utility guidelines and CBI discretion.

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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, basement lights as required, (1) attic light, (2) exterior floods, (1) lamp/fan bathroom fixture per bathroom, Master bath to have the Energy Star Fan, (1) basement outlet, (1) basic doorbell with (1) button location, (10) Recessed Cans (White), island outlet with USB port.

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.

Phone: Pre-wired for (3) jacks using CAT-6E wiring.

Cable TV: Pre-wired for (3) jack locations RG 6. Owner to pay cable Company for outlets/hook-up.

PLUMBING

System: Baths, kitchen and laundry per plan.

Fixtures: KOHLER or MOEN Fixtures provided and installed by CBI in Chrome Finish.
Upgrades available. Lasco One piece Showers and/or Tubs per plan.

Water: Tie into Town System

Hot Water: 40 Gallon propane fired water heater.

Laundry: Hook Ups Per Plan.

Vented Ducts: 4" at baths, 4" at dryer.

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

Gas Piping: To furnace.

HEATING

System: Forced Hot Air with Central A/C

Furnace: Gas fired, York or similar.

Zones: 1-2 zones; first and second floor, to be determined by plan. Basement mudroom, if applicable, tied to first floor zone.

Fuel Tank: 350 Gallon propane Tank buried onsite; Owned by propane Distributor.

Radiation: Standard registers located at the discretion of the installer.

Exhaust: Direct vent.

INSULATION – ENERGY STAR Certified

Ceiling: R-49 fiberglass or R-30 in slopes, Upgrades available.

Walls: R-27. R-21 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 "Antique White" 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 2, 3, 4 or 6 panel molded doors with split jamb.

Hardware: Schlage Plymouth knob, choice of finish.

Door Trim: 1 x 4 Craftsman or 3 1/2" colonial.

Other Doors: Per plan.

Baseboard: 5 1/4" Speed base.

Window Trim: 1 x 4 Craftsman or 3 1/2" colonial on first floor, picture framed 2nd floor.

Closet: White coated wire closet organizers. Standard 12" single shelf/rod per closet, except 4 shelves in pantry and linen closets.

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KITCHEN AND BATHROOM CABINETS, ETC.

Yorktowne Cabinetry installed for kitchen and bathrooms per plan with choice of wood and finishes. 36” Uppers with 1 Piece Crown, Soft Close Doors and Drawers, 48” Kitchen Island, Granite Countertops in Kitchen and Bathrooms, Cabinet hardware in choice of colors.

MIRRORS By Owner.

STAIRS

Main Stairs: Carpet from first to second floor, half wall with painted cap or railing per plan.
Other Stairs: Basement; plywood treads and risers.

FINISH FLOORING

Hardwood: Pre-finished 3 ¼” Natural Birch on Main First Floor.
Tile: Master Bath, Guest Bath, Laundry.
Carpet: Stairs, Up Hall, Bedrooms and any additions and/or wings.

APPLIANCES

ENERGY STAR Rated Whirlpool appliances or equivalent; Electric stove, Microwave and Dishwasher in choice of White, Black or Stainless finish; Upgrades Available. CBI to install.

LANDSCAPING

Spread on-site loam, rake and seed disturbed areas. Sod in front yard. Standard shrub package of 12-15 shrubs.

WALKWAY:

Concrete pavers from driveway to front door.

MISCELLANEOUS

Radon: Radon system provided to meet State of Maine 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.
Mailbox Station: Location TBD.

BUYER

BUYER

_____ Date

_____ Date

SELLER/CONTRACTOR

Jon L. Chinburg Date
Chinburg Builders, Inc.

Initial: Contractor:_____ Buyer:_____ Buyer:_____