



## GENERAL SPECIFICATIONS

### South Road, Rye New Hampshire

Updated: 3.11.26

#### **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. 1" final asphalt coat.
- 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 or imported for final grade.
- 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: 24" x 10" concrete.
- Foundation: House: 8"x8'10" 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:**

##### Foundation Interface:

- Sills: Double (2) 2x6 pressure-treated with full-width sill seal gasket. Anchor bolts to be 5/8" diameter hot-dipped galvanized or stainless steel, maximum 4'O.C and within 12" of all sill ends and corners. Plus (1) 2x6 KD plate above PT sill.
- Rim Joists: Pressure-treated lumber at all exterior rim joist locations. Seal all penetrations through rim joist with rubberized flashing tape (Zip System or equal).

##### Floor System:

- Joists: Per plan, per code, 16" on center (O.C.).

Bridging: Solid wood blocking at mid-span and all bearing points.  
Subflooring: 3/4" tongue and groove Advantech or equal; glued and nailed to joists. All panel edges to be fully supported.  
Underlayment: 3/8" Backer Board under tile floors.

Wall Framing:

Wall Height: Per plan.  
Exterior Walls: 2x6 studs, 16" O.C. All exterior wall framing members adjacent to openings, corners, and sheathing edges to be doubled. PT bottom plates at all slab-on-grade and wet area conditions.  
Interior Walls: 2x4 studs, 16" O.C. 2x6 at all plumbing walls.  
Headers: Solid built-up 2x members with 1/2" plywood spacer as required for wall thickness or as designated in plan.  
Beams: Built-up 2x members or LVL's, as required per plan  
Blocking: Solid blocking required at: all kitchen and bath cabinet locations; all exterior wall window and door rough openings (full perimeter)

Wall Sheathing & Air Barrier

Wall Sheathing: CDX 1/2" Plywood with Henry Blueskin Moisture Barrier with 1" foam and strapping. Installed for siding purposes.  
Window & Door Bucks:  
All rough openings to receive full-perimeter rubberized flashing membrane (self-adhering) applied in shingle fashion – sill first, then jambs, then head. Sill to include sloped PT wood dam or pre-formed sill pan.

Roof Framing:

Roof Rafters: Rafter sizing per plan, per code, 16" O.C  
Hurricane Strapping:  
If required, Simpson Strong-Tie H2.5A hurricane ties or approved equal required at every rafter-to-top plate connection, both sides. Ridge strap connectors (Simpson LSTA or equal) at all ridge connections. Continuous load path from roof to foundation required  
Ceiling Joists: 2x members per plan, per code, 16" O.C.  
Strapping: 1x3, 16" O.C.  
Roof Sheathing: Zip System roof sheathing panels, fully taped at all seams. All exposed overhangs and rake edges to receive an additional layer of self-adhering ice and water shield membrane on the underside prior to sheathing installation.

Roofing:

Roof Material: Combination of architectural asphalt shingles (black or brown) and standing seam or metal panel roofing in black or brown. Upgrades Available. All metal roofing components to be Galvalume-coated steel or equivalent product rated for coastal salt-air exposure. No bare aluminum panels.  
Ice & Water Shield:  
Minimum 72" row of self-adhering bituminous ice and water shield at all eave edges. Full coverage of ice and water shield on entire ocean-facing (windward) roof slopes. Required in all valleys regardless of orientation. Extend 24" minimum past interior wall line.  
Snow Belt: 36" minimum at all eave edges. See Ice & Water Shield above for extended coastal requirements.  
Underlayment: Synthetic roofing underlayment (Grace Summit, Certaineed WinterGuard, or equal) over all roof areas not covered by ice and water shield.  
Flashing: Copper or stainless steel flashing throughout. Rubberized self-adhering flashing membrane at all window

and door heads, all roof-to-wall transitions, and all penetrations. Step flashing at all wall intersections. Kick out flashing required where sloped roof meets vertical wall.

**Fasteners – Roofing:**

All roofing fasteners, clips, and trim screws to be stainless steel or hot-dipped galvanized.

**Exterior Finishes:**

- Siding:** All cedar shingles to be back-primed on all four sides prior to installation. Certainteed Single Sawmill Impression in standard colors.
- Trim:** Cellular PVC trim at all exterior locations. Fasteners to be Cortex screws and plugs. All cut ends to be sealed with appropriate PVC cement or sealant prior to installation.
- Rake Overhang:** Per plan. All rake and eave trim to be cellular PVC with Cortex screws and plugs. Soffit material to be pre-finished aluminum with cellular PVC; no wood soffit at exposed coastal locations.
- Rear Deck:** Patio and Composite deck per plan with White Composite 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 blower and remote. Masonry Allowance \$15,000.

**WINDOWS:** *Anderson A Series* or similar, white Fibrex windows with Low E insulated and impact resistant glass, screens, and white grills between panes, per plan.

**EXTERIOR DOORS:**

- Front Door:** 3-0x8-0 Thermatru Fiber-Classic (fiberglass) door per plan, with electronic deadbolt. Upgrades available. Interior Garage: 20-minute fire-rated per code.
- Slider Door:** Fiberglass lift and slide door with screen per plan.
- Side Doors:** Fiberglass insulated door with deadbolt per plan.
- Thresholds:** Stainless steel or bronze.
- Hardware:** Schlage Connect-Century locksets in choice of black or satin nickel finish, keyed alike. (Sliding doors normally require hardware supplied by the manufacturer).
- Deadbolts:** Schlage Connect-Century 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. 1x6 Front Door.
- Garage Doors:** Wood Faux, Factory Black, or White Overlay Style insulated garage door per plan with windows, decorative hardware, openers, and keypad.

**EXTERIOR PAINT:**

Low VOC Paint - 2 finish coats applied to exterior door. Garage doors are installed with 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 2 Stage Furnace with Central A/C.  
Furnace: Gas fired, Bryant, Rheem similar.  
Zones: 4 zones; first and second floor, to be determined by plan. Additional zones available as an upgrade. (4) EcoBee thermostats. Upgrades available.  
Fuel Tank: 500 or 1000 Gallon propane tank buried onsite; Owned by propane Distributor.  
Radiation: Standard registers located at the discretion of the installer  
1<sup>st</sup> Floor Wood Inset, 2<sup>nd</sup> Floor in Ceiling.  
Exhaust: Direct vent.  
Energy Star: ERV per manufacturer specifications.

## **ELECTRICAL:**

Service Size: 400-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 outlets and 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, (4) basement outlets, (1) doorbell with (1) button location, (40) Recessed Cans (White), (1) ceiling fan in screen porch, if applicable. (2) Driveway post lights.  
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: All closets to have lights.  
Ethernet (CAT6): Pre-wired for (5) jacks using CAT6 wiring.  
Cable TV: Pre-wired for (5) jack locations RG 6. Buyer to pay cable provider for installation of services.

## **PLUMBING:**

System: Baths, kitchen, and laundry per plan.  
Fixtures: Choice of MOEN Weymouth, Flora, Colinet widespread fixtures provided and installed by CBI in choice of finish options. Upgrades available, including bath accessories and necessary blocking.  
Tubs/showers: Custom Tile Shower with Sliding Glass Door and freestanding tub in both the Primary Bath and Guest Bath per plan. Acrylic Tub with Subway Tile Surround in additional Guest Bath with Glass Door.  
Toilets: Toto Drake comfort height toilets with soft close lid in white.  
Water: Private Drilled Well.  
Hot Water: 80-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) Aquor Spigots, 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 color 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 in choice of finish "Extra White" finish paint to be applied to window and door casings, doors, and baseboard.

## **INTERIOR TRIM:**

- Doors: 3-0x7-0, Choice of standard molded solid wood doors with split jamb.
- Hardware: Schlage Custom knob or Schlage lever handle.
- Door Trim: 3 1/2" Back Band, 3 1/2" Jalco, 3 1/2" Very Square, or 3 1/2" Colonial.
- Specialty Doors: Per plan.
- Baseboard: 6" Kings Point.
- Window Trim: 3 1/2" Back Band, 3 1/2" Jalco, 3 1/2" Very Square, or 3 1/2" Colonial.
- Closet: Standard plan-specific closet system in all bedroom closets. Linen and Coat closets to have shelf and hanging rod. Closet Allowance \$15,000.

## **MILLWORK:**

- Cabinetry: Yorktowne Classic Cabinetry installed for kitchen, bathrooms, pantry, laundry, and wetbar per plan. Choice of stained or painted Maple in many standard colors. 42" Uppers with soft-close doors and drawers. Upgrades available through other vendor.
- Molding: 2-Piece Cabinet Crown Molding.
- Island: Kitchen Island (Cabinetry Only) per plan with buyer-selected 10" overhang.
- Counters: Builder selection of standard quartz countertops in kitchen, bathrooms, pantry, and laundry.
- Hardware: Cabinet hardware in choice of finish.
- Backsplash: Tile Backsplash in the kitchen. Allowance \$4000.
- Specialties: Interior specialty allowance of \$20,000 to be used toward built-ins or custom millwork.

- MIRRORS:** Not provided, installed by CBI.

## **STAIRS:**

- Stairs: Hardwood treads with painted risers from the first to the second floor. Railing per plan with buyer choice of builders baulsters.
- Basement: Hardwood treads for finished basement.
- Front Steps: Composite steps, with an upgrade option to add railings. Pressure-treated joists, on 6" concrete slab on grade. Composite rails if required by code.

## **FINISH FLOORING:**

- Hardwood: Engineered Hardwood throughout home.
- Tile: Primary Bath, Guest Baths, and Laundry.
- Screen Porch: Composite decking, if applicable.
- LVP: Finished basement area.

## **APPLIANCES:**

- \$30,000 allowance to include: Slide-in Electric or Gas Range up to 36", Microwave, Refrigerator, Range Hood with 500 CFM Makeup Air, and Dishwasher in Stainless Steel finish; Upgrades Available.

**LANDSCAPING:**

Spread on-site loam, rake, and seed disturbed areas. Landscaping package includes 50 shrubs and 6 buffer trees between homes. Hydroseed entire yard up to 30' from the rear corner of the house. Central Irrigation System on the entire lawn area. (2) Granite post lights.

**WALKWAY:**

Cambridge 3 piece Ledgestone XL Paver in buyer choice of color from the driveway to the front door. 4x4 paver landing pad off deck, 3x6 paver landing pad off basement walkout, if applicable.

**MISCELLANEOUS:**

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

Cleaning: House and grounds to be professionally cleaned. Including fine window cleaning.

Permits: Provided by CBI.

Mail Station: TBD by Postal Service

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BUYER

BUYER

\_\_\_\_\_ Date

\_\_\_\_\_ Date

SELLER/CONTRACTOR

\_\_\_\_\_ Date  
Jon L. Chinburg  
Chinburg Builders, Inc