

## **SPECIFICATIONS – Waterville Valley – Green Peak II**

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Date: 09/08/21  
Revised Date: 11/29/21

BUYER: General Specs

SELLER/CONTRACTOR: Chinburg Builders, Inc. (CBI) 603-868-5995  
3 Penstock Way, Newmarket, NH 03857 603-389-9011 fax

JOB LOCATION: Snow's Brook Road, Waterville Valley, NH

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### **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.

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### **SITWORK**

Driveway: 2" asphalt base coat of paving with 1" topcoat over 12" on-site gravel with 3" crushed gravel, per site 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).  
Sewer System: Tie into town system.

### **FOUNDATION AND BASEMENT**

Footings: 16"x8" 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 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: Included if required.  
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.

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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 Cedar Impressions Shingles and Certainteed Monogram vinyl siding or equivalent.  
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.

**COVERED DECK**

Composite Decking over pressure treated joists per plan. Azek wrapped rim board.

**ROOF DECK**

Composite Decking over pressure treated joists per plan. Azek wrapped rim board.

**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.

**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, windows, 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.  
Fixtures: Electrical fixtures per plan supplied by CBI, Upgrades available.

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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/Internet: Pre-wired for (3) jack locations using CAT 6E Cable; upgrades to terminations available.

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

### **PLUMBING**

System: Baths, kitchen and laundry per plan.

Basement Bath: Rough plumbing only for ¾ bath drain lines in the basement floor.

Fixtures: MOEN Fixtures provided and installed by CBI in Chrome Finish.  
Upgrades available. Lasco One-piece Showers and/or Tubs per plan.  
Custom Tile Master Shower with Glass Door.

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.

Fuel Tank: 1000 Gallon propane Tank shared and metered for 3 units, 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: "Flash and Batt" 2" spray foam polyurethane insulation w/3.5" R-13 fiberglass.

Basement: R-30 fiberglass in ceiling.

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

**Sound: Sound insulation to be installed in mating wall between units.**

### **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 ½" colonial.

Other Doors: Per plan.

Baseboard: 5 1/4" Speed base.

Window Trim: 1 x 4 Craftsman or 3 ½" colonial on first floor, picture framed 2<sup>nd</sup> floor.

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Closet: White coated wire closet organizers. Standard 12" single shelf/rod per closet, except 4 shelves in pantry and linen closets.  
Built-Ins: Mudroom benches included in all units, bookshelf built-ins on either side of the fireplace included in center unit only.

**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, Enlarged Kitchen Island per plan, Granite Countertops in Kitchen and Bathrooms, Cabinet hardware in choice of colors.

**MIRRORS** By Owner.

**STAIRS**

Main Stairs: Hardwood Treads and Painted Risers 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 1/4" Natural Birch on Main First Floor.  
Tile: Master Bath, Guest Bath, Laundry and Mudroom.  
Carpet: Up Hall, Bedrooms and any additions and/or wings.

**APPLIANCES**

ENERGY STAR Rated GE appliances or equivalent; Electric stove, Wall Oven/Microwave Combination, Hood Vent, and Dishwasher in choice of White, Black, or Stainless finish; Upgrades Available. CBI to install.

**LANDSCAPING**

Sod and irrigate entire yard. Plantings per plan.

**WALKWAY:**

Concrete pavers from driveway to front door.

**SMART HOME PACKAGE:** Our standard package includes NEST thermostat for two zones, NEST video doorbell and Caseta Lutron Hub to control 2 exterior lights and three interior lights. Upgrades available.

**MISCELLANEOUS**

Radon: Sub-slab piping vented through the roof. Further mitigation, testing, etc. by Buyer.  
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

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BUYER

BUYER

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Date

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Date

SELLER/CONTRACTOR

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Jon L. Chinburg Date  
Chinburg Builders, Inc.

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