

SPECIFICATIONS – Watson Landing, Portsmouth NH

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Date: 8/18/2021
Revised: 9/8/2021

BUYER: General Specs

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

603-868-5995
603-389-9011 fax

JOB LOCATION: Watson Landing, Clark Drive, Portsmouth, NH

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, 1" finish coat over 12" on-site gravel with 3" crushed gravel, 10'+/- wide. Length and/or turnaround will vary with plan. Finish Coat to be done at time of final road completion.

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.

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 sewer system.

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" fir exterior grade.

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 Sheathing, 1 1/2", 6.6 R-Value Sheathing.
Siding: Certaineed Cedar Impressions Shingles/ Certaineed Monogram vinyl siding or equivalent in choice of standard colors.
Trim: Vinyl corners/casing/soffit/frieze. Fascia/rake/shadow Azek or similar aluminum per plan.
Rake overhang: Per plan.
Roof Rafters: Per plan, per code.
Roof Sheathing: Zip roof system.
Roofing: Asphalt, Architectural Black shingles, Lifetime manufacturer warranty.
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

Up to two Granite Steps or Composite with Vinyl Rails if needed, using pressure treated joists with wrapped rim boards and stringers, on 12" concrete piers set 4' below grade.

REAR DECK Composite decking with White Vinyl Rails, wrapped rim boards and stringers or patios per plan.

FIREPLACE Direct vent Gas Fireplace per plan.

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

SHUTTERS Optional

EXTERIOR DOORS

Front Door: 3-0x6-8 insulated door per plan.
Garage to house: Insulated, fire rated per code.
Slider Door: Vinyl Sliding door with screen per plan.
Side Doors: Insulated door per plan.
Thresholds: Aluminum.
Hardware: Schlage Lever lockset in choice of finish, keyed alike. (Patio doors normally require hardware supplied by manufacturer). Front Door with Upgraded keyset
Casing: 1x4" flat casing.
Garage Doors: Carriage Style insulated garage door with openers and Keypad. Windows and decorative Hardware included.

EXTERIOR PAINT

2 finish coats applied to exterior doors. 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.
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

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light, (2) exterior floods, lamp/fan bathroom fixtures, (1) basement outlet, doorbell with (1) button location, (20) Recessed Cans. Labor included to install pre-assembled standard light fixtures (interior and exterior) per plan, switching per plan. Walk-in closets to have ceiling light. Standard closets do not have lights.

Phone: Pre-wired for (3) jack locations.

Ethernet CAT 6: Pre-wired for (5) jack locations. Owner to pay cable company for outlets/hook-up.

PLUMBING

System: Baths, kitchen, and laundry per plan.

Fixtures: MOEN Voss Fixtures provided and installed by CBI in Chrome finish
Upgrades available.

Family Bath: Lasco Tub/Shower with Subway Tile Surround

Master Bath: Custom Tile Shower with glass doors

Water: Tie into town water system.

Hot Water: On demand system.

Laundry: Hook Ups Per Plan.

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

Sillcocks: (2) Frost-Proof.

Gas Piping: To furnace and fireplace.

HEATING

System: Forced Hot Air with Central Air Conditioning, Energy Star rated

Furnace: Gas fired, York or similar.

Zones: 2-3 zones, to be determined by plan; first and second floor.

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 Homes.

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.

DRYWALL

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; ZERO VOC. 2 coats flat latex finish "Repose Gray" all walls over 1 coat latex drywall primer. Ceilings to be flat, primed plus 1 finish coat flat white. 1 coat latex primer and 2 coats semi-gloss latex "Dover White" finish paint to be applied to all trim.

INTERIOR TRIM

Doors: Choice of 2, 3, or 4 Solid panel molded doors with split jam

Hardware: Schlage lever handle, choice of finish.

Door Trim: 1 x 4 "CBI" Craftsman

Other Doors: Per plan.

Baseboard: 5 1/4" Speed base

Window Trim: 1 x 4 "CBI" Craftsman w/sills on first floor, 1 x 4 picture framed 2nd floor.

Built-ins: \$5000 built-in allowance.

Closet: White melamine 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 Maple Henning Cabinetry installed for kitchen and bathrooms as per plan in a choice of finishes. Quartz Group 3 countertops in kitchen and bathrooms. Kitchen to include crown molding, soft close doors, and drawers. Cabinet hardware in choice of finishes. Tile backsplash in kitchen using subway tile.

MIRRORS Purchased by Homeowner, Installed by CBI.

STAIRS

Main Stairs: Prefinished Character Birch treads with 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 Character Birch throughout except guest bedrooms and tiled rooms.

Tile: Master Bath, Guest Bath, Laundry.

Carpet: Guest Bedrooms.

APPLIANCES

ENERGY STAR Rated KitchenAid appliances, electric or gas stove, microwave or hood, refrigerator and dishwasher in stainless finish.

LANDSCAPING

Spread on-site loam, rake and seed disturbed areas. Sod in Front yard and planted shrubs per landscape plan. Granite mailbox post and granite lamp post.

Irrigation in entire lawn.

WALKWAY:

Pavers from driveway to front door.

MISCELLANEOUS

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

Cleaning: House and grounds to be left "broom" clean. Fine window cleaning to be done by Buyers.

Mailbox: Location TBD

BUYER

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Date

Date

SELLER/CONTRACTOR

Jon L. Chinburg Date
Chinburg Builders, Inc.

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