

MyddeltonParker Builders

April 10, 2009

SPECIFICATIONS FOR ***The Chatham***

- Subject to plan review by Centerville Conservation Communities Plan Approval Process

1 BUILDING PERMIT & INSURANCE

- a. Builder to coordinate Building Permit with Leon County
- b. Builder to coordinate Soil Test and Wind Load Analysis
- c. Builder to provide Manual J and Energy Form
- d. Builder to provide Truss Drawings and provide Engineering

2 SITEWORK

- a. \$ 4,500.00 allowance for tree clearing, excavation and pad preparation and site mobilization.
- b. Temporary silt fence at all downward slopes away from the house

3 FOOTINGS & FOUNDATION/BRICK

- a. Foundation per Plan.
- b. Our Foundation Subcontractor has visited site with us and we have incorporated site conditions (slope) into these Specifications. The front setback will be 100 feet from the property line
- c. Soil testing has been completed – there is no need for a special foundation design

4 FRAMING

- a. Termite Treatment by Builder
- b. Per Plans and Engineering
- c. Mud Sill to be treated over masonry
- d. 5/8" OSB Roof decking with moisture barrier
- e. 7/16" OSB Sheathing with moisture barrier
- f. Windows to be wrapped for moisture protection

5 ROOFING & GUTTERING

- a. Per plan
 - i. 30 year architectural shingles
 - ii. Gutters Allowance \$ 1,800.00. Location to be determined.

6 WINDOWS & EXTERIOR DOORS

- a. Windows
 - i. Aluminum Clad windows.
 1. To include SDL grids.

2. To include low E glass.
- b. Exterior Doors to be smooth fiberglass.
 1. Paint grade jambs and transom
 2. Jamb saver-type water resistant jambs
- ii. Exterior Hinge color to be satin nickel
- c. Front Door allowance of \$ 2,000.00

7 HVAC & VENTING

- a. (1) Trane 4-ton 13 seer
- b. (1) Trane 2.5-ton 13 seer

8 PLUMBING

- a. Per Plans and Code
- b. Plumbing fixture allowance of \$ 8,500.00
- c. 2- Rinnai L.P. gas water heaters.
- d. Propane- buried 250 gallon tank, plumed to the following locations:
 - i. Cooktop, fireplace, water heaters, grill tap

9 ELECTRICAL

- a. Per Plans and Code
- b. \$ 6,500.00 Fixture Allowance
 - i. Fixture allowance to cover all wall mounted/ceiling mounted fixtures, fan/light combos, ceiling fans, flood lights and bulbs
 - ii. TV and cable drops per plan.
 - iii. No dimmers figured
 - iv. Security Pre Wire included at all window and exterior doors
 - v. Speaker allowance of \$ 2,500.00.
 - vi. Appliance Allowance of \$ 10,000.00

10 INSULATION

- a. Blown insulation at attic per code
- b. R30 batt insulation at exterior walls
- c. Soundproofing at bathrooms

11 BRICK VENEER

- a. Per plans, with a material allowance of \$320 per 1000 units of modular sized brick
 - i. Mortar color shall be Savannah Ivory.

12 TILE / WOOD / CARPET / FLOORING

- a. Tile to be in all bathrooms and Laundry room with a Material allowance of \$ 3.50 per square foot
- b. 5 1/4" #1 oak wood to be in formal areas
- c. Carpet to be in all bedrooms.

13 INTERIOR WALLS & CEILINGS

- a. ½" Sheetrock - Light orange peel texture on all ceilings and walls
- b. Finishing of seams, fasteners and corners in accordance with Level 4 Wall and Ceiling Finishing per USG Standards

14 EXTERIOR TRIM

- a. Hardie siding per plans, Hardie Soffit with vents, crown molding at soffit and porch ceilings.

15 PORCH / DECK

- a. Front and Rear Porch Flooring to be Pavers with an allowance of \$ 4,200.00
- b. Front and Rear porch Ceilings to be beadboard with an allowance of \$ 2,500.00

16 PAINTING & CAULKING.

- a. Interior Walls to be painted with flat paint, limit of 8 interior colors on walls, and limit of 1 interior ceiling color
- b. Closets to be white in color
- c. Latex trim paint (semi gloss) on all trim and interior doors, limit of 1 trim color
- d. All paints to be Sherwin Williams brand

17 COUNTERTOPS

- a. Kitchen to be Granite under a \$55/sf allowance
- b. Backsplash allowance of \$ 800.00 for materials and labor

18 CABINETS/ BUILT-INS

- a. Allowance \$ 25,000.00 for the kitchen, bath, laundry cabinetry.
- b. Allowance \$ 3,200.00 for built-ins, paint grade and field built.

19 INTERIOR TRIM

- a. 1x8" MDF Base with separate basecap typical
- b. Windows and doors to be fully cased with RB3 casing.
- c. Crown Molding
 - i. One piece crown (5-3/4") molding throughout.

20 INTERIOR DOOR UNITS

- a. Six Panel, smooth, masonite interior doors, paint grade finish. Door heights per plan. RB3 casing
- b. Hollow core interior door units at all closets, Solid core at all bedrooms and bathrooms
- c. Interior Door Hinge color shall be: satin nickel

21 CLOSETS

- a. Secondary closets to be painted wood (one shelf and one rod.)

- b. Master closets to have double shelf and one rod. To be painted in field.

22 PANTRY

- a. Pantry to be painted wood 16" deep shelves

23 BATH & DOOR HARDWARE – \$ 850.00 for bath accessories and \$ 1,250.00 for door hardware materials

24 BATH GLASS \$ 2,300.00 allowance

25 MIRRORS

- \$ 500.00 allowance

26 DRIVEWAY/WALKWAY

- a. Allowance of \$ 13,000.00

27 LANDSCAPING & IRRIGATION

- a. \$ 17,500.00 allowance

28 CLEANUP & TEMPORARY UTILITIES

- a. Clean up by Builder
- b. Portable Toilet by Builder
- c. Utilities by Owner