

****IMPORTANT – PLEASE READ CAREFULLY****

CONTRACT WITH HOUSE PLAN ZONE, LLC

THESE CONDITIONS ARE LEGALLY BINDING ON YOU, THE PURCHASER/LICENSEE. CONSTRUCTION OF THE PLAN OR ANY PART THEREOF, WILL ACKNOWLEDGE YOUR ACCEPTANCE OF THE CONTRACT WITH HOUSE PLAN ZONE, LLC:

In consideration of the licensing fee, the Purchaser/Licensee designated below is hereby licensed to use the enclosed design document package and agrees to the Contract with House Plan Zone, LLC:

PLAN NUMBER: 2428

LICENSE NUMBER: 6170-022

PLAN PURCHASER (Licensee): Sandra Mccue

PDF FILE SINGLE USE: The license for use of the purchased plan(s) is limited to a single residence. The licensee is licensed to use the plan(s) for one building only, and is granted to make copies of the design documents as needed for construction. Any construction duplication without the express written permission of House Plan Zone, LLC is strictly prohibited. All violators will be prosecuted to the fullest extent of the law.

RESPONSIBILITIES OF PURCHASER: DESIGN AND CONSTRUCTION ARE COMPLEX. DUE TO DIFFERENCES IN TIME AND PLACE AND CONTINUING CHANGES IN CODES, THE PURCHASER IS RESPONSIBLE FOR ACQUIRING ALL APPLICABLE BUILDING PERMITS AND CODE APPROVALS, PROCURING ANY AND ALL INSURANCE FOR THE PROJECT, DETERMINING MATERIAL SPECIFICATIONS, VERIFYING ALL DIMENSIONS, MAKING ADJUSTMENTS FOR SPECIFIC SITE CONDITIONS, AND, WHERE REQUIRED, OBTAINING THE SERVICES OF AN ARCHITECT OR ENGINEER REGISTERED IN THE STATE WHERE THE PROJECT IS TO BE CONSTRUCTED. THE PURCHASER ALSO UNDERSTANDS AND AGREES TO BE FULLY RESPONSIBLE FOR THE STRUCTURAL INTEGRITY OF THE PROJECT STRUCTURES.

DISCLAIMER OF WARRANTY AND DAMAGES: HOUSE PLAN ZONE, LLC DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, WITH RESPECT TO ALL HOUSE PLANS AND PROJECT PLANS, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. IN NO EVENT WILL HOUSE PLAN ZONE, LLC BE LIABLE FOR INDIRECT, SPECIAL, INCIDENTAL, CONSEQUENTIAL OR PUNITIVE DAMAGES, INCLUDING ECONOMIC LOSS, DAMAGE TO PROPERTY, AND, TO THE EXTENT PERMITTED BY LAW, DAMAGES FOR PERSONAL INJURY.

LIMITATION OF LIABILITY: TO THE FULLEST EXTENT PERMITTED BY LAW, LICENSEE AGREES TO LIMIT HOUSE PLAN ZONE, LLC'S LIABILITY TO THE TOTAL SUM PAID BY LICENSEE FOR THE PURCHASE OF THE PLANS. THIS LIMITATION SHALL APPLY REGARDLESS OF THE CAUSE OF ACTION OR LEGAL THEORY PLED OR ASSERTED.

SEVERABILITY: The provisions of this document are severable, so that the unenforceability of one provision will not render other provisions.

VENUE: This document will be governed by the laws of the State of Mississippi and the venue for any dispute with House Plan Zone, LLC involving this Contract or plans shall be the County Court of Lamar County, Mississippi.



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INFORMATION ABOUT YOUR PLAN PURCHASE

The enclosed information is intended to assist and inform you through the construction of your home. Your construction plans have been drawn to prescribe to industry standards. These professional standards determine how construction plans are drawn and what information they include. Construction plans are intended as a technical guide to professional contractors and **are not intended to be a set of step-by-step instructions.** Therefore, if you are planning to build your home without the service of a professional builder, we suggest that you become thoroughly familiar with reading construction plans or consider consulting a construction specialist. Great care and effort goes into the creation of the design of your construction plans. However, because of the impossibility of providing any personal and/or “on-site” consultation, supervision and control over the actual construction, and because of the great variances in local building code requirements and other location building and weather conditions, House Plan Zone, LLC. nor the agents or employees assumes no responsibility for any damages including but not limited to, any deficiencies, omissions, or errors in the design. In any case, any discrepancies, errors, and/or omissions in the dimensions, and/or drawings contained in the construction plans shall be brought to the attention of House Plan Zone, LLC. prior to commencement of construction. Proceeding with construction constitutes the acceptance of the construction documents 'as is' and any discrepancies, errors, and/or omissions become the sole responsibility of the purchaser. If any errors are discovered prior to construction, House Plan Zone, LLC. will be given full opportunity to correct any errors and/or omissions to the construction plans. In any or all circumstances, the maximum financial liability to House Plan Zone, LLC. cannot exceed the total plan purchase.

ADDITIONAL ITEMS/ DRAWINGS MAY BE REQUIRED

Though every effort was made to make the construction documents follow the I.R.C. national code methodologies, some states and cities have additional requirements regarding construction plans that would be submitted to your local municipality and used for the construction of your home. These may include but are not limited to: the construction plans to be reviewed and/or prepared, inspected, and sealed (or stamped) by a licensed architect in your state. It is advised that you contact your municipality's building department for instructions to comply with their construction plans review process. Furthermore, additional items such as structural, HVAC, plumbing, site, energy efficiency documentation, etc. may be required and these shall be provided by a local professional that is familiar with the requirements and these shall be provided at the owners expense.

OTHER IMPORTANT INFORMATION

MATERIALS LIST DISCLAIMER – if a materials list was ordered, it will only conform to the plan in its original format. Additional options such as 2x6 exterior walls, basement, or walkout basement foundations, three car garage versions, etc. will not be reflected in the list. While it will not match these options, the list is still a great reference document for the materials that will be required to construct your home.

FOUNDATIONS – most of our foundations are designed with concrete block stem walls and not poured-in-place concrete. Additionally, the majority of our slab foundations are designed with a chain wall (raised) slab and not monolithic (slab on grade). Contractor/ local engineer shall adjust design as needed for your specific area/ need.

SQUARE FOOTAGES – bonus rooms (where applicable) are not included in the heated area of the design unless specifically noted. Garage plans are excluded. Square footages shown are calculated to the outside of the stud wall and do not include the exterior materials such as brick, stone, or siding.

DIMENSIONS – our plans are dimensioned to the outside of the stud wall only and not to the outside of the brick ledge (where applicable).





GENERAL SPECIFICATIONS

NOTE: THESE SPECIFICATIONS ARE GENERAL IN NATURE AND ARE FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ALL ITEMS LISTED WITH ALL APPLICABLE CODES AT SITE.

GENERAL REQUIREMENTS

1.1 Square Footage - Interior finished square footage figures represent heated and cooled floor area only and do not include additional area for two-story or vaulted spaces, garages, decks, porches or any other unfinished areas. These dimensions are generally measured from the outside face of the stud. *Fill in the appropriate square footage numbers for the project you are specifying.*

_____	sf	Finished Interior
_____	sf	Bonus Room
_____	sf	Garage/Carport
_____	sf	Storage
_____	sf	Porches
_____	sf	Total

1.2 Local Conditions - *Building requirements in your area will vary due to local and regional codes, construction techniques, and weather conditions. These specifications may not be all-inclusive for every area. Review this information with a local architect, engineer, builder, or building official to understand specific requirements for your locality.*

1.3 Codes - Construction shall comply with all applicable national, state and local building codes. It is the responsibility of the Contractor *and Owner* to insure compliance with said codes and modify the specifications as needed to comply with such codes.

SITE WORK

02230 – Site Clearing - Clear and grub the construction site. Grade building site with appropriate soils. Existing trees to remain shall be marked prior to clearing and protected to prevent damage. If any damage is done to walkways, driveways, etc, needed repairs shall be provided by the contractor. Repair or replace any damaged vegetation or terrain that is indicated to be protected or is more than *eight feet* from the edge of any construction.

02400 - Termite Control – If required, Foundations shall be pre-treated under all slabs and crawlspace areas between vapor barrier and granular sub-base to conform with *HUD minimum standards* and applicable building codes. Treatments shall not be made when soil is excessively wet or after heavy rains. Contractor shall provide a one-year renewable warranty.

02540 - Septic Tank - Excavate area for septic tank as shown on Septic Tank Diagram as required by the local Health Department. Install pre-cast concrete cylindrical tank with adjoining siphon tank or drain field a minimum of *2'-0"* below ground surface. See manufacturer's recommendations for drain field requirements and additional installation guidelines.

02621 - Foundation Drainage - Install a minimum *5"* slotted drain pipe with a positive outflow around exterior basement wall footings, imbedded in a loose fill gravel, minimum *12"* deep. Slotted drain pipe should be wrapped with an appropriate geo-technical fabric to prevent silt buildup. Install other drains necessary for positive site drainage.

02700 - Final Grading - Keep exterior finished grade a minimum of *8"* below finished floor elevation (see construction documents for exact locations) by backfilling with appropriate soils. Provide swales with positive outfall and slope grade away from building to allow water to drain away from the building foundation. Do not backfill against foundation until project is completely framed and roof structure is in place. *Soil type of fill shall be specified by Geotech Engineer.*

02752 - Concrete Pads and Walks - Provide light duty paving at automobile parking areas consisting of a *4"* thick slab on sub-grade compacted to 98 percent density with *3000 psi* concrete. A *4"* thick concrete walkway will be provided from front door to the driveway. Consult site plan for additional information. Expansion joints shall be installed as in standard concrete practices. Control joints shall be installed at pre-determined locations no later than 12 hours after installation.

02900 - Landscaping - Landscape site per construction documents with appropriate sod, plants, trees, and shrubs suitable for local climate and site requirements as listed below. Landscaping budget shall be determined by an allowance as stated in the Contract Documents provided by the contractor.

CONCRETE/FOUNDATIONS

03300 - Footings – Refer to drawings, local codes and/or licensed engineer for footing sizes and specifications.

03300 - Slab Foundations - Refer to drawings, local codes and/or licensed engineer for footing sizes and specifications.

03300 – Poured Concrete Basement Walls - Refer to drawings, local codes and/or licensed engineer for footing sizes and specifications.

04200 - Crawlspace/Basement Foundations – Refer to drawings, local codes and/or licensed engineer for footing sizes and specifications.

EXTERIOR

04810 – Brick, where applicable - Exterior finish shall be standard size brick veneer. Brick shall be placed in a running bond with joints finished to produce either a *concave, flush, beaded, or raked* form. Detailing, such as soldier courses, rowlocks, quoins, etc., and location of brick veneer shall be shown in the construction documents. Wall ties shall be corrosion resistant #9 gauge wire with a hook on the extended leg to engage or enclose a #9 gauge horizontal joint reinforcement wire. Joint reinforcement shall be continuous with butt splices between ties

permitted. Wall ties shall be located to support no more than 2 square feet of wall area and spaced a maximum 24" on center horizontally. Brick budget shall be determined by an allowance as stated in the Contract Documents provided by the contractor.

Brick Veneer: (Owner To Select)

Brick Manufacturer: _____

Color: _____

Type: _____

04860 - Stone Veneers, where applicable - Install exterior stone veneer per manufacturer's recommendations. See construction documents for location and detailing of stone veneer. Stone budget shall be determined by an allowance as stated in the Contract Documents provided by the contractor.

Stone Veneer: (Owner To Select)

Stone Manufacturer: _____

Color: _____

Type: _____

07240 - EIFS (Exterior Insulation and Finish Systems), where applicable - Install exterior 1/2" thick blackboard or 1/2" thick gypsum wallboard with roofing nails 4" around the edges and 8" in the center. At corners and where required for shear walls install 1/2" thick CDX plywood. Next apply a 1" - 2" insulated expanded polystyrene or polyisocyanurate board. Next apply a woven fiberglass reinforcing mesh specifically designed for the EIFS System. Attach with approved plastic fasteners with corrosion-resistant screws or pins as recommended by manufacturer. Install the base coat, then finish coats as specified by manufacturer. See construction documents for details such as keystones, quoins, horizontal bands, etc.

03010 - Stucco System, where applicable - Install exterior 1/2" thick blackboard or 1/2" thick gypsum wallboard with roofing nails 4" around the edges and 8" in the center. At corners and where required for shear walls install 1/2" thick CDX plywood. Install one layer of 15# felt, overlapping joints a *minimum 6"*. Apply metal lath with appropriate nails. Install the base coat, then finish coats as specified by manufacturer. See construction documents for details such as keystones, quoins, horizontal bands, etc.

07460 - Siding Exterior, where applicable - Provide and install siding exterior in accordance with applicable building codes and manufacturers guidelines.

Wood Siding - Install *30,50* year warranty *horizontal or vertical* wood siding as specified in construction documents, provided by the contractor. Siding shall be kiln-dried, straight grain and sealed at all ends. *If required, install a polyethylene vapor barrier between the sheathing and siding at exterior walls.* When installing siding horizontally, joints should be blocked and butt joints caulked or concealed with batten strips.

Wood Composite Siding - Install *30,50* year warranty *horizontal or vertical* wood composite siding as specified in construction documents, provided by the contractor. Siding shall be straight and flat against building. *If required, install a polyethylene vapor barrier between the sheathing and siding at exterior walls.* When installing siding horizontally, joints should be blocked and butt joints caulked or concealed with batten strips. Provide all necessary starter strips, wedges, corner detailing, etc. required by manufacturer.

Vinyl Siding - Install *30,50* year warranty *horizontal or vertical* vinyl siding as specified in

construction documents, provided by the contractor. *If required, install a polyethylene vapor barrier between the sheathing and siding at exterior walls.* Provide all necessary starter strips, drip cap, corner detailing, etc. required by manufacturer.

Metal Siding - Install *30,50* year warranty *horizontal or vertical* metal siding as specified in the construction documents, provided by the contractor. *If required, install a polyethylene vapor barrier between the sheathing and siding at exterior walls.* Provide all necessary starter strips, drip cap, corner detailing, etc. required by manufacturer.

CARPENTRY

06100 - Rough Carpentry - Lumber shall be of live, sound stock and properly dried. Pressure treated lumber shall be used where any lumber shall come into contact with concrete, masonry block or soil and when using as support members for decks, porches or balconies. Lumber for use at exterior shall have a *maximum 12* percent moisture content, *for dry climates 9 percent is recommended.* Provide adequate bracing and shoring during the construction process. Studs and joists cut to install plumbing and/or wiring shall be reinforced by adding metal or wood structural reinforcing to strengthen member back to original capacity and maintain structural integrity. Holes bored shall not be larger than 1/3 the depth and not closer than 2" to the top or bottom of the joist.

Wood Species: *#2 Southern Yellow Pine, Douglas Fir, etc.*

Floor Joists: Space floor joists *12" to 16"* on center (OC) depending on type of construction, load bearing and spanning capabilities of wood species. Joists shall rest on a minimum 1 1/2" of bearing wood or 3" of masonry. Cut joists flush with the outside edge of sill. If joists are lapped over girder, the minimum amount of lap is 4" and maximum overhang is 12". Do not lap at wood I-beams. Joists shall be installed so that the end of the sub-floor sheets fall directly on the center of the floor joists. Nail joists at each bearing point using *one 8d or 10d* nail on each side. Nails shall be at least 1 1/2" from ends. Wood cross bridging shall be at least nominal 1" x 3" lumber with two 6d nails at each end. Install one row of bridging for 12'-0" spans and less, over 12'-0" spans install two rows of bridging.

06122 - Wood Sub-floors - *3/4"* tongue and groove *plywood* sub-floor shall be installed with both nails and approved sub-floor adhesive. Stagger joints a minimum 2 stud spaces. For attic access, install necessary plywood walkways to meet applicable building codes.

Exterior Walls - All exterior walls shall be constructed with *2"x 4"*, *2"x 6"* wood studs at *16"* on center (OC), with single bottom plates and double top plates throughout. Provide solid blocking at mid-height of all walls. *First floor ceiling height to be 9'-0"*, *second floor ceiling height to be 8'-0"* and *basement ceiling height to be 9'-0"*, unless otherwise noted in Construction Documents.

06122 - Sheathing - *Between studs and sheathing, install one layer of approved moisture barrier overlapped a minimum of 6"*. Provide and install exterior sheathing of *1/2"* *rated plywood panels, fiberboard, gypsum board or rigid foam board.* For plywood panels, use 6d nails spaced 6" apart on the edges and 12" apart on the studs. For fiberboard sheathing, fasten with roofing nails or button caps spaced 3" apart at edges and 6" apart in the center, a minimum of 3/8" from edges. For Gypsum sheathing use roofing nails or button caps, spaced 4" apart around the edges and 8" apart on the inside. For rigid foam board consult EIFS system for specific manufacturer's recommendations.

Fascia and Soffit - Provide and install *wood, aluminum or vinyl* fascia and soffit. See construction documents for complete architectural details.

Interior Walls - All interior walls shall be 2" x 4" wood studs at 16" o.c., with single bottom plates and double top plates throughout. *Provide solid blocking at mid-height of all walls which exceed 9'-0" in height.*

Ceiling Joists: All ceiling joists shall be 2" x 6" wood joists at 24" o.c. unless otherwise noted in the construction documents. The size of ceiling joists are determined by span, load and the kind and grade of lumber. Check appropriate spanning charts with local building officials. At openings in ceilings, double joists for structural rigidity.

Roof Framing: All roof rafters shall be 2" x 6" s at 24" o.c. Construction components vary according to geographical location and the size of the overall structure. The size of joists are determined by span, load and the kind and grade of lumber. Check appropriate spanning charts with local building officials. At openings in roof, double joists for structural rigidity. For ridges, hips and valleys, install 2"x 10"'s. Use laminated veneer lumber when ridge, hip or valley spans are greater than 28'-0". Provide Simpson H2.5 anchors at all rafters or trusses to plates and at alternate studs.

Roof Decking - Provide and install exterior sheathing of APA rated and code certified *CDX plywood panels or OSB*. Sheathing shall be installed with the face grain running across the rafters, vertical joints staggered. Nails shall be *6d or 8d common smooth, ring-shank or spiral thread* nails spaced 6" apart on the ends and 12" apart inside. Install with plywood "H" clips between each piece of decking, every 48". Install one layer of moisture barrier *15# or 30#* felt, overlapped a minimum of 6".

Decks, Porches, Balconies – Exterior grade lumber shall be used for exterior decks, porches or balconies. Provide and install galvanized joist hangers to connect 2"x 10" floor joists to the main structure every *12"-16"* on center (OC). All handrails shall be constructed so as to prevent passage of a 4" sphere. Provide handrail and detailing as shown in construction documents. Stain and seal wood a minimum of 6 months after installation to allow for proper curing. Wood type shall be: *redwood, cedar, treated pine, etc.*

Finish Woodwork – All architectural trim and woodwork shall be No. 1 grade material suitable for appropriate finishes. Wood that will be stained shall be clear of knots with concealed joints.

06400 - Interior Trim - Moisture content for interior woodwork shall be 8-10 percent to reduce excess shrinking. Provide and install interior wood trim as shown in construction documents or as requested by owner. Install *quarter round* molding between hardwood floor, ceramic tile or other hard surface material and baseboard trim. Install *finger joint base and casing* throughout and *Crown Moulding in the Great Room, Foyer and Dining*. Trim shall be paint grade, all nails shall be counter sunk, and the holes shall be patched with putty.

Custom or Pre-fabricated Woodwork - Provide and install custom woodwork as described on construction documents or as requested by owner.

06460 - Stairs - Heights of treads, lengths of risers and overall width of stairs shall comply with applicable building codes. Stair treads shall be constructed of 5/4" thick lumber, risers shall be constructed of 3/4" finish grade lumber, structural stair stringers shall be constructed of 2"x12"s. Glue and nail stair assembly together. Provide and install detailing as shown in construction documents or as requested by owner.

THERMAL AND MOISTURE PROTECTION

07100 - Waterproofing & Dampproofing - All joints and penetrations in walls, floors, and roofs shall be made watertight using approved methods and materials. Waterproofing and dampproofing recommendations contained herein are minimum, check with local code officials for additional requirements.

07200 - Insulation - Effective R values shall be in accordance with local and state energy codes. Floor, walls and ceilings insulation shall be constructed with: *batt, blanket, loose fill, blown, or reflective foil* insulation. All plumbing chases in interior and exterior walls shall be insulated with batt insulation for sound attenuation.

Exterior Walls - Wall insulation shall be *3 1/2" batt* with an R value of *11 (5 1/2" = R-19)*. Foiled backed poly-styrene exterior sheathing has an R value of 3. The R Value of the total wall system shall be approximately *20, 28*.

Interior Walls - Install *3 1/2", R-11 (5 1/2" = R-19)* batt insulation around baths, laundry rooms and otherwise specified for sound attenuation.

Floors - Between crawlspace and first floor, install *3 1/2"* batt insulation with an R value of *11 (5 1/2" = R-19)*. Install *3 1/2"* batt insulation in floor system between first and second floor to provide an R value of *11 (5 1/2" = R-19)* for sound attenuation.

Ceilings - Attic insulation shall be *loose fill, blown, batt* with an R value of *30 (38)* if blown *9" - 12", (12"-15" = R-38)* thick with loose fill blown fiberglass insulation.

Foundation - For concrete slab foundation, provide *2" thick x 24" high and 24" wide x 2" thick* L-shaped R-7 Styrofoam frost barrier around perimeter of structure *if required*. Slope away from building at 1" per foot. Install frost wall 48" below finished grade, along garage door opening.

07320 - Roofing - Provide and install roof system in accordance with all applicable building codes and manufacturer's guidelines. Refer to construction documents for main roof slope.

07310 - Composite/Asphalt Shingles - Provide *15, 20, 25, 30, 35* year Composite/Asphalt *three tab, dimensional, or shadow line* shingles over *one or two* layer(s) of *15, 30#* felt. Minimum recommended pitch is a 4:12 slope. Support roof system with *joist/rafter system or pre-engineered truss* system to meet dead and live load requirements as specified by manufacturer.

07610 - Metal Roofing, where applicable - Install *50* year warranty *raised rib or standing seam* metal roof system with concealed fasteners as shown on construction documents. Install a layer of fire-retardant paper between roof structure and metal. Minimum recommended pitch is a 3:12 slope. Support roof system with *joist/rafter system or pre-engineered truss* system to meet dead and live load requirements as specified by manufacturer.

07320 - Tile Roofing - All tile shingle assemblies shall be complete with all required cover, pan, ridge, hip tile, closure tile and accessories. Install as specified by tile manufacturer. No broken or cracked tile shall be used. Support roof system with *joist/rafter system or pre-*

engineered truss system to meet dead and live load requirements as specified by manufacturer.

07250 - Felt - On all roof surfaces install a minimum *15, 30* # asphalt impregnated roofing felt. For roofs that are steeper than a 6:12 pitch use a single layer of felt. For roofs with less than a 6:12 pitch install a double layer of felt and overlap a minimum of 18". Overlap felt a minimum of *4" vertically and 12" horizontally*. Continue felt 6" up all vertical surfaces and 4" over gutter and valley metal. Fasten all edges with large headed galvanized nails on 6" centers.

07620 - Flashing and Sheet Metal - Install appropriate flashing at all joints of chimneys, dormers, walls, vent pipes and other connection points to prevent the infiltration of water. Flashing shall be assembled of *26* gauge minimum galvanized, corrosion resistant sheet metal. Valleys shall be wrapped with 20" wide galvanized flashing and extend 10" in each direction from center-line of valley. Use *4" wide x 4" high x 10' long* galvanized flashing between wall siding and roof surfaces and step flashing between masonry and roof surfaces.

If copper is used, install 16 ounce hard copper.

07720 - Roof Accessories

Vents - *Proper roof ventilation requires a minimum 1 sq inch of vent area for every 2.08 square feet of attic floor area.* Provide a minimum of 144 square inches of free air ventilation for every 300 square feet of attic floor area. 50% of the roof ventilation should be located adjacent the roof peak with the other 50% located in the soffit area under the eaves to provide natural convection throughout the attic area. Check ventilation requirements with roof system manufacturer.

07920 - Caulking and Sealants – Use a *50 year warranty* silicon based caulk at high expansion/compression areas, such as around chimneys, tile, ceramic, and around enamel and pre-fabricated tubs and showers. For exterior windows, door frames, interior trim, woodwork and other paintable surfaces use a *clear, colored* Latex based caulk. Color shall match wood stain or paint.

DOORS AND WINDOWS

08000 - Doors - Describe each exterior door used and specify in chart below. Allowances for all doors are stated in the Contract Documents provided by the contractor.

Exterior Doors - All exterior doors shall be solid core, insulated and swing inside with weather-tight thresholds. Install *brown, black, white* weather-stripping around all doors. Install pre-hung door units.

Front Door - *Metal or wood door with insulated glass, grills, add additional information.*

French Doors - *Double or Single, Metal or wood* French doors and *insulated* glass with weather-tight thresholds.

08390 - Storm Doors - Metal frame with *stainless steel, fiberglass* wire mesh. Install removable tempered glass in an aluminum frame. Provide necessary hardware per door schedule below.

08640 - Sliding Glass Doors - *Metal, wood* frame, *insulated* glass door. Install *stainless steel, aluminum* track and rollers with weather-tight thresholds. Provide necessary hardware per door schedule below.

08110 - Garage Entrance Door - *Steel, Fiberglass, Wood* insulated six-panel metal, *1 3/4"* thick, with full weather-stripping and *metal, wood* threshold. Provide necessary hardware per door schedule below.

08360 - Garage Door - Install Overhead *8'-0", 9'-0", 16'-0", 18'-0"* wide x *7'-0", 8'-0"* high *uninsulated, insulated fiberglass, metal or steel* garage door(s) with electric opener(s) and dual remote control units. Install weather-stripping around each door opening.

Screens - Exterior frames shall be a *white, bronze anodized, silver metal* finish with joints welded and sanded smooth. Wire mesh shall be *stainless steel, fiberglass*. Screens will be installed for easy removal as recommended by manufacturer's guidelines.

08210 - Interior Doors - Interior doors shall be pre-hung split-jamb units, including casing on both sides of the door. Casing shall be *WM 445, 11/16" x 3 1/4" finger joint for paint finish or clear/concealed joint for stain finish*. Install pre-hung split-jamb units with interior casing, *WM 445, 11/16" x 3 1/4" finger joint for paint finish or clear/concealed joint for stain finish*.

08370 - Thresholds - Provide and install *bronze anodized, brushed aluminum, wood* thresholds and appropriate door sweeps at exterior doors.

08710 - Door Hardware - Finish hardware shall include keyed *deadbolt* locksets at all exterior doors. Interior doors shall be a combination of privacy and passage locks. Hardware shall be as per allowance provided by contractor. All exterior locksets shall be keyed the same

08500 - 08630 - Windows

Confirm that openings are compliant with all applicable building codes concerning egress, lighting and ventilation requirements. Temper all glass located within 2'-0" from exterior doors, all glass in doors and above tub enclosures. Provide and install necessary windows and appropriate hardware to operate and lock windows. Bedroom windows shall comply with Code requirements for emergency escape with appropriate egress hardware. Minimum net clear opening shall be *5.7 sq.ft.*, minimum net clear width shall be 20", minimum net clear height shall be 24" and sill height shall not exceed 24" above floor. Hardware Finish shall be: *white, bronze*.

07810 - Skylights - Install *metal or vinyl, single or double pane fixed or operable* skylights. Provide and install necessary hardware to operate skylights. Consult window and glazing schedule below.

Skylights: (Owner To Select)

Manufacturer: _____

Style: _____

Sizes: _____

08850 - Glass Block - Install glass block as noted in construction documents. Install with silicon sealant and spacer strips. Consult window and glazing schedule below.

08900 - Other Glazing - Install glazing as specified on construction documents per manufacturer's recommendations.

FINISHES

09250 - Gypsum Wallboard - Gypsum board must be held firmly against the framing while fastening to avoid later movement of gypsum board on the shank of the nails or screws.

Interior Walls: Sheath walls and ceilings with 1/2" gypsum wallboard, either vertically with long edges parallel to framing, or horizontally with long edges at right angles to framing members. Apply one layer of *1/2" x 4' x , 8', 9', 10' or 12'* foot lengths to all wall surfaces. Offset joints between layers at least *10"*.

Ceilings: Apply a single layer of 1/2" gypsum wallboard across the supports and fasten with nails or screws. Offset joints between layers at least *10"*. Nails are spaced *6" on center (OC) with 1 1/4" heads*. Screws are spaced 12" on center (OC). Ceiling finish shall be *smooth, stippled, blown, etc.*

Fire-Rated Gypsum Wallboard: In garages, around gas water heaters and as required by applicable building codes, install 5/8" Type "X" fire-rated gypsum wallboard. Nails shall be *1 3/4" long, spaced a maximum of 4" on center* (OC) around perimeter and *8"* on center (OC) in the field of the board.

Water Resistant Gypsum Wallboard: Around showers, tubs, whirlpools, or as required by applicable building codes, install 1/2" water resistant drywall.

09300 - 09400 - Tile, Marble, Slate – *Tile, Marble, Slate* shall be appropriate grade and finish in accordance with applicable building codes and owner requirements. Contractor shall properly clean all surfaces to be covered and install appropriate underlayment as per manufacturer's recommendations. Installation should be carried out with a slow setting cement adhesive, well mixed per manufacturer recommendations. Grouting of control joints can be executed either with cement based grout or with resin based organic materials.

09545 - Ceiling Finishes: Ceilings shall have a *smooth, stippled, blown*, etc. finish. *Install wood ceiling paneling system per manufacturer's recommendations. Stain or paint as required.*

Floor Finishes: Contractor shall properly clean all surfaces to be covered and install appropriate underlayment or preparation per manufacturer's recommendations. See above for tile and stone floor specifications.

06550 - Wood Flooring: Install a single layer of 15 lb felt vapor barrier between sub-floor decking and hardwood floors. When installing hardwoods over a concrete slab install a layer of 3/4" plywood as underlayment over 6 mil polyethylene. Along walls and permanent objects, install a 1" quarter round molding to conceal expansion area.

09650 - Vinyl Flooring: Install appropriate underlayment for all surfaces as described below or required by manufacturer. Properly clean and fill all surfaces leaving installation area smooth and free of foreign material. Cracks and expansion joints should be smooth and level. Wood sub-floors must be solid, free from movement and have a minimum of 18" of well ventilated air space below the structure. Follow pattern arrows on back of vinyl flooring for the direction of installation.

09685 - Carpet: Inspect all sub-flooring to insure a clean, dry and secure surface before installation. If filling compound is needed for floor leveling, a latex based sub-floor filler will be used.

Padding: Cushion padding shall be *1/2" thick*, residential grade installed in the longest possible lengths. Cushion seams shall not be located directly under carpet seams, and when possible shall be oriented at right angles to carpet seams. All padding shall be smooth, flat and secure with seams tightly butted and taped.

Installation: Carpet shall be installed to produce a tight, smooth, secure and uniform surface as indicated per construction documents and finish schedules provided by the contractor.. In areas where more than one width of carpet is required, pre-cut the carpet to the proper length allowing for flash up at walls and through doorways. Position first two pieces of carpet, and cut seams by row cutting and trace cutting for the second piece in a manner that will produce a tight, uniform seam requiring a minimum amount of adjusting with a knee kicker.

09900 - Paints and Coating: Prepare each surface to receive scheduled work as set forth below. If mildew is evident, the mildew must be removed and surface treated to inhibit further mildew growth.

Interior Walls: All nail heads shall be set below the surface and finished smooth. Joints should be taped and covered with a suitable drywall joint compound. Sand the spackled nail heads and joint compound smooth and dust well before priming. Interior walls shall receive a primer coat and two coats of flat or semi-gloss paint.

Interior Wood: Wood surfaces shall be sanded smooth before finish is applied. Putty areas with a wood based filler where nails or other defects appear in the surface. **Paint:** Prime wood surfaces including faces, edges and ends before installation. After installation, apply at least one coat of wood primer and two coats of finish paint.

Exterior Wood: Pre-prime the *backside, edges and ends of lumber and siding* prior to construction. When staining, pre-prime with the same product as specified for the final coat. Sand and putty wood surface smooth before finish is applied.

09950 - Wall Finishes: Walls shall be clean and free of defects such as cracks or unfinished joints prior to installation of wall finishes. If mildew is evident, mildew must be removed and surface properly treated to inhibit further mildew growth.

09950 – Wallpaper and Wallcoverings: Install wallcoverings in areas as indicated on Finish Schedule provided by the contractor. Install appropriate primer on all surfaces before installation. Butt-joint all seams without overlapping. Wrap wallcoverings 6" around inside and outside corners to avoid bridging or spanning. Use appropriate vinyl adhesive or paste as suggested by manufacturer. After installation, remove all excess paste from wallcovering surface with a damp sponge. If applying a textured sub-paper that will be painted, seam gaps should be filled with a caulking compound prior to finishing.

SPECIALTIES

10800 - Bathroom Accessories - Contractor shall install *toilet paper rolls, 18" towel bars and soap dispensers* in all 1/2 baths. In full baths, add an additional *24" towel bar*. Install toilet

paper rolls *15"* Above Finished Floor (AFF).

10820 - Tub and Shower Doors - Shower doors shall be constructed of tempered safety glass with all exposed edges polished and rounded. Swinging doors shall have vinyl seal at both the latch jamb and hinge jamb side of door.

10916 - Closet Specialties - Install shelving as requested by owner for all closets, storage areas and pantries. Metal shelving shall be fabricated of heavy-gauge vinyl coated welded steel rod with deck rod spacing having a maximum distance of 1". Provide supports every 3'-6" maximum on center (OC)

CHIMNEYS

10300 - Prefabricated Chimney – Chimneys for prefabricated fireplace units shall be lined with *10"* diameter insulated metal flue as specified by manufacturer. Number of flue sections: ____ Exterior finish and chimney details shall be as noted in construction documents.

EQUIPMENT

11452 - Appliances - Install *electrical or gas* appliances as shown on construction documents, including all venting and supply requirements per manufacturer's recommendations. Appliances shall include an *undercounter dishwasher, disposal, drop in range and microwave* , unless noted otherwise in the construction documents.

11455 – Interior Cabinetry - Install *pre-fabricated or custom* cabinetry as requested by owner. Dimensions of base cabinets shall be: *24"deep x 36"high*. Dimensions of overhead cabinets shall be: *12"deep x 42"high*. Provide concealed or decorative hinges and cabinet hardware as specified in finish schedules provided by the contractor.

Counter-Tops: *Plastic laminate, Corian, Solid Surface, Stainless Steel, Stone, Ceramic Tile* counter tops shall be provided and installed per construction documents and finish schedules provided by the contractor. Counter surfaces shall be glued onto 3/4" plywood or appropriate substrate as recommended by manufacturer. Edges shall be installed per construction documents and finish schedules provided by the contractor. Provide minimum *4"* backsplash between counter and wall. See tile section for further specifications pertaining to ceramic or stone counter-tops.

11458 – Attic Access Stairs - Install a *wood or metal 30"wide x 54"long x 9'-0"high* pull-down stair system as shown on construction documents. Trim opening with appropriate window casing to match interior trim. Confirm size of opening meets local building codes for attic access. Provide appropriate pull string or chain for access.

MECHANICAL

15100 - Plumbing - Plumbing shall be a fully operational system of hot and cold water. Provide and install all piping, soil, vents, drains, sewage removal and water supply systems to connect with appropriate water and sewage systems. Provide and install appropriate insulation around piping. All permits and inspections are to be obtained by contractor as required by local building codes and the Uniform Plumbing Code.

15440 - Plumbing Fixtures - Provide necessary piping, water and drains for plumbing fixtures as shown on the construction documents and listed herein. Fixtures allowances are listed in Contract Documents provided by the contractor.

Water Heater - Install *one, two 80* gallon *electric, gas* water heater(s) as determined by a licensed mechanical contractor. Water heater(s) shall have appropriate safety valves, back flow preventers, pressure relief valves and drain assemblies. *Install Type "X" fire-rated gypsum wallboard surrounding gas water heaters.* Follow manufacturer recommendations and building code requirements for installation and use.

15500 - Heating, Venting and Air Conditioning - HVAC shall be a fully operational engineered system designed to meet local weather conditions and building requirements. All permits and inspections shall be obtained by contractor as required by applicable building codes.

Electric Heat Pump Systems - HVAC unit(s) shall total a high efficiency ____ ton heat pump with electric heat and 11.0 SEER efficiency ratings. The system will contain a concrete pad for the condenser, power disconnects, condensate drains, air distribution ducts, diffusers and thermostats. *Each floor level shall have a separate system.*

Gas Furnace - HVAC unit(s) shall total a high efficiency _____ BTU gas furnace. The system will contain air distribution ducts, diffusers and thermostats. Provide necessary venting and fire-rated wall system around furnace.

Air-conditioning Unit - HVAC unit(s) shall total a high efficiency ____ ton unit. The system will contain a concrete pad for the condenser, power disconnects, condensate drains, air distribution ducts, diffusers and thermostats. *Each floor level shall have a separate system.*

ELECTRICAL

16100 - Electrical - From electrical meter box, install *above or below ground* wiring to building. Raceways to be buried shall be PVC #2 Plastic Electrical conduit. Where permitted by code, non-metallic sheathed cable may be used. Type THW or THWN 600 volt insulation conductors shall be used. Minimum wire size shall be #12. Aluminum wire shall not be permitted. Wiring shall connect into metal recessed electrical panel, as shown on construction documents. Electrical service shall be rated at ____ amps. Wiring from the outside meter box shall be SE cable.

16500 - Light Fixtures - Provide necessary circuits and wiring for light fixtures as listed below. All lighting shall be switched as noted on construction documents. For exact locations of fixtures, see construction documents and finish schedules provided by the contractor. Fixture allowances are listed in Contract Documents provided by the contractor.

Note: Contractor to provide all information required to complete the above specifications and attach them to this document.