

# **TimberLane Builders, LLC**

## **BUILDING SPECIFICATIONS**

Lot 66 4420 Back Nine Dr, Back Nine, The Community of Bishops Bay

### **General Specifications**

New Craftsman Style One Story home will consist of approximately 3,056 square feet combined on the main, upper and lower level of the home. Basement will be partially finished. A two car attached garage of approximately is included.

#### **1. EXCAVATION, BACKFILL, AND GRADING.**

Builder shall be the responsible for the placement of building on lot and for the establishment of building grade. All digging and back filling will be under the supervision of the builder. The following are included by the builder:

Site preparation including clearing and grubbing, digging of basement, back filling, and rough grading, Form-A-Drain on the interior & exterior of foundation footings, fill, Erosion Control, and finish grading of stripped topsoil.

#### **2. DRIVEWAY**

There will be a concrete drive from front of garage to street as shown on site plan.

#### **3. FOUNDATION**

Foundation walls shall be poured concrete as shown on the plan. The standard basement wall height shall be 8'9".

Builder to remove ties on interior & exterior sides of foundation walls, parge exterior tie holes, provide and install Sealed Sump Crock Pit, Install Delta MS Waterproofing Sheet Membrane applied to foundation below grade, (10 year, \$10,000 Warranty, 30 year product warranty), insulate walls with 1" Styrofoam and 4" interior drain tile at full exposure areas.

**THE BUILDER DOES NOT WARRANT AGAINST DAMPNESS OR WATER CAUSED BY NATURAL CONDITIONS OF SOIL, DRAINAGE HYDROSTATIC PRESSURE OR CLIMATIC CONDITIONS.**

#### **4. FLAT CONCRETE**

All concrete shall be installed in a good workmanlike manner. Builder shall use quality concrete for floors, slabs, walkways and driveways. Physical properties of concrete are inelastic and due to changes in climatic conditions, temperature and ground pressure concrete will crack. Builder cannot insure that the installation of crack free concrete can be attained. It is an expressed condition of this contract that concrete will not be guaranteed from cracking. It is also noted that chemicals applied for snow and ice removal can cause damage to concrete surfaces.

THE FOLLOWING FLAT CONCRETE ITEMS ARE INCLUDED.

Front Stoop is included.

Front sidewalk from front stoop to City Walk.

Concrete Driveway from front of the garage two cars wide and tapered toward the concrete approach.

Basement floor shall be 3" poured concrete over 1" of Styrofoam and visqueen vapor barrier over washed stone.

Garage floor is poured at an average thickness of 4" over compacted fill.

## **5. GARAGE**

One 16'x7' Overhead Series 5283/5983 series stamped insulated overhead garage door with 1/2 hp opener, 2-transmitters, 2-photo eyes and a keyless entry, with an Aluminum Clad Garage door surround.

Garage walls are un-finished. Fire stop installed on the ceiling & common walls with the home. Balance of the garage is un-insulated.

## **STOOPS / PORCHES**

There is a covered front porch per plan with solid aluminum soffit ceiling.

## **6. CHIMNEYS AND FIREPLACES**

A 36" Heat-N-Glo NDV4236-IPI with Standard black louvers and mesh screen. Standard on/off switch on wall and blower fan. Wood mantle with allowance for surround is included.

## **EXTERIOR MASONRY**

Coronado Stone - as shown on plan.

## **7. EXTERIOR WALLS**

Wood stud walls spruce, pine or fir 2" x 6" 16" on center. 1" EPS Sheathing, Tyvek house wrap covered by James Hardie Fibre Cement Lap Siding 6" Reveal. Main level wall heights are at 9', second floor walls at 8'.

## **8. SIDING, SOFFIT, AND FASCIA.**

Material and installation is included.

Soffit is aluminum and fascia is LP SmartTrim color by to be white.

James Hardie Fiber Cement siding and trim with 25 year paint in Iron Gray.

Hardie 3 1/2" 25 year paint trim boards around the exterior of the window & door Openings on all sides, 6" corners and freeze boards, 10" Band Boards.

## **10 FLOOR FRAMING**

11 7/8" Pre-engineered structural TrusJoist I-joists on Main Floor. Spacing as required by manufacturer to meet all codes. Subfloor to be 3/4" T&G OSB Sheathing nailed, screwed and glued per industry or Manufacturer's recommendation. Any underlayment required by flooring supplier is included with the flooring allowance.

## **11 FINISH FLOORING & TILE WORK**

An allowance is provided in the contract to cover the material, installation, and sub-Flooring.

Based on: Wood.

Carpet

LVY.

Ceramic/Porcelain

## **SPECIAL HARDWARE**

Cabinet hardware, bathroom hardware (shower door), mirrors and window coverings have an allowance listed in contract, and installed by builder (hardware) or supplier (shower door and mirrors).

## **12. INTERIOR WALLS**

Ceilings on the main level are nine feet tall constructed of 2" x 4" spruce, pine or fir 16" on center studs, headers, and beams to code. No soffits over kitchen cabinets are included. Trey ceiling master bedroom is included.

## **13. ROOF FRAMING**

Pre-engineered wood trusses 24" on center. Trusses are as specified and engineered by truss manufacturer. Builder to install per manufacturers recommended installation procedure. If a crane is required it is the responsibility of the builder.

## **14. ROOFING**

7/16" 4' x 8' sheets of roof rated oriented strand board on trusses, installed with clips, then covered with 15# roofers felt and ice & water shield on the eaves and valleys. Owens Corning Oakridge 30-year architectural shingles are included, with color to be Onyx Black.

## **15. DRYWALL**

1/2" on walls and 5/8" on ceilings taped with square corner bead, spray finished with orange peel finish, HI-Build primer. Firewall and taping in garage to code.

## **17. EXTERIOR DOORS**

Pre-hung Steel insulated doors per the plan are included. Front door is a Therma Tru Craftsman Style door. Schlage SN Plymouth Handle set SJ87722 with Schlage SN Accent Polo Inside handle pack. Painting of the front door to match trim. No painting of overhead garage doors is included.

## **18 WINDOWS**

Windows and Patio doors are to be supplied by builder. Windows are Weather Shield Visions 2500 casement units with High performance Low-E glass per plan. Removable screens are included for all operational windows and patio door. Patio Door is a Weather Shield slide-by unit. Windows installed by builder. Windows will be with taped on the exterior with flexible window tape.

## **19. INTERIOR TRIM**

Millwork package is included with factory painted interior doors and millwork. Casing throughout the home. Interior doors are solid core. Schlage locks and knobs. Window extension jambs are painted jambs to match millwork.

## **20. CLOSETS AND SHELVING**

Continuous slide shelf & pole in each closet. Linen & Pantry closets to have 4 shelves.

## **21. KITCHEN AND BATH CABINETS**

Custom Buildt and Homecrest cabinets from Auburn Ridge. Layout and color approval by owner & builder. Countertops in kitchen to be granite, Tops in bathroom vanities will be granite. Laundry Room Tops will be granite.

## **22. INTERIOR STAIRS**

Open railing provided has Maple Box Newels, Maple Shoe-rail w/fillet, 1-1/4" Maple S4S Balusters, C-6700 Maple Bannister Rail. Stairways have Veneer Maple stringers with carpeting on the treads and stringers.

## **23 PLUMBING**

Rough-in plumbing using CPCV or equal piping for water and pvc piping for waste is included.

Installation of sewer & water laterals from home to municipal main lines.

Installation of all fixtures and faucets are included.

Toilets, sinks, fiberglass modules are white.

### **KITCHEN:**

Allowance is included in the contract for all plumbing items.

### **MASTER BATH:**

Allowance is included in the contract for all plumbing items.

### **LOWER LEVEL BATH:**

Allowance is included in the contract for all plumbing items.

**POWDER ROOM:**

Allowance is included in the contract for all plumbing items.

**BASEMENT**

Standpipe for furnace

Front and back outside frost free hillock included.

50 Gallon AO Smith direct vent water heater is included.

Sump Pump

24,000 metered Water Softener is included.

3" Floor Drain, 4" backwater valve/sleeve. 3 Line system CPVC – 1/2".

**24 ELECTRIC WIRING**

Electrical per proposal by Apex Electric. Final adjustments will be made by change order prior to start of rough electrical after electrician-homeowner walk thru.

Complete electrical service and wiring to meet all applicable codes.

Included is 200 Amp underground Service.

Combination smoke/CO2 detector for each level is included.

Hookups for all appliances, furnace, and other mechanicals are included.

Recessed Cans. Standard switches and outlets per code.

Exhaust Fans in all bathrooms.

**25. LIGHT FIXTURES**

Light fixture by allowance for all decorative light fixtures, ceiling fans, as selected by owner with installation by electrician.

**26. HEATING**

Bryant 926TA 2-Stage natural gas forced air furnace High-efficiency with a Bryant 113A R410 central air-conditioning system. Venting of 1 kitchen hood, 4 bath fans and 1 dryer. High and Low Returns, Gas to fireplace, water heater and furnace. Finished Lower level.

**27. INSULATION/PAPER/POLY BARRIER**

Exterior Walls Fiberglass with R5 Styrofoam sheathing

Exterior Ceilings R50 Blown in Fiberglass Insulation

Window and door headers 1" Spray Foam

Mud Sill area spray foamed with 3" spray Foam-Seal Tight Energy System.

Garage Wall Insulation: None

Garage Ceiling Insulation: None

Basement Wall Insulation: 1" energy board on foundation, 2" under basement slab.

Framed Basement Wall-knee walls insulation over concrete: R19 Fiberglass Batt

Basement Ceiling Insulation None

Building Paper over Sheathing Tyvek or Dow House Wrap

Building Paper under Roofing #15 Builder Felt

Vapor Barrier Polyethylene on Heated Side of Exterior Walls and Ceilings

## **28 PAINTING**

Interior walls and ceilings are painted the same color of buyers' choice of Sherwin Williams Builder Solution flat paint, from builder's standard color options.

Painting of the front door & garage entrance door. All exterior non-treated trim and doors are primed and painted.

Owner to have the option to paint other rooms in the home a different color prior to installation of the trim. Owner responsible to touch up any walls they paint. An allowance is provided for painting and finishing costs. An allowance is included in the contract for all staining and painting.

## **29. STAINING**

All interior millwork is pre-finished. Nail holes will be puttied after installation. Any on site staining/painting necessary to trim home is included.

## **30. GUTTERS**

Aluminum Gutters to be installed by builder.

## **31. DECK**

Trex Deck, Stone patio.

## **32. HOUSE CLEANING**

The house shall be kept broom clean during construction.

All construction debris will be removed by builder.

Builder to complete final wipe down of the home, including washing of the interior & exterior of the windows.

## **33. SALES TAX**

Tax on all applicable items is included.

## **34. APPLIANCES**

Appliances include the following GE units, 30" Electric Stove, Microwave, 36" side by side fridge. Front loading washer and dryer. Builder will install microwave, range hood, and dishwasher. Other appliances shall be hooked-up by supplier of appliances.

## **35. PLANS, PERMITS, OTHER ITEMS**

All building plans are included.

Mailbox is included.

Fees for all permits necessary to build the home are included.

All building inspection fees during the construction period are included.

### **36 LANDSCAPING AND LAWN**

Scope of Work: Install plant design. Consisting of four 2" or greater caliper deciduous trees, One 5-6' Black Hills Spruce, Three understory trees in #15 pot or larger, 94 Shrubs and 22 perennial grasses. 200 In ft of Ace of Diamonds black commercial grade plastic edging, 13 yards of natural double shredded hardwood mulch, Grade and prep lawn area (included a maximum of eight yards of topsoil), Hydroseed all lawn areas, Paver block patio. Construction of natural stone retaining walls using an outcropping style of local stone.

### **37. CERTIFICATION AND PERFORMANCE**

The Home will be certified by Focus on Energy.  
An Energy Consultant will perform an initial assessment of the home. Consultant will do an audit at the end of rough framing, and testing at completion of house. Testing to include: Blower Door test, Infrared Inspection and Smoke gun testing. House will be scored and certified by Focus on Energy.

### **38. Audio Visual**

Theater room wired and ready for owner installation.

### **38. Security System.**

Security System is included.

Builder Signature

Buyer Signature

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Date

Date

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