

# COVE BUILDERS CONSTRUCTION SPECIFICATIONS

## GENERAL

Plans and architectural services required to obtaining a building permit and or P.O.A. approvals are to be provided by the contractor

The Contractor shall obtain and pay for all permits and bonds required by the County for construction of the residence. These specifications assume that the Owner has a recorded deed for the building lot.

If there is not an approved septic or sewer connection, the contractor will obtain and pay for these permits, prior to giving a quote on the improvements.

If fees for city water tap connection are required, the contractor will obtain and pay the tap fee.

If a well drilling is required, contractor can only give an estimate for the cost of the well drilling process.

All engineering and survey work required to obtain or modify an approved building lot shall be obtained and paid by the Contractor.

Builders risk insurance in an amount not less than the Contract Sum shall be maintained from start to substantial completion. In general, the policy shall provide all risk, damage and liability coverage to protect both the Owner and the Contractor. The cost of the insurance shall be paid by the Contractor. Homeowners Insurance Policy is the responsibility of the Owner once the project is substantially completed for its intended use. Homeowners Insurance Policy will need to be in place prior to having any of the Owners personal belonging moved into the improvement.

Workman's Compensation and General Liability Insurance will be provided by the Contractor.

Temporary utilities required in the construction of the house through substantial completion shall be provided for and paid by the Contractor. These shall include water, electricity, and heat as required. The Owner shall be responsible for utilities after the time of substantial completion.

## 2. SITE PREPARATION

The Contractor shall stake the house location for final approval by the Owner. The Owner and Contractor shall mutually agree upon which trees are to be cut and what area is to be cleared. Removal of brush and tree stumps shall be the responsibility of the Contractor. The Contractor is not responsible for the survival of uncut trees.

## 3. EXCAVATION

The Contractor shall excavate, provide standard backfill and rough grade to obtain positive drainage away from the house. Final fine grading in preparation for seeding / sodding shall be completed by a landscaping Contractor and is listed as an allowance. The following items are not included in the Contract and if required shall be billed as extras (1) non- standard excavation such as rock or underground springs, (2) compaction of backfill, (3) blasting for septic system, (4) covering electrical service with concrete.

## 4. FOUNDATIONS

Footers - 8" X 24" footings shall be 4000 psi with metal fiber and or double 1/2" / #4 - steel reinforcement bars, continuous.

Crawlspace - Crawlspace foundation walls to be 8"x 16" Masonry Block to be referred as (**Concrete Masonry Unit: CMU**), standard crawl space is 5 courses high. The final size and height of foundation walls will be determined as per elevations on the plans. If needed, extra block and labor to be billed at cost plus 15%.

Basements - Basement foundations have the option of a Precast Concrete insulated walls with footers per MFG specifications, or 12" CMU retainer wall block with a row of 1/2" / #4 rebar per course and 2' vertical below grade and 8" CMU above grade. 12" Retainer block is filled with 3000 psi concrete.

There will be exterior foundation waterproofing applied to CMU that is below grade for basements and crawl spaces.

Bottom plate - Pressure treated lumber shall be used for sill / bottom plates and anchor bolts 6'-0' O.C. minimum or equivalent.

Foundation French drain shall be 4" perforated plastic pipe with a silt sock on the pipe, covered with clean gravel. Gravel covered with silt filter fabric, and then covered with back fill, grade to drain away from foundation.

Basement floor to be 4000 psi concrete, 4" thick with 1/2" / #4 rebar reinforcement on 2 foot centers or equivalent.

Garage floor to be 4000 psi concrete, 4" thick with 1/2" / #4 rebar reinforcement on 2 foot centers or equivalent.

The crawl space will be insulated per the energy code with R19 batt between the floor joists with a moisture barrier on the floor of the crawl space.

**Upgrade options are available for an encapsulated crawl space** which includes 20 mill plastic on the floor of the crawl space, glued 1 foot up the wall and around all the piers. 1" of closed cell foam sprayed on the walls of the crawlspace and the band board. (This option would eliminate the need for the R19 batt between the floor joists.

## 5. UTILITIES

Septic field and tank shall be installed in accordance with State & County requirements, unless building lot has access to sewer system.

The contractor shall have electric, water, and telephone service installed from the main services from the road frontage. The Contractor shall make the electrical service request and pay for the service fee. The standard electrical service to the home will be a 200 amp, underground per local utility's requirements.

The house shall be pre-wired for three (2) telephone outlets. Connections to telephone outlets shall be the responsibility of the owner.

The home shall be pre-wired for three (2) Cable TV outlets; Coaxial cable shall be used. Additional TV and phone outlets are available at a minable charge.

The water line from the water tap to be ran in 1" schedule 40 into the home

If natural gas is desired the supply line will be ran from the road frontage, underground to the meter, set by the utility company.

## 6. FRAMING

Floor framing; 11 7/8" I Joists. Exterior walls 2 X 4's 16" o.c. with double top plate. Studs to be #2 or better KD-SPF. Headers over all load bearing windows and doors to be double 2" X 10" unless shown otherwise. Interior door headers to be boxed 2x4's. Roof framing to be manufacturers approved trusses and/or conventional stick framing with size, spacing and pitch as per plans. Hurricane straps are used to secure trusses to framed walls and gable end walls are strapped down over the double top plate to the framed wall.

Sub flooring to be 23/32" T&G Advantech OSB glued and nailed/screwed to the I Joists.

Areas specified for ceramic tile to have fiber cement backer board under-lament to be 1/2", Hardie board, which will be added to respective allowance.

Wall sheathing to be 7/16" OSB plywood.

Roof sheathing to be 7/16" OSB plywood with 7/16" plywood clips.

Girders to be #2- triple 2 X 10's (PT)

Exterior deck material to be pressure treated (PT) No. 2 Southern Yellow Pine (SYP) with #2- 5/4 X 6" used for decking, , #2 - 2 X 8 - 16" o.c. as floor joists. All deck support post to be 6 X 6 (PT), set on concrete piers.

## 7. ROOFING

30 Year Architectural Dimensional Asphalt shingles with Scotchgard protection, or equal, Life time warranty against MFG defects, applied over 30# felt or equal plus one course of ice and water shield applied along all valleys.

Gutters and downspouts to be seamless aluminum in 15 standard colors. Round downspouts area available at an additional cost.

Downspouts are trenched underground at least 5 ft. away from the foundation with drain tile to divert rain water run off away from foundation.

## 8. EXTERIOR SIDING

Standard is 0.420 thick vinyl 4 inch, Dutch Lap horizontal siding. Multiple exterior veneers upgrades are available. Hardie Board, Smart Siding, Stone: both real and synthetic, brick, shake, and log.

## 9. EXTERIOR WINDOWS AND DOORS

Exterior windows to be Pella insulated, Low-E, with Argon filled glass and screens. All roof skylights to be Velux Corporation by Pella. All exterior Sliding doors and French doors to be Pella products as well. Our Standard Pella window is a vinyl Double Hung, Color to be White or Almond, Upgrades to the ProLine, wood interior, and aluminum exterior clad, Impervia Fiberglass, or the high performance 350 series vinyl are available. Sizes and location of windows and doors as per plan specifications.

## 10. INTERIOR WALLS

Gypsum drywall will be hung with 1/2" boards on walls and 1/2" on the ceiling.. Walls between garage & home living area will have 1/2" drywall. If there is an unfinished basement the stairway to the basement will have 1/2" boards on the wall and ceiling, but that area will not be taped or finished. The remainder of the basement is unfinished unless otherwise specified on the plans and specifications. All attached garages will have 1/2" boards on the walls and 1/2" boards on the ceiling unless there is heated living space, (Bonus Room) above the garage, then there will be 5/8" boards on the ceiling. The garage will be finished and painted equal to the interior of the home. Ceiling will have a Knock down texture finish. There are three standard wall texture options, Smooth, Knock Down, or Orange Peel.

INTERIOR FINISHING – All vertical outside corners will be rounded bull nose. Finishing of drywall takes four steps. You receive (1) fill all gaps with mud prior to taping. (2) one tape coat; this is tape that covers all seams, joints, and comers; (3) block coat, this is the second coat used to cover the tape, and (4) the skim coat used to taper out any imperfections of drywall mud in two previous coats. The entire house will then be sanded smooth with or textured with 2 options; Knock down or Orange peel. Example are available at our office.

PAINTING AND STAINING - PAINT: **Interior walls** will receive one coat latex primer; "Prep Rite 200" Sherwin Williams and one coat Sherwin Williams Eggshell or Low Sheen. All trim will be finished with Sherwin Williams "Super Paint" semi-gloss. Standard paint specifications are white ceiling throughout the home, 1 (one) color for trim, and 2 (two) wall colors. If more than 2 wall colors are used an additional charge will apply. **Exterior walls** that have fiber cement board will have Sherwin Williams Loxon primer tinted to color of home, Top Coat to be Sherwin Williams Duration. Standard exterior color selection is 1 (one) color for trim and 1 (one) color for walls.

STAIN: Wood will be spot sanded where necessary. Stain will be: rag or brush applied. Sander sealer coat will then be applied. Light sanding and/or steel wool will be done before final coat is put on.

## 11. INTERIOR FINISH

Kitchen cabinet are custom built with maple hardwoods and counter tops per allowance schedule. Vanities, mirrors, and shower/tub doors per allowance schedule.

Standard interior doors to be 6 panel hollow core Masonite.

Closet shelving to be wire coated per allowance schedule.

Interior window and door casing trim to be standard 2-1/4" #445.

Baseboard 5-1/2" - Every room in house will have base-board. Carpet will be tucked to base board where applicable.

## 12. ELECTRICAL FIXTURE ALLOWANCE

An allowance per the design of the home will be assigned to each project.

## 13. HVAC

Heating and air conditioning system to be Trane, Carrier, or equal with a 13 s.e.e.r., 90% efficient rating. The Actual size / tonnage of the system, number of zones, and location of supplies and returns to be determined by HVAC Contractor.

## 14. PLUMBING and FIXTURE ALLOWANCE

CITY WATER CONNECTION OR WELL CONNECTION - The Contract includes the installation of 1 inch, schedule 40 pipe from the public water tap at the road. The Contract does include any water "tap" fees and the installation of the public water tap connection valve unless an allowance is specifically included in the allowance schedule. If public / city water is not available, an allowance for drilling a well will be in the contract.

SEWER CONNECTION - SEPTIC - The installation of the septic system is an allowance item per the allowance schedule. The system will be sized in accordance with County and State requirements for the number of bedrooms in the home. **The use of garbage disposals in a septic system application is highly discouraged.** The type of system required may vary including drywell, leeching bed, deep trenches or shallow trenches, and will be determined in conjunction with the County and State regulations. The size and depth of the field is based on the soil conditions and ground water level. The labor and material required for installation of the septic field; Allowance includes: septic tank, distribution box, pipe, stone, filter paper, block for drywells, lids, covers and cleanouts, trenching, excavation, and backfill.

SEWER CONNECTION - PUBLIC SEWER - The Contract includes the installation and connection of a 4" PVC pipe with a 2-way cleanout from the house to an existing sanitary sewer connection the location should be marked by a visible wood marker. The maximum distance from the house to the sewer connection within the contract price is 50 feet. Additional cost for longer distances will require an upcharge. The Contract does not include any sewer "tap" fees.

WATER PIPING – Water Piping will be Pex Plastic with composite fittings. The size of the water lines, unless otherwise specified, will be determined by the plumbing contractor.

SUPPLY LINES - Water supply lines will be pex stub outs to all fixtures with braided stainless steel supply lines and 1/4 turn ball valve for shut offs. There will be 1 (one) main supply cut-off valve located in close proximity of where the water supply enters the home. There will be 2 outside frost proof hose bibs located as per the plans.

WASTE AND VENT LINES - Waste and Vent Lines will be PVC and their location will be determined by the plumbing contractor. All drain lines are 2" in kitchen, lavatories, and wash machines. All commodes have 3" flush valves going into 3" drain lines. Whenever possible, vent stacks will be located on the rear of the roof.

HOT WATER HEATER – Standard 40 gal electric hot water heaters are quoted with an optional upgrade to a 7.3 Gal Tankless Rinnai water heater. Natural gas or LP

## 15. INSULATION

Exterior wall of the home will have insulation to be blown cellulose; 2x4 walls R-13, 2x6 walls R-19. The ceiling insulation to be R-40 (12" thick); band board and crawl space to be insulated per code with **an upgrade to an encapsulated crawl space** which includes 1 inch of closed cell on the band board and crawl space walls. The floor of the crawl space will be covered with 22 mil plastic, secured to the foundation wall and all piers.

## 16. FINISH FLOORS

Carpet & Pad per allowance schedule.  
Ceramic tile per allowance schedule.  
Vinyl per allowance schedule.  
Laminated per allowance schedule.  
Hardwood per allowance schedule.

## 17. EXTERIOR GROUNDS/PATIOS/WALKS

GRADE - Final finish grade, seeding, sodding, and plantings per allowance. Sidewalks, garage aprons, and driveways will be per the plan specifications. Concrete to be 4,000 lb. with #4 / 1/2" rebar on 2 ft. centers or equal.

PATIOS/DECKS - All patios/decks as per plan. If no decks are shown, each exterior door at grade shall have a broomed concrete pad, 3' X 4' X 4".  
Elevated doors shall exit to wood decks.

WALKS - All walks shall be broomed concrete, per plan.

DECORTIVE STAMPED CONCRETE is available as an upgrade, ranging from \$9.00 to \$12.00 per sq. ft.

## 18. APPLIANCES PER ALLOWANCE SCHEDULE

Standard allowance include built in appliances only: Range or cooktop, microwave, and dishwasher.

## 19. HARDWARE

Kitchen and vanity hardware installed as part of allowance.  
Interior door hardware to be lever handles, brushed nickel.  
Exterior door hardware to be lever handles, brushed nickel  
Front entry door hardware allowance for standard bore lock.  
Medicine Cabinet/mirrors per allowance schedule.  
Brushed Nickel door stops, hinges, and pulls on interior doors.

## 20. FIREPLACE / STOVE

Fireplace / Stove as located on plan; per allowance schedule.