Specifications for Construction

Sitework:

Finish grades - 4" loam minimum at lawn areas & 12" loam minimum at planting bed areas
Grass turf at lawn areas
Asphalt driveway - 2-1/2" binder course & 1" wear course
Asphalt/concrete sidewalks
Landscape Plantings - Bark mulch at planting beds
Landscape Irrigation
Hardscapes - Walkway and Patio precast paver stone

Concrete:

Footings & walls
- 3000#, reinforced concrete footings, 5'-0" below finish grade & 3000#, reinforced concrete walls

Flatwork -
- Interior - 4" thick, fiber-mesh reinforced, 4000# concrete, finished smooth, exp saw cut
- Garage - 5" thick, exterior mix, WWF reinforced, 4000# concrete, finished smooth, expansion saw cut
- Utility pads - 4" thick, exterior mix, WWF reinforced, 4000# concrete, broom finish

Masonry:

Delgado stone veneer roof top chimney cladding

Wood & Plastics:

Rough Carpentry
- 2x6 PT, SYP, grade #2 sill plates
- Pre-engineered wood floor truss joist system @ 24" O.C.
- ¾", T&G Advantec engineered floor sheathing, (glued & nailed)
- 2x6 KD, SPF, grade #2, exterior wall framing @ 16" O.C., @ ceiling heights, 1st floor 8'-0", 2nd floor 9'-0", 3rd floor 9'-0"

- 7/16" OSB, side-wall exterior sheathing
- Pre-engineered roof truss system @ 24" O.C.
- 2x12 KD, SPF, grade #2 conventional rafter framing at gambrel roof areas
- 5/8", CDX, Fir, SE with clips roof sheathing
- 5/8", CDX, FTP, SE with clips roof sheathing at unit separation areas
- 5/8", KD ceiling strapping @ 16" O.C.
- 2x4 KD, SPF, grade #2 interior partition framing @ 16" O.C. unless otherwise noted
- 2x6 KD, SPF, grade #2 sub-facia framing in preparation for PVC board cladding

Balcony

- 2x8 PT, SYP, grade #2 balcony framing supported by decorative structural metal brackets
- DryJoist aluminum deck drainage system
- 5/4x6 composite decking, (screw & plug fasteners)
- Aluminum Verti-Cable balcony rail system

Finish Carpentry

- Interior occupied spaces including
  - 3-1/2", flat board pre-primed door casing
  - 3-1/2", flat board pre-primed window casing
  - ¾"x4", pre-primed window stools
  - 5-1/4", pre-primed base board molding
- Garage space
  - 3-1/2", flat board pre-primed entry door casing
  - 3-1/2", flat board pre-primed window casing
  - ¾"x4", pre-primed window stools
  - No base moldings
- Interior stair
  - Hardwood oak treads, pre-primed pine risers & skirt boards
  - Pre-primed rail balusters, clear finished hardwood oak grab rails, guards, newel posts & stair treads

Thermal & Moisture

Roofing

- Ice & water shield applied at eave edge to a point terminating 4'-0" inside the exterior wall line
- Ice & water shield applied at roof valleys, expanding 18" each way of valley center line
- Ice & water shield applied at dormer "cheek" walls, expanding 18" vertical & horizontal at roof/dormer wall connection
- Synthetic asphalt roofing underlayment sheeting
- 8" aluminum drip edge @ eaves & rakes, (White color)
- IKO 30 Architectural asphalt shingles, (Charcoal color)
- Roll ridge venting at vented roof lines

Siding

- CertainTeed, triple 2", vinyl perforated, beaded, (invisible vented) soffits, (color white)
- CertainTeed, triple 2", vinyl non-perforated, beaded panels at extended rake overhangs, (color white)
- CertainTeed Monogram Series, double 4" vinyl clapboard siding, (Sterling Gray color)
- CertainTeed, one piece, 5" vinyl super-corners with integral J channel, (color white)
- CertainTeed, Cedar Impressions, straight 7" vinyl shingle siding, at gable wall ends, (Granite
- Gray color)

Damp-proofing
- Henry, Blueskin VP100 water resistive barrier building wrap
- 6-mil polyethylene vapor barrier under concrete flatwork

Thermal Insulation
- Spray foam, air seal windows and doors
- R-10 under slab rigid board insulation
- Garage/house common wall - R-21, Kraft faced fiberglass batts
- Garage exterior walls - R-21, unfaced fiberglass batts
- Garage ceiling - R-25, unfaced fiberglass batts overlayed 1" rigid foam board insulation, seam taped
- Exterior Walls Hybrid - R-15, CCSPF, 2" & R-11, unfaced fiberglass batts
- Main, flat ceiling to attic space - Foam, air seal penetrations & R-49 blown loose fill insulation
- Stair treads - R-30, unfaced fiberglass batts
- Privacy insulation
    - R-13 fiberglass batts in bath and bedroom walls
    - R-21 fiberglass batts in floor/ceiling assemblies

Openings:

Matthews Brothers vinyl clad windows.
- Pre-finished white interior, black vinyl exterior sash/frame
- 5/4x4" vinyl flat board exterior casing, historical sill profile, (Black color)

One (1) 16x8, R16, garage OH door (horizontal panel), no glass with remote door opener
Therma-Tru, paint grade, fiberglass exterior entry doors
Pre-primed, double rabbeted solid wood jamb, solid core, Craftsman style, molded interior paint grade doors
Residential grade door hardware, (brush nickel finish or matte black finish)
Lever set door handles

Finishes:

½" GWB ceilings & walls, hung, taped, sanded (level 4 finish) at occupied interior spaces
5/8" GWB FC ceilings & walls, hung, taped & sanded (level 4 finish) at garage space
Painting – as of the signing of contract, the painting is complete
- 1 coat GWB primer, 1 coat finish ceilings, (flat white)
- 1 coat GWB primer, 2 coats finish walls, (Eqqshell finish, color selections by owner)
- 2 coats finish interior trim, (Satin finish, color selections by owner)
- 2 coats finish interior doors, (Satin finish, color selections by owner)
- 2 coats finish exterior doors, (Satin finish, color selections by owner)
- Garage walls to be primer coat only

Stairs – as installed
Flooring – as installed

Specialties

Bath accessories – all towel bars, paper holders, and fixed mirrors have been installed
Closet storage systems - all closet hardware and fixtures have been installed
Clear glass shower door - Included in Master Bathroom and Guest Bath

Casework

Cabinetry and countertops
- Standard cabinets are Diamond / Decora shaker style doors with flat front drawers
    - Bar in Living Room

    - Bath vanities are painted maple.
  - All kitchen/bar cabinets and bath vanities have been selected for this unit as of 9/10/23

Equipment

Standard appliance package is Professional Thermador collection – see specbook for details.
  - all appliances are installed

One (1), Heat & Glo, Cosmo, linear NG fireplace at 1st floor family room direct vent
One (1), Symmetry residential electric elevator

Plumbing

PEX domestic hot & cold-water lines to control manifold
Schedule 40 PVC waste & vent lines
Two (2), exterior sill cocks
One (1), 50gal, NG fired sealed combustion domestic hot water heater, (direct vent) with mixing valve and domestic hot water circulator loop
Standard fixtures per plan
  - Delta decorative fixtures - see specbook for standard selections
  - Master Bath – custom tiled shower, toilet and two (2) undermount sinks and faucet per specs
  - Guest Bath – deep tub base with tiled shower walls, toilet and one (1) undermount sink and faucet per specs
  - Main Level ½ Bath – toilet and one (1) undermount sink and faucet per specs
  - 1st Floor ½ Bath & Laundry – toilet, one (1) undermount sink, faucet, and Laundry hookups per specs
  - Kitchen - one (1) stainless steel undermount sink, kitchen faucet and one (1) dishwasher connection per specs

Mechanical

One (1), NG fired, forced air heating including AC evaporator coil and condenser for cooling at interior occupied spaces
  - Zones on each level – three (3) total
  - Standard duct registers and grilles, (white or brown colors)

Four (4), bath exhaust fan assemblies venting ducted to exterior, fans are to be Panasonic or equal with multi-speed control sequence
NG piping as required for appliances & equipment
Domestic hot water tank direct ventilation ducting to exterior
One (1) clothes dryer direct vent to exterior
One (1) kitchen range hood or OTR microwave ducted to exterior
One (1) whole house ERV or equal
Fire Protection - Residential, NFPA 13D wet pipe sprinkler system

Electrical

150-amp power service
Eight (8) circuit, standby back-up generator circuitry with automatic transfer switch, Kohler or equivalent
Electric vehicle (EV) charging circuit at garage
Wall devices, (standard wall toggle switch devices, color white)
LED interior/exterior lighting
Exterior lighting at entry doors and balcony per plan
Decorative electrical fixtures and ceiling fans purchased by owner -$2,500 Allowance for light fixtures and ceiling fans

Four (4), bath exhaust fan assemblies venting ducted to exterior, fans are to be Panasonic or equal with multi-speed control sequence

Utilities

Underground utilities
City water and sewer service
Natural gas fuel service

Additional Services

Central mail room located within Building E
On site marina

- Deeded 27' boat slip included with the purchase of each unit
- Marina freshwater connection and marina shore power service
- Marina bath/changing room access

Construction Details & Notes:

- Any changes made by the buyer from our standard specifications for construction, or to the overall layout/floor plan, may be accommodated at the discretion of the builder. Prior to any changes being made, a change order (quote for the work) will be issued for review, approval and payment. No changes / work will commence until a change order has been paid in full.
- The Builder has made minor changes to the floor plan sets in each building. The main level offices and closet off main level ½ bath have both been removed from the plans. The main duct chase has been moved on the plan, which has slightly modified the upper level bathrooms. Buyer acknowledges these changes have been made in all units.
- All items have been ordered and installed in this this unit.