

# **HOME BUILDING SPECIFICATIONS**

## **FOR THE RESIDENCES TO BE BUILT AT:**

Lindemann Subdivision

### **PROJECT DESCRIPTION**

Ashland

3 Bedroom Ranch Style Home with 2 Car Garage  
Approx. 1358 Sq. Ft.

Optional Lower Level  
1 Bath, 2 Bedrooms  
Approx. 900 Sq. Ft.

### **SOUTHGATE DEVELOPMENT**

755 Mormon Trek Blvd.  
Iowa City, IA 52246

## **SPECIFICATIONS**

The contractor shall provide all necessary labor and materials and perform all work of every nature whatsoever to be done in the construction of a residence, in accordance with these specifications and accompanying drawings. The location of the residence is Lindemann Subdivision.

## **GENERAL**

The general conditions herein set forth shall apply to any contractor or subcontractor entered into under these specifications and shall be binding upon every sub-contractor as well as general contractor. The plans, elevations, sections and detail drawings, together with these specifications, are to form the basis of the contract and are to be of equal force. Should anything be mentioned in these specifications and not shown in the drawing, or vice versa, the same shall be followed as if set forth in both, as it is the intent of these specifications and accompanying drawings to correspond and to embody every item and part necessary for the completion of the structure. No consideration will be given to any items discussed during planning stages, but not specifically shown on plans or specifications. No "assumption" will be made that any item or article is included unless noted on plans or specifications. The contractor shall comply with all health ordinances that are applicable. All permits necessary for the completion of the project are included. The contractor reserves the right to implement products of equal or greater value when the specified product cannot be received in a timely fashion or an unforeseen problem arises during the construction process. All left over material are the property of the contractor and are not to be removed from the job without written consent of the contractor.

## **ALLOWANCES**

All allowances given for materials in these specifications include sales tax and delivery to job site. All appliances and equipment furnished by the contractor shall be installed properly and put in working order. Owner shall pay all overages on allowances directly to the supplier at the time of ordering or to Southgate Development.

## **INSURANCE**

The contractor shall provide liability insurance and workman's compensation in full until completion of the building. Fire and windstorm insurance during construction shall be provided by the contractor.

## **EXCAVATING AND GRADING**

The contractor shall do all necessary excavating and rough grading. The surface black dirt shall be scraped off and stockpiled if available. Any surplus soil will be hauled away from the site by the contractor and no additional soil is to be delivered to the site by the contractor unless agreed upon and proper compensation has been determined. Grade level shall be established by the contractor.

### **CONCRETE FOOTINGS**

Footings shall be 8" x 16" of ready mix concrete. A six bag mix with 3000 p.s.i. will be used with dimensions as shown on the drawings. All footings will be poured on undisturbed soil at a depth of not less than 42" from finish grade. The footing drain will consist of continuous 4" perforated ADS drainage tile.

### **BASEMENT WALLS**

Shall be of 3000 p.s.i. concrete construction, straight, plumb, and level as shown on drawings. Exterior walls will be coated with hydrocide 600 waterproofing or equal product.

### **BASEMENT FLOOR**

Floor shall be 4000 p.s.i. concrete, 4" thick, with a 4" sand/lime base thoroughly tamped into place and carefully pitched to floor drains with a 4 mil. Polyethylene vapor barrier between concrete and fill.

### **CEMENT WALKS**

All cement walks shall be 4" thick, of widths and locations shown on plans and shall be finished with a brushed finish.

### **CARPENTER WORK**

The contractor shall and will provide all necessary labor and perform all carpenter work of every nature whatsoever to be done. He shall lay out all work and be responsible for all measurements and keep a competent foreman in charge at all times. All work shall be done in substantial conformity with the plans and specifications of any variations, changes, or amendments thereof that have been approved by the contracting parties. Any additional work to be performed by the workers on the site will be contracted at a rate of \$38.00 per hour.

### **SUPPORT BEAMS**

Support beams shall be micro-lam beams and shall be placed as shown on all plans. Window and door headers will be of 2x10 or 2x12 fir.

### **JOISTS**

Floor joists will be engineered I joists, size and spacing as required by manufacturer.

### **STUDDING AND PARTITION**

Interior studding shall be 2x4's and or 2x6' placed 16" on center, single plate on bottom and double plate on top of each wall or partition. 2x4's shall be doubled around all openings with a 2x4 header at each non-bearing opening. Exterior walls will be of 2x4 or 2x6 as per plan, construction on 16" centers. All wood/concrete floor abutments shall be of pressure treated wood. All exterior walls will have a 2 mil. Vapor barrier between studs and sheetrock.

### **SUB-FLOORING**

Sub-flooring shall be of 4'x8'3/4" OSB flooring glued on all joists with PL 400 or a comparable glue and securely nailed. All joints shall be made on properly supported joists.

### **SHEATHING**

Outside walls shall be covered with 1/2" Plywood wall sheathing securely nailed.

### **SIDING AND SOFFITS**

Siding shall be double 4" vinyl, color to be determined by buyer Soffits are to be white aluminum.

### **ROOFING**

Shingles for roof shall be Certain Teed Landmark 30 asphalt shingles (or equal) (color chosen by buyer) #15 felt building paper beneath. Roof sheathing will be 1/2" OSB sheathing.

### **INSULATION**

Exterior Walls----- R-13" friction fit bats  
Ceilings-----R-38, 12" of blown-in attic insulation  
Furred Walls-----R-11 friction fit bats  
Garage Ceiling-----optional  
Garage Walls-----R-11 friction fit bats

### **WINDOWS AND SLIDING PATIO DOORS**

Windows and patio doors shall be Gerkin white vinyl sliders, with insulated glass. Window dimensions as shown on plans. Interior window jambs will be sheetrock wrapped top and sides with oak sill. Patio doors will have oak jamb extensions with oak casing.

### **EXTERIOR DOORS**

Exterior doors shall be steel or fiberglass insulated doors. Door dimensions and style will be as shown on plans. All ext doors to be painted with acrylic enamel paint.

### **SCREENS**

Screens will be provided for all operable windows and patio doors.

### **MILLWORK**

The interior trim will be pre-finished colonial style oak base (2-3/4") and casing (2-1/4"). Interior doors will be oak pre-hung doors with veneered jambs in sizes as specified in drawings. The stair railing shall be of oak stair parts. Windows sills and mantle will be oak, finished to match millwork.

### **HARDWARE**

Rough hardware shall be furnished and installed by the finish carpentry contractor and shall include nails, screws, bolts, etc. All finish hardware will be installed by the finish carpentry contractor in accordance with plans and specifications. Interior and exterior locksets will be Schlage, Georgian style in satin nickel.

### **PLUMBING**

Contractor shall provide all labor and materials and perform all plumbing work of every nature whatsoever to be done including items under appliances with mechanical hook-ups. All plumbing shall be properly installed and all connections thoroughly tested and shall be installed according to local ordinance. Hot and cold connection shall be made with all plumbing fixtures and appliances that require hot and cold water. Water connections shall be made with water main. Sewer connections shall be made to city sewer line. Gas piping shall be connected to the main. Gas will be run to the furnace and water heater. Any additional gas piping will be extra.

Plumbing fixtures shall be as follows: White fixtures are bid, colors are extra.

Item:

Shower over tub (2)	AquaGlass826036 White-60"x36" (No door or curtain included)
Stools (2)	Mansfield #130-160 PB White
Lavatory (2)	Mansfield #1916 White
Kitchen sink (1)	Dayton D 3321 Stainless Steel
Disposal (1)	Insinkertor Model Badger V
Moen Single Handle Faucets and Shower Heads	#2353, #4625, #7432
Floor Drains (1)	
Water Heater (1)	40 Gal. High Efficiency Gas Vented to Furnace Chimney
No Water Softener bid.	

Laundry facilities to include a complete hook-up for washer and dryer.  
Does not include a sump pump.

### **BATH ACCESSORIES**

An allowance will be provided to the owner for the selection of bath accessories throughout the house. (Towel bars, paper holders, and other fixtures). Mirrors are provided for all vanities.

### **FINISHED FLOORS**

An allowance will be provided to the owner for floor coverings throughout the house. This allowance will include all floor coverings (vinyl flooring, wood flooring, carpet, and tile work, and any required wood underlayment or cement board underlayment). Tile for fireplace included in this allowance, if applicable.

### **STAIRS**

All stairs will be as follows: risers will be of 1x8 pine #2, treads will be of superstep. The stair hand rail, newel posts, and balusters will be oak.

### **CABINET WORK**

All kitchen and bath cabinets will be oak, color to match millwork with flat panel doors. Pulls not included.

### **COUNTERTOPS**

An allowance has been made for countertops, it includes all kitchen and bath tops.

### **CLOSET SHELVING**

Shelving will be wire type with at least one shelf and rod in all bedroom and coat closets. Pantry and or linens will have at least four shelves.

### **SHEETROCK**

All 24" o.c. supports will have 5/8" sheetrock, remainder will be 1/2". All interior walls exterior walls and ceilings will be screwed. All finished areas will be taped and corner beaded, and troweled three times then sanded, and textured. The ceilings will be textured with acoustic texture. Walls will have an orange peel texture.

### **PAINTING/STAINING**

Interior walls are to be finished with one coat latex primer and one coat latex eggshell off white. The exterior doors are to be painted with an acrylic latex enamel finish.

### **ELECTRICAL WORK**

Contractor shall provide all necessary labor and materials and perform electrical work of every nature whatsoever to be done. All work to comply with local codes and ordinances. Provide wiring outlets and rough in for light fixtures as per the uniform building code. Also included are bath fan and bath fan lights for bathrooms, 6 smoke detectors, 5 TV hook-ups and 5 telephone jacks according to plan with wiring roughed to locations of hook-up (hook-ups by others). White receptacles, switches, and plates are bid. Optional Lower Level includes 3 smoke detectors, 5 TV hook-ups and 3 telephone jacks.

### **ELECTRICAL FIXTURES**

An allowance will be provided to the owner for the selection of electrical fixtures throughout the building.

### **APPLIANCES**

An allowance will be provided for the selection of kitchen appliances. The appliances are to include a range, microwave, refrigerator, and a dishwasher. A dryer vent louver to the exterior will be installed. Connection to the dryer by others.

### **HEATING AND AIR CONDITIONING**

Contractor shall and will provide all necessary labor and materials and perform all heating work of every nature whatsoever to be done, including all plumbing and electrical connections, in the installation of a forced air furnace and air-conditioner to sufficiently heat and cool all parts of the house and to put into full operating condition. The furnace to be installed shall consist of the following products, furnace will be a Lennox 70,000 BTU (92%). Air conditioner-Lennox 30,000 BTU 14 seer.

**FIREPLACES**

Fireplaces will be gas, Superior DV 5000 direct vent installed by HVAC contractor. Gas piping by others.

**GUTTERS AND DOWNSPOUTS**

Contractor shall and will provide all necessary labor and material and perform all work for proper drainage from the building. Gutters and downspouts will be constructed of seamless aluminum.

**LANDSCAPING**

Entire yard to be sod. No other landscaping is figured. On completion of project it becomes the responsibility of the owner to keep sod, seed or other plant materials alive and growing.

**GARAGE**

Floor	4" concrete with re-rod 2' o.c.
Exterior Walls	2x4 Construction
Sheathing	½" Plywood
Siding	Vinyl
Shingles	Certain Teed Landmark 30
Electric Wiring	As per code
Overhead Garage Door	16'x7' Steel Insulated Raised Panel with 1 Open/2 Remotes
Driveway	Concrete 18" wide 4" thick with re-rod 2' o.c.

**ALLOWANCES**

Countertops	\$1150
Floor Coverings	\$5346
Electrical Fixtures	\$1250
Appliances	\$2025
Bath Accessories	\$30 (per bath)

**OPTIONAL LOWER LEVEL ALLOWANCES**

\$100
\$2518
\$280