

RINALDI, INC.

GENERAL CONTRACTOR ◊ CONSTRUCTION MANAGEMENT ◊ DESIGN

SPECIFICATION SHEET

General Conditions

1. Building, Plumbing and Electrical Permits
2. Engineering and As-builds for house foundations only (no septic engineering included)
3. Temporary job site toilet, and dumpster
4. General Liability and Workmen's Compensation Insurance Certificates

Foundation Construction

1. Excavation for house foundation, to include full size 8 ft basement. Garage area will have frost wall construction ready to receive slab on grade
2. Backfill of foundation walls with on site materials for exterior rough grading
3. Backfill of interior basement slab and interior of garage walls will consist of crushed stone
4. Perforated 4 inch French drain installed at perimeter of exterior foundation walls
5. Sprayed foundation damp proofing for all foundation walls that will be below grade and part of the basement area
6. Installation of 6" polyethylene vapor barrier underneath basement slab
7. Installation of 6 x 6 steel reinforcement wire mesh for garage and basement slabs
8. Pour and trowel finish concrete slab for both basement and garage slabs.
9. Concrete will be 3000 PSI for concrete footings and walls and 3500 PSI for garage and basement slabs.

Rough Construction

1. Rough Carpentry labor and material for house framing and roof construction. Included 2 x 6 studs for exterior wall framing
2. Roof is 25 year standard straight tab shingles throughout with 15 lb roof felt paper under shingles and Ice and Water barrier at base perimeter of roof framing
3. Vinyl Double hung windows of Harvey contractors series or equivalent with low-E thermal glass panes
4. Vinyl insulated garage doors with ½ HP electrical operating motor
5. Fiberglass insulated main entry door system
6. Zero clearance gas (or propane) fireplace with decorative fireplace surround and mantel
7. Insulation as per code requirements for walls, and ceilings
8. Blue board and plaster through-out , with skip trowel finish for ceilings and closets and smooth finish for walls

Finish Construction

1. Vinyl siding exterior finish. PVC decorative window shutters for front of house only
2. Paint grade fascia and freeze board along with paint grade soffit and aluminum strip vent in center
3. Pressure treated 10 ft by 12 ft exterior deck with matching guard rails and stairs for rear of house
4. Pressure treated front porch with paint grade square columns and guard rails
5. Pre-hung six panel pre-primed interior doors with 3 ½" colonial casings
6. Pre-primed finger jointed 5 ¼" baseboards
7. Stair case to have oak treads and painted risers along with pre-primed standard spindles along with stained oak hand rail. Stair treads will be finish with clear polyurethane finish same as hardwood flooring finish
8. Hardwood oak floors 2 ¼" planks throughout first floor and at second floor bedroom hallway. Hardwood to be finished with a clear polyurethane finish
9. Wire shelving for all closets
10. Carpet for all bedrooms of house. The allowance included for the purchase of carpet is \$18.00 per square yard. This includes all taxes and transportation costs
11. Ceramic tile for all bathroom floors and laundry room floor. The allowance for the ceramic tile is \$3.00 per square foot. Tub surround in master bedroom bathroom will have tile installation to match floor.
12. All door hardware will be lever type handles of chrome or brass finish
13. One primer and two finish coats for all painting of walls and ceilings. An allowance of three standard colors are included
14. Kitchen cabinet allowance of \$15,000 is included. Also and allowance of \$2,500 is included for all toilet cabinetry and laminate countertops
15. Kitchen countertop included is granite. The allowance for the granite countertop including cutting, finish and installation is \$5,000

Mechanical, Electrical and Appliances

1. Two forced hot air gas (or propane) air handlers along with two condensing units, to heat and cool first floor and another for second floor.
2. Gas (or propane) hot water tank
3. All required registers and duct for HVAC system
4. 200 amp electrical service. We have assumed a underground service that is no longer than 100 feet to the utility conjunction box supplied by utility company
5. White decora light switches and plugs throughout
6. Included are 10 recessed lights of 6 inch diameter for house and all other lighting is per building code requirements. Allowance for pendant lighting for interior and exterior lighting is \$1,250
7. Rough piping for central vacuum is included house
8. Plumbing and Kitchen Appliances allowance of \$6,000 is included for the following items;
 - 8.1. Kitchen sink and faucet
 - 8.2. Dishwasher, cook range, kitchen hood ventilation blower, and microwave
 - 8.3. Jacuzzi tub in master bathroom

8.4. Toilets, vanity in lay sinks along with faucets, shower valves and faucets, shower tubs with vinyl tub surround

Not included

1. Septic design, engineering, permitting and construction
2. Well construction if required
3. Land clearing, tree removal and ledge work in any way
4. Finish landscaping
5. Asphalt and exterior hardscapes such as concrete pads, gates, fences, etc.
6. No electrical wiring or underground piping for exterior lighting or amenities
7. No finance charges for construction period