

Millfield Construction Company
BASIC CONSTRUCTION SPECIFICATIONS

Arbors at Spring Valley

Issued Date: 08/26/2010
(all previous specifications are obsolete)

1.0 GENERAL

Construction shall be completed in compliance with the documents listed below in the same order of precedence:

1. Applicable codes, laws and regulations.
2. Agreement of sale and addendums thereto.
3. Construction drawings.
4. These specifications.

All changes requested by Buyer must be listed in an addendum to the Agreement of Sale. These specifications are intended to be generic and brand names are only mentioned as examples. Items may be substituted with other items of comparable quality.

2.0 SITE WORK

GRADING: Excess soil from excavation of the foundation will be used to grade areas adjacent to the building. Disturbed areas are then covered with an average of 4" of loose topsoil that was scraped from the property prior to excavation. Topsoil is not screened and will contain some stones.

DRIVEWAY PAVING: 4" compacted type 2A modified stone base covered with 2" type ID2 asphalt. Width of drive will be overlap 12" on each side of garage door.

WALKWAYS: Brick pavers (MQA)* 3' wide private walk and 4' wide public sidewalk (per site plan).

SEEDING AND LANDSCAPING: Fronts of condominium units will be landscaped. In the case of end units, 1/2 of the side of the unit will be planted with foundation shrubs. There is no landscaping planned for rear of units. Yards are seeded only. Street trees will be planted per approved site plan. Middle attached units: five (5) perennials, twelve (12) shrubs and one (1) upright evergreen; End attached units: ten (10) perennials, twenty (20) shrubs and one (1) ornamental tree; Detached units: ten (10) perennials, fourteen (14) shrubs, two (2) ornamental trees (or three (3) ornamental trees if no street tree is planned for unit location per site plan).

3.0 CONCRETE

FOOTERS: 8"x20" cross section of 3,000 psi concrete with two 1/2" re-bars (MQA)* running the length of footer.

FLOOR SLABS: 4" thick, 3500 psi concrete (trowel finish) over 6" stone base, with 6 mil. plastic vapor barrier under slab, saw cut control joints as necessary.

GARAGE SLAB: 5" thick, 3500 psi concrete mix (trowel finish) with 1/2" rebar (MQA)* placed 24" on center in both directions. Saw cut control joints (MQA)*.

EXTERIOR SLABS AND WALKS: 4" thick, 4000 psi (MQA)* concrete, broom finish, Sealer Coat applied to aid curing and frost resistance (MQA)*.

BASEMENT FOOTER DRAINS: 4" perforated corrugated drain pipe applied to exterior of footers (MQA)*, with crossovers, draining into a sump pit. Sump pumps are included in in-ground basements but not in walk-out units. System suitable for connection to radon venting system.

FRONT PORCH (per plan): Concrete floor and steps.

REAR PATIO/DECK: 140 square feet of brick paver patio or 140 square feet of composite material deck with vinyl pergola over patio/deck area per plan. If walkout unit, 24 square feet of concrete patio slab.

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4.00 MASONRY

BASEMENT WALLS: Per plan, 8' 2" XI Superior Walls or poured concrete (MQA)*.
CRAWL OR GARAGE FOUNDATION: Concrete block or poured concrete at Builder's option.
CRAWL SPACE: 4" crushed stone covered by 6 mil. Poly vapor barrier. Radon system rough-in. Crawl space to have 32"x24" uncovered access to basement.
FRONT ELEVATION: Cultured stone and Flexlite (MQA)*.
SIDE AND REAR ELEVATIONS: Cultured stone on exposed foundations (MQA)*.

5.00 METALS

STRUCTURAL: Steel beams and columns (if specified in designs). Steel to be rust primed.
ANCHOR BOLTS: Per code around perimeter of foundation walls.

6.00 FRAMING

WALL HEIGHTS: 9' first floor walls (MQA)* and 8' second floor and basement walls.
SILL PLATES: Pressure treated lumber placed over sill sealer layer on block walls and glued to Superior Walls.
FLOOR FRAMING: Engineered joists. Engineered wood (and/or steel) beams.
SUB FLOOR: ¾" Tongue and Groove moisture resistant (MQA)* structural boards, glued and nailed with 2 3/8" ring shank nails to minimize squeaks.
EXTERIOR WALL FRAMING: 2 x 6 – 16" o.c. studs with double top plate.
EXTERIOR WALL SHEATHING: Solid 7/16" structural board (MQA)*.
PARTY WALLS: U.L. two hour fire rated walls, fiberglass insulation both sides (MQA)*.
INTERIOR WALL FRAMING: Per plans, 2x4 (or 2x6) studs @ 16" spacing.
ROOF FRAMING: Engineered trusses or dimensional lumber rafters.
ROOF SHEATHING: ½" structural boards with square edge and clips.

7.00 THERMAL AND MOISTURE INSULATION

ROOFING FELT: 15 lb. density, asphalt impregnated.
FLASHING: 26 gauge aluminum and/or rubberized ice guard valley shield.
DRIP EDGE AND FASCIA: White aluminum.
SHINGLES: 30 year warranted, dimensional shingles (MQA)*
RIDGE VENT: Continuous shingle over venting.
CAULKING: 20 year silicone.
SIDING: Premium lifetime warranty vinyl, clapboard pattern. 3½" flat vinyl trim lineal around windows on all sides of home. 5" lineal plus crown molding in rear dormer windows and end rakes of buildings (MQA)*.
AIR INFILTRATION PREVENTION: Tyvek or equal house wrap on all walls located behind siding.
GUTTER: 5" white aluminum.
DOWNSPOUTS: 3" white aluminum
SOFFITS: White aluminum or vinyl; vented.
INSULATION: Exterior Walls: R-19 glass fiber batts with kraft paper face.
Roofs: R-30 blown in glass fiber, or R-30 batts in sloped ceilings. (Insulation of unfinished areas and garages is optional).

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8.00 DOORS AND WINDOWS

EXTERIOR DOORS: Front door: Portrait stained fiberglass insulated, 2 panel arch; fire-rated, fiberglass door between house and garage. (MQA)*.

GARAGE DOORS: Amarr Carriage style insulated garage doors with glass windows (MQA)*. Whisper (belt) drive (MQA)*, 1/3 hp electric operators, two remotes per 16' door.

PATIO DOORS: 8' tall Andersen or equal sliding door, insulated glass with grilles in the air space and sliding screen. (MQA)*

WINDOWS: Capital or equal vinyl windows, double hung or casement per plans, Low E glass and half or full screen. Grilles in the air space. Egress sized windows in all bedrooms. Egress window in basement.

WALKOUT BASEMENTS (where applicable): Includes Capital 6' vinyl sliding patio door with screen and two (36' wide units) or three (42' wide units) windows.

9.00 FINISHES

DRYWALL: ½" sheetrock, taped and spackled with smooth finish ready to paint. Drywall window returns. 5/8" fire resistant drywall on garage ceiling and garage/house common walls. Garage and basement stairway drywall hung, taped, but not finished, painted or trimmed.

PAINTING: Interior walls and ceilings: flat latex, two coats sprayed and second coat back rolled; one color per unit. Interior trim: one (1) coat latex based primer, one (1) coat latex based semi gloss. Exterior trim and doors: two (2) coats latex based semi gloss. Standard interior color: ICI Paint; Antique White or Santa's Beard.

FLOORING: Carpet (Shaw Highland Cove I or equal) with 7/16", 4 lb bonded pad in bedrooms, halls, dining rooms, dining areas, stairs to second floor (if applicable) family rooms and great rooms. Vinyl (Armstrong Initiator or equal) flooring installed on luan plywood under-layment in secondary baths, powder rooms, laundry rooms and kitchens. Hardwood (Bruce Dundee 3¼" or equal) flooring in foyer per plan (MQA)*.

Ceramic tile (Shaw Aztec or equal) flooring in owner's bathroom (MQA)*; ceramic tile tub surround (Shaw Aztec or equal) 4 3/8"x4 3/8" or 6"x6", 2 rows of field tile and 1 row of bull nose on walls above soaking tub only. If plan indicates a tub shelf, tile is included on the top and sides of tub shelf.

10.00 TRIM

INTERIOR WOOD TRIM: 3¼" base and 2¼" door casing, colonial, paint grade wood.

Window sills: paint grade wood. Stairs: yellow pine box type.

FRONT DOOR: Schlage, Plymouth polished brass finish series handle set with deadbolt.

INTERIOR DOORS: Continental arched 2 panel, pre-hung with paint grade split jambs. Schlage or equal polished chrome door hardware with flair-style handles (MQA)*.

SHELVES: Closet shelving: 12" vinyl coated wire (free glide) (MQA)*. Four (4) rows of linen shelving: 12" or 16" vinyl coated wire.

CABINETS: Yorktowne, Premier series (except Keystone) or equal. Toe kick cover plate to match cabinets. 36" wall cabinets and 42" corner wall cabinets with 2" crown mold (MQA)*.

KITCHEN COUNTERTOPS: Formica, Wilsonart or equal laminate with self edge and 4" backsplash.

VANITY TOPS: One piece cultured marble tops with integral lavatory bowl.

STAIRS: 36" wall with a painted wood cap as indicated on plan.

EXTERIOR TRIM: Window-box shelf with forged aluminum decorative grille (MQA)*.

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11.00 SPECIALTIES

BATH FIXTURES: Plate glass mirror for each vanity. Golden Gate chrome: 24" towel bar in full bathrooms, towel ring in all bathrooms, and euro paper holder for each toilet.

12.00 APPLIANCES

GE appliances with one (1) year manufacturer's warranty by GE.
RANGE: Model #JGBP33 white, bisque or black, gas (MQA)*, self cleaning
DISHWASHER: Model #GLD5600, white, bisque or black, potscrubber
MICROWAVE: Model #JNM1851, white, bisque or black, non-vent

13.00 PLUMBING/HVAC

PLUMBING: Qestpex or PVC water supply lines, Schedule 40 PVC sanitary and vent piping. Fixtures (White or Bone color): One piece Aker fiberglass tub/shower and shower. Aker OVA4260 alcove or Jacuzzi Riva 5' drop in soaking fiberglass tub per plan. Chrome with obscure glass shower doors (Slider door on 4' showers and hinged doors on 3' showers) on shower stalls. Vortens Vienna elongated or equal toilets (MQA)*. Moen Chateau #L4621 or equal single handle chrome vanity faucets in all baths. Moen #L2323 chrome shower faucet or Moen #L2353 chrome tub/shower faucets. Elkay #CR3322 or equal double compartment overmount stainless steel kitchen sink with Moen chrome #7430 single handle faucet and separate sprayer. 50 gallon direct vent gas water heater (MQA)*. Ice maker line to refrigerator location. 1/2 HP garbage disposals. (MQA)*. Two frostless outside faucets. Sump pump (1/3 HP) not included in walk-out basements. All plumbing to meet or exceed the National Plumbing Code.
HVAC: High efficiency gas furnace with 13 seer rated central air conditioning in finished living areas. Fiberglass main duct work with hard and flexible piping for branch runs. No heat or air conditioning in garage. One heat/AC duct and one return air duct located in the basement. Exhaust ducts to outside for dryer vent and bath fans. HVAC supply to all walk-in closets and bathrooms(MQA)*.

14.00 ELECTRICAL

SERVICE: 200 amp. service with breakers. 40 circuit panel.
WIRING: As required by National Electrical Code. Waterproof outlet front and rear. Hard-wired smoke detectors with battery backup on each floor and each bedroom. QTREN80 fan in master bath. 3 telephone jacks, 3 cable TV outlets. One ceiling fan and light fixtures as indicated in plans. Carbon Monoxide Detectors (1 per floor) (MQA)*
LIGHTING: Progress Lighting Fixtures: Two-story Foyers: #P3807-09; Dining room chandelier: #P4049-18; Vanity bath lights: #P3246-18 or equal, one over each bowl; Walk-in closets: #P3405-30 or equal; Laundry rooms: #P3407-30 or equal; Exterior front: #P5793-71; Exterior rear: #P5792-71 (2nd exterior rear light at walk-out basement patio door where applicable); Recessed lights per plans.

MQA* = Millfield Quality Advantage: Identifies quality practices not commonly used by builders in our market area.

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