

**Millfield Construction Company**  
**BASIC CONSTRUCTION SPECIFICATIONS**

**Terraces at Brighton**

Issued Date: 01/01/2011  
(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.

**SEEDING AND LANDSCAPING:** All disturbed areas shall be seeded. Seeding is carried out by smoothing topsoil to break up clumps, removing stones from the surface, and spreading seed and fertilizer.

Landscaping in front of unit only and is included per Brighton Landscaping Standards: (6) deciduous shrubs, (8) evergreen shrubs and (3) ornamental trees plus (1) street tree.

**3.0 CONCRETE**

**FOOTERS:** 8" X 20" cross section of 3,000 psi concrete with two ½" 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 ½" 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 suitable for connection to radon system.

**FRONT PORCH** (per plan): Concrete floor and steps, vinyl porch railing.

**REAR PATIO:** 12' X 10' X 4" Concrete slab on grade (up to two pressure treated, wooden steps included)

**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" x 24" uncovered access to basement.

**FRONT ELEVATION:** Stone veneer exposed foundation on front elevation (MQA)\*.

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### 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)\*** 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:** 3/4" 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, 2 x 4 (or 2x6) studs @ 16" spacing.

**ROOF FRAMING:** Engineered trusses or dimensional lumber rafters.

**ROOF SHEATHING:** 1/2" 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. 3 1/2" flat, vinyl trim around windows on the front & sides **(MQA)\***.

**AIR INFILTRATION PREVENTION:** Tyvek or equal house wrap on all walls located behind siding.

**GUTTER:** 5" white aluminum.

**DOWNPOUTS:** 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).

### 8.00 DOORS AND WINDOWS

**EXTERIOR DOORS:** Front door: Fiberglass Therma Tru Smooth-Star S-210 or equal, 20 Year warranty. Insulated, fire-rated, fiberglass door between house and garage. **(MQA)\***.

**GARAGE DOORS:** Pre-finished, 25 gauge, raised panel steel, non-insulated. Height of doors per plans. Whisper (belt) drive **(MQA)\***, 1/3 hp electric operators, one remote per door (two for 16ft doors).

**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.

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**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, family rooms and great rooms  
Vinyl (Armstrong Initiator or equal) flooring installed on luan plywood underlayment in kitchen, secondary baths, powder rooms, and laundry areas.

Hardwood (Bruce Dundee 3 ¼" 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" X 4 3/8" or 6" X 6", 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:** 3 ¼" base and 2 ¼" 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:** Masonite or equal 6 panel series per community features, Pre-hung with paint grade split jambs. Schlage or equal polished brass door hardware,.

**SHELVES:** Closet shelving: 12" vinyl coated wire (free glide) **(MQA)\***. 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 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(s).

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

**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

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**13.00 PLUMBING/HVAC/SPRINKLERS**

**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) in finished basements only (not applicable to 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 in each bedroom. QTREN80 fan in master bath. 3 telephone jacks, 3 cable TV outlets. 1 ceiling fan and light fixtures as indicated in plans. Carbon Monoxide Detectors (1 per floor) **(MQA)\***

**LIGHTING:** Progress Lighting Fixtures: Dining room chandelier: #P4049-18 or equal for 9' Ceiling or #P4047-18 or equal for 8' Ceilings; Vanity bath lights: #P3246-18 or equal, one over each bowl; Walk-in closets: #P3405-30 or equal, and Laundry rooms: #P3407-30 or equal; Recessed lights per plans. Exterior lights by neighborhood.

**NOTE:** Sprinkler systems will be installed as required by code on all new home construction starts from January 1, 2011.

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

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