



ARM RIVER  
BUILDERS, LLC

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**Table of Contents**

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Specifications

Page 1 of 13

<i>1. Scope of Work</i> .....	<b>4</b>
<i>2. Permits</i> .....	<b>4</b>
<i>3. Foundation</i> .....	<b>4</b>
<i>4. Framing</i> .....	<b>5</b>
<b>4.1. Lumber</b> .....	<b>5</b>
<b>4.2. Exterior Siding</b> .....	<b>5</b>
<b>4.3. Roofing</b> .....	<b>6</b>
<i>5. Electrical</i> .....	<b>6</b>
<i>6. Structured Low Voltage Wiring</i> .....	<b>7</b>
<i>7. Air Conditioning</i> .....	<b>7</b>
<i>8. Plumbing &amp; Gas</i> .....	<b>8</b>
<i>9. Driveway, parking area, and sidewalks</i> .....	<b>8</b>
<i>10. Area Drains &amp; Gutters</i> .....	<b>9</b>
<i>11. Insulation &amp; Sheetrock</i> .....	<b>9</b>
<i>12. Paint</i> .....	<b>9</b>
<b>12.1. Exterior</b> .....	<b>9</b>
<b>12.2. Interior</b> .....	<b>9</b>
<b>12.3. Wood trim, Doors and Built In Finish</b> .....	<b>10</b>
<i>13. Flooring</i> .....	<b>10</b>
<b>13.1. Tile</b> .....	<b>10</b>
<b>13.2. Concrete Floors</b> .....	<b>10</b>
<b>13.3. Hardwood Floors</b> .....	<b>10</b>
<i>14. Countertops</i> .....	<b>11</b>
<b>14.1. Granite / Cultured stone</b> .....	<b>11</b>

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14.2. Tile.....	11
15. <i>Fireplace</i> .....	11
16. <i>Windows and Doors</i> .....	11
16.1. Windows.....	11
16.2. Exterior Doors.....	11
16.3. Interior Doors.....	12
17. <i>Interior Built-ins, cabinets and shelves</i> .....	12
18. <i>Interior Trim</i> .....	14
19. <i>Fence</i> .....	14
20. <i>Hardware</i> .....	14
21. <i>Pool</i> .....	14
22. <i>Landscaping</i> .....	14
23. <i>Allowances</i> .....	15

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## 1. Scope of Work

- Construct a new residence with approx. 2843 square foot Living space (footage does not include porches) residence. Specifications are based on Plans dated 09-17-18
- Obtain permits, schedule required inspections and surveys.
- Prepare and submit draw request forms with required support documentation for lender
- Work with owner to determine selections for allowance items
- Provide Change of Work Orders for approval for owner changes and/or upgrades

## 2. Permits

- All applicable permits and fees included.

## 3. Foundation

- Foundation as recommended by Engineer and Geotechnical survey

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## 4. Framing

- Ceiling height will be 10' unless otherwise noted on the plans.
- Contractor is approved to position electrical boxes and fixtures, plumbing fixtures and HVAC grills and registers without relocation of framing members

### 4.1. Lumber

- Exterior Wall Frame Construction: 2 x 4 kiln dried fir stud grade studs on 16" centers
- Interior Wall Frame Construction: 2 x 4 kiln dried fir stud grade studs on 16" centers unless noted otherwise on plans
- Other floor Joist & Headers: #2 grade yellow pine lumber
- Ceiling Joists & Rafters: #2 grade yellow pine lumber
- Plates, Blocking & Bracing: Utility fir
- Bottom Sole Plate: #3 treated yellow pine in garage
- Cornice Detail per plans
- Soffit material to be 1/4" cement board vented or non vented soffit depending on insulation type
- Patio ceilings to be 4x8 cement board.
- 1<sup>st</sup> floor deck to be 2x6 treated Pine.

### 4.2. Exterior Siding

- 7/16" OSB sheathing with Tyvek
- cement board plank board and batten siding smooth per plans– 5/16" thick plank installed according to manufacturers specifications and plans, alternate plank sizes included. Cement Panel with reveal trim as per plans as per plans.
- Unless otherwise noted in the specs, all exterior trim and railings to be comprised of rough cedar, treated pine or cement board.

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#### **4.3. Roofing**

- 30-year shingle. Weatherwood color unless otherwise advised by client
- All flashing, valley metal and drip edge to be galvanized metal
- 30# felt underlayment. Ice and water shield optional at additional cost.
- 7/16" OSB sheathing

### **5. Electrical**

- Service to be 200-amp, 120/240-volt, single phase, and three wire
- All copper wire in conduit per city commercial code. Service and feeder wire may be aluminum per code.
- Electrical per plans. If Owner desires additional outlets, switches or lights, or moving of switches, outlets or lights after rough in, there will be an extra cost.
- Decora white rocker light switches with standard white wall receptacles and faceplates.
- Contractor shall have the authority to determine the location of electrical service meters, circuit breaker panels and point of attachment.
- Contractor to provide in ground service to house
- Electrical connections for ovens and dryer included
- Contractor responsible for installing refrigerators, ice makers, washers, dryers, externally mounted blower motors for cook-tops or owner provided electrical fixtures.
- 4" or 6" recess can housing and generic baffle style recess light trims are included, other recess can sizes, trim and bulbs per electrical fixtures allowance.
- All surface-mounted lights, under-counter lights, pendant lighting, bulbs, doorbell, dimmers, fans, and photocells per allowance; installation included

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## 6. Structured Low Voltage Wiring

- All low voltage wiring to be specified and paid for by client.
- **Wiring** for alarm system is not included and should be contracted with the alarm company designated by owner or other third party of owners choosing
- Security trim out is not included
- Individual Smoke Detectors are installed per code and are part of allowance

## 7. Air Conditioning

- Home will be cooled and heated per the International Energy Conservation Code 2009
- Electric furnace with flex-duct forced air system
- Goodman 14-seer dual zone air conditioning system: Tonnage per Manual J calculation. Current plan is one 5-ton unit with one zone.
- A/C compressors to be electric
- A/C grills to be made of plastic
- Return air grills are to be made of metal
- Flexible R8 plastic ducts to be used for supply air ducting
- Thermostat to be digital programmable

## 8. Plumbing & Gas

- Plastic water lines throughout house to be PEX piping
- Water lines will be insulated to meet the International Energy Conservation Code 2009
- Plastic pipe to bring water into the house
- Plastic pipe for the sewer line. Sewer connections deeper than 6' below grade are at extra cost.

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- Installation of all Plumbing fixtures (sinks, faucets, toilets, shower, waste & overflow and strainers) per allowance
- Tankless electric water heater. 4-gallon maximum outflow. Included in allowance.
- One gas connection for Kitchen cooktop

## 9. Driveway, parking area, and sidewalks

- Gravel driveway per plans
- Walkways per landscape allowance.

## 10. Area Drains & Gutters

- Lot Drainage grading per plans to use existing site soil.
- Gutters per allowance.

## 11. Insulation & Sheetrock

- Wall insulation R-19 Blow-in-Blanket Fiberglass in exterior 2 x 4 walls
- Attic insulation R-38 Blow-in-Blanket Fiberglass
- All insulation to meet or exceed International Energy Conservation Code 2009
- 1/2" Sheetrock throughout.
- Sheetrock repairs necessitated by client changes to fixture placement will be to client's account and handled by change order.
- Sheetrock to include texture

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## 12. Paint

### 12.1. Exterior

- Sherwin Williams Pro-Mar Acrylic Primer or similar at builder's choice
- Sherwin-Williams Super Paint Flat House Paint or similar at builder's choice
- Steel lintels will be primed/painted with DTM Acrylic Gloss Enamel B66B11 or similar at builder's choice
- Up to two colors (body color and trim color) included
- Decks to be stained

### 12.2. Interior

- All walls and ceilings are smooth with light texture resulting from roller application
- Walls and ceiling paint: Sherwin Williams Pro-Mar Hi-Holdout Latex Primer, Sherwin Williams Pro-Mar 200 Latex Flat Wall Paint or similar product with same quality at builder's choice – owner understands that sheetrock imperfections will be visible.
- Ceilings and closets to be painted white
- Up to three colors of paint (two latex wall colors and one enamel trim/cabinet color) may be used on interior. Additional colors will be at extra charge. Latex and enamel colors are not interchangeable.
- Two additional enamels included

### 12.3. Wood trim, Doors and Built-in Finish

- Sherwin Williams Classic Pro Oil based enamel Semi-Gloss or similar product with same quality at builder's choice
- Kitchen cabinets to be painted.
- All wood trim to be painted (built in cabinets included)
- Library Bookshelves and trim Stained

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- All doors to be painted.
- Minor imperfections may exist in texturing and paint and will be considered acceptable.
- The majority of enamel will be sprayed. Some touchups may be rolled at builder discretion.

## 13. Flooring

### 13.1. *Tile*

- Installation of floor tile per plans included. Straight or diagonal lay included, patterns, borders and ornamental patterns in the flooring at extra cost.
- Material for ceramic tile per allowance
- Tile to wood transitions to be covered with same wood thresholds
- Includes one shower enclosure and one tub surround

### 13.2. *Hardwood Floors*

- 2x6 T&G Pine. Stain to be client's choice.

## 14. Countertops

### 14.1. *Granite / Cultured stone*

- All Granite, cultured stone or other hard surface materials per allowance. Installation and fabrication (cutting and standard edges) of up to 150 sqft included.
- All bathroom backsplashes to be 4"
- Additional heights or tile accents at extra cost.

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**14.2. Tile**

- Kitchen backsplash to be tiled per plans up to 18" high and 36" high above cooktop/stove
- Installation of 50 SQFT wall tile in straight or diagonal lay included, patterns, intricate borders and ornamental patterns in the wall tile at extra cost.
- Materials per allowance additional heights or tile accents at extra cost
- All tile floors to have .5" cement backer. All tile walls to have .25" cement backer.

**15. Fireplace**

- Wood burning

**16. Windows and Doors**

**16.1. Windows**

- fiberglass, insulated, low E 366 Windows.
- Windows per allowance

**16.2. Exterior Doors**

- Front door per Front door allowance
- Patio Door per Exterior door allowance

**16.3. Interior Doors**

- All doors to be 1-3/8 thick solid core doors
- two barn doors
- Interior doors per allowance

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## **17. Interior Built-ins, cabinets and shelves**

- All cabinets, built-ins and shelves per plans and schedule included
- Changes or additional cabinets, built-ins and shelves may cost extra
- Cabinets, built-ins and shelves sizes per schedule
- Specialty cabinets requiring special hardware or building specs may cost extra
- All painted cabinets, built-ins and shelves will be shop built from paint grade Plywood with paint grade solid wood or plywood face frames, drawer fronts and doors. Materials are at the Builders choice.
- Stained cabinets to be built from stain grade birch plywood for the cabinet interior and stain grade white pine plywood and solid clear pine for the doors, drawers and face frames. Exotic or other species of wood to be at additional cost.

## **18. Interior Trim**

- Baseboards to be painted single piece 1x6 boards
- Door and window trim to be 1x4 with double cap
- All paint grade door and baseboard trim to be made of #2 pine or MDF material at the builder's choice
- Crown moldings included in common areas of first floor and master bed.
- Shiplap on three walls – per client email.
- Beams on the vaulted ceiling in living room / kitchen - per client email.
- Bathroom wainscot with Chair rail - per client email.

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## **19. Fence**

- NA

## **20. Hardware**

- Door Hardware, towel bars, door stops, mailboxes and cabinet knobs per hardware allowance; installation included

## **21. Pool**

- N/A

## **22. Landscaping**

- Per allowance. Customarily includes sod, plants, planting soil, and fence. Additional features may include sprinkler systems, patios, exterior walkways, exterior concrete or paver decks and porches on grade level other than driveway, masonry for retaining walls
- Builder to provide final grade from pre-existing soil. Landscapist responsible for soil treatment needed for sod, etc.
- Landscaping labor to be deducted from allowance

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