

COOLIDGE ESTATES DEVELOPMENT LLC

Manchester Homes Construction Scope

General Conditions:

- ❖ Supply superintendent to oversee all aspects of construction to turn key and delivery of Certificate of Occupancy with signed punch list complete
- ❖ Supply dumpster for daily clean up of all debris throughout construction
- ❖ Assist owners with choices of colors, interior trim details, cabinetry details, location of plugs, dedicated circuits for computers, location of data and phone connections, flooring choices, types of flooring sealing if necessary, textures of walls or ceilings, types of door handles, door stops and shelving options for closets
- ❖ Temporary electrical service for construction by builder
- ❖ Temporary heat for construction by builder
- ❖ Home to be professionally cleaned throughout prior to final delivery, including all windows
- ❖ Building permit for the Town of Manchester

Scope of Work:

- ❖ Excavation
 - Excavate for foundation hole per plan
 - Compact to 95% compaction on bottom of footings
 - Excavate for electrical, telephone and cable underground to house foundation
 - Install 12" of bank run gravel with 6" of state spec crushed gravel for driveway per plan
 - Backfill foundation with clean sandy soil
 - Install sewer line to street
 - Install water line to street
 - Install French drain to daylight around exterior of foundation
 - Loam and seed 30' from foundation
 - Backfill interior of foundation
 - Driveway to be asphalt
- ❖ Concrete
 - Furnish and install concrete foundation per plan with rebar in footings and two rows top and bottom of walls
 - 8" concrete basement walls
 - All foundation concrete to be 3,000 psi
 - Sealcoat foundation with Rubber Membrane Sealant
 - Concrete floor to be 4,000 psi, 4" thick with control joints
 - Footing drains

COOLIDGE ESTATES DEVELOPMENT LLC

- ❖ Garage
 - Power to door openers and lights
 - Overhead doors - insulated, aluminum doors or per plan

- ❖ Home
 - Sill seal on level foundation
 - 1 PT 2x6 plate continuous
 - All columns to be 3.5" and concrete filled
 - Basement support beam to be an LVL or as spec'd
 - All floor joists to be 2x10 or larger
 - All plywood floors to be Advantech, 3/4 T&G, glued and nailed with ring shanked
 - All exterior walls to be 2x6 with 1/2" Zip wall system
 - All exterior headers to be triple 2x10s or larger
 - All headers over 5' to have double jack studs
 - All interior walls to be 2x4
 - Interior wall height on 1st floor to be 8'
 - 3 1/2" nails in all studs to plate attachments
 - Roof framing to be 2x12s or trusses per plan
 - Roof plywood to be 5/8" zip roof with taped seams

- ❖ Insulation
 - Walls to be Fiberglass Batt Insulation with a minimum of R-21
 - Cathedral sloped areas to be vented with R-38 insulation
 - Basement to be fiberglass batts R-30

- ❖ Roofing
 - All sloped roofs to be 40-year architectural shingles
 - Bituthene 6' on eaves and valleys
 - All shingles to be hurricane nailed at gables and attached per 100 mph wind load.

- ❖ Siding
 - Siding to be CertainTeed Mainstreet 4/4 Vinyl
 - Siding to be attached per manufacturers spec
 - Corner boards to be 5" White Vinyl
 - All fascia and rake edging to be White Aluminum Coil
 - House to be sealed per rodent code
 - Sill seal caulk all concrete to wood areas

- ❖ Windows and Doors
 - All windows to be White Vinyl Tribute by Harvey - Low E, Argon Gas, Grills between the Glass, and Full Screens or equivalent
 - All doors to be ThermaTru or equivalent

COOLIDGE ESTATES DEVELOPMENT LLC

❖ Electrical

- Install electrical
 - ❖ 200 AMP service underground to house
 - ❖ Outlets per code
 - ❖ 6 recessed cans
 - ❖ Smoke detectors per code
 - ❖ GFCI outlets per code
 - ❖ 2 Cable Home Runs
 - ❖ 2 Data Home Runs
 - ❖ All exterior doors to have decorative lights
 - ❖ All walk in closets to have lights

❖ Plumbing

- Per plan and code
- Master Bathroom Tiled Walk-In Shower
- Full Bathroom Tub/Shower Unit on 2nd Floor will be by Lasco/Sterling or equivalent that is 36" wide by 5' long
- Two exterior silcocks
- Electric washer/dryer hookups with exterior venting of dryer

❖ Heating

- Gas boiler 95% efficient
- Rinnai On-Demand HW
- FHA – with A/C
- (2) zones with Programmable thermostats

❖ Interior trim

- Install all interior doors, solid core, and trim to be painted white
- Baseboard to be 5 1/4" speed base painted white
- All exterior/interior hardware to be Schlage
- All hinges to be polished chrome
- All interior trim 2 1/2" Colonial casing painted white
- Standard Pantry and Closet shelving by Rubbermaid

❖ Drywall & Paint

- Install 1/2" gypsum board and 3 coats of compound sanded smooth
- Garage will have 5/8" fire rated sheetrock abutting living areas
- All walls to be primed and painted 2 coats – One color throughout – Choice by Owner – Benjamin Moore or Sherwin Williams
- Ceilings to be white flat ceiling paint
- All doors to be painted, semi gloss, 2 coats

❖ Deck

- Decks to be per plan

COOLIDGE ESTATES DEVELOPMENT LLC

❖ Flooring

- Hardwood in foyer, kitchen, family room and dining room to be 2 ¼" finished red oak
- Tile in Bathrooms and Laundry
- Carpet in bedrooms and Hallway

Allowances – Items are controlled by Owner

- ❖ Tile for Master Bathroom Floor and Shower, bathroom floors, pantry floor and laundry floor (Material Only) \$3 psf
- ❖ Lighting fixture Allowance \$1,000
- ❖ Appliances – Installed by Others \$2,500