

Updated: 11.13.25

Scope of Work

These specifications are intended to include all labor, materials, and services necessary for construction. All articles or materials are specified in such a manner that an equal material or product of the same quality can be substituted at the discretion of CBI. Work not specifically described below or shown in attached drawings will not be considered unless required by applicable building codes.

SITEWORK:

Driveway: 2" asphalt base coat of paving (finish coat not included) over 12" on-site gravel with 3" crushed gravel, 10'+/- wide. Length and/or turnaround will vary with plan.

Trees: Cut and removed as minimally required for construction.

Excavation: Excavation and removal of soil as required.

Material: Importing fill as required.

Grading: Smooth final grade, using loam from site.

Retaining walls: Site built retaining walls using boulders from site or landscaping blocks if required for house stabilization.

Drainage: 4" perforated PVC perimeter drains inside and outside footings to 4" solid PVC gravity outfall "to daylight" (or sump basin and pump if topography requires).

Septic System: Private Community Septic System

The following units will have an E-One Grinder Pump: 8, 9, 10, 11, 12, 13, 30, 31.

FOUNDATION AND BASEMENT:

Footings: 16"x8" concrete.

Foundation: House: 8"x7'10" poured concrete.
Garage: 8"x3'10" poured concrete. All foundation walls include steel anchor bolts.

Columns: 3 1/2" concrete/steel Lally columns, as required.

Piers: 24"x24"x8" concrete, under slab.

Reinforcing: (3) Continuous rows #4 steel rebar in wall. Walls pinned to footing with rebar.

Windows: Standard vinyl per plan.

Window Wells: Installed if site conditions require.

Water Proofing: (1) coat asphalt sealer applied on foundation wall below grade.

Floor Slab: House: 4" thick (3000) psi concrete, over 8" depth stone bed.
Garage: 4" thick (3000) psi concrete with steel reinforcing mesh, over compacted gravel.

FRAMING:

Sills: (1) 2x6 pressure-treated, with sill seal and steel anchor bolts, plus (1) 2X6 KD plate.

Joists: Per plan, per code, 16" on center (O.C.).

Bridging: Solid wood blocking.

Subflooring: 3/4" tongue and groove Advantech or equal; glued and nailed to joists.

Underlayment: 3/8" Backer Board under tile floors.

Wall Height: Per plan.

Exterior walls: 2x6 studs, 16" O.C.

Interior walls: 2x4 studs, 16" O.C.

Beams: Built-up 2x's or LVL's, as required.

Headers: Solid built-up 2x's and plywood as required.

Ceiling Joists: 2x's per plan, per code, 16" O.C.
Strapping: 1x3, 16" O.C.
Wall Sheathing: Zip System, 1 1/2", 6.6 R-Value Sheathing
Blocking: Kitchen and Bath solid blocking for cabinets. 2x8 installed for blocking to accommodate future ADA grab bars, mirrors, bath accessories, and wall cabinets. Blocking will be installed at these measurements taken at the top of the subfloor: 26 inches for the toilet paper holder; 42-48 inches for the bath towel bar, 50-52 inches for the bath hand towel, and 4 inches off the backsplash for the mirror.
Siding: CertainTeed brand "Mainstreet" vinyl siding or equivalent in a choice of standard colors.
Trim: Vinyl and metal wrapped trim or similar, as required by the plan.
Rake overhang: Per plan.
Roof Rafters: Per plan, per code, 16" O.C.
Roof Sheathing: Zip roof system.
Roofing: Asphalt, Architectural Black shingles.
Snow Belt: 36" row of bituminous ice and water shield at bottom edge of roof.
Flashing: Aluminum or lead, as necessary.
Ventilation: Continuous ridge vents and continuous soffit vents.
Rear Deck: Patio or Composite deck with White Vinyl Rails and wrapped rim boards and stringers per plan. Wrap rear deck posts.
Screen Porch: Choice of full screens or half wall, if applicable.

FIREPLACE: Optional upgrade: Direct Vent Gas Fireplace location per plan. Due to setback restrictions, fireplaces cannot be bumped out.

WINDOWS: *Paradigm* or similar, white all vinyl windows with Low E insulated glass, screens, and white grills between panes, per plan.

EXTERIOR DOORS:

Front Door: 3-0x6-8 fiberglass insulated door with deadbolt. Upgrades available.
Interior Garage: 20-minute fire-rated per code.
Slider Door: Vinyl sliding door with screen per plan.
Side Doors: Fiberglass insulated door with deadbolt per plan.
Thresholds: Aluminum.
Hardware: Schlage "Plymouth" locksets in choice of black or satin nickel finish, keyed alike. (Sliding doors normally require hardware supplied by the manufacturer).
Deadbolts: Schlage "Plymouth" deadbolt in choice of black or satin nickel finish, keyed alike. Installed on all standard exterior doors. Excludes bulkhead basement interior door.
Casing: 1x4" flat casing.
Garage Doors: White Carriage Style insulated garage door per plan with Stockton windows, decorative hardware, openers, and keypad.

EXTERIOR PAINT:

Low VOC Paint - 2 finish coats applied to exterior door. Garage doors are installed with a factory finish.

NOTE:

Specifications from this point forward apply to heated living space only. Unheated, unfinished space to be completed at the minimum requirements per local building code.

HEATING:

System: Forced Hot Air with Central A/C.
Furnace: Gas fired, Bryant or similar.
Zones: 2 zones; first and second floor, to be determined by plan. Additional zones available as an upgrade.
Fuel Tank: 325 Gallon propane tank buried onsite; Owned by propane Distributor.
Radiation: Standard registers located at the discretion of the installer.
Exhaust: Direct vent.

ELECTRICAL:

Service Size: 200-amp underground service. Meter located on house as determined by utility guidelines and CBI discretion.
Fixtures: Electrical fixtures per plan supplied by CBI, Upgrades available.
Included by CBI: **White** duplex outlets and toggle switches per code, smoke/carbon monoxide detectors per code, (2) exterior outlets, (1) garage outlet per garage bay, basement lights as required, (1) attic light, (2) exterior floods, (1) lamp/fan bathroom fixture per bathroom, (1) Guest bath to have the Energy Star Fan, (1) basement outlet, (1) basic doorbell with (1) button location, (10) Recessed Cans (White), (1) island outlet per code, (1) ceiling fan in sunroom if applicable, and (1) ceiling fan in screen porch if applicable.
Labor: To install pre-assembled standard light fixtures (interior and exterior) per plan, switching per plan.
Dimmers: Dimmers on dining room fixture and island pendants. Upgrades available.
Closet: Walk-in closets to have ceiling light. Standard closets do not have lights.
Ethernet (CAT6): Pre-wired for (3) jacks using CAT6 wiring. Additional (1) CAT6 wire for Clare Controls panel.
Cable TV: Pre-wired for (3) jack locations RG 6. Buyer to pay cable provider for installation of services.

PLUMBING:

System: Baths, kitchen, and laundry per plan.
Fixtures: MOEN Jase or Gibson fixtures provided and installed by CBI in Polished Chrome or Brushed Nickel finish.
Upgrades available including bath accessories.
Tubs/Showers: Aker by MAAX One-piece Showers and/or Tub/Showers per plan. Upgrades available.
Toilets: Toto Drake comfort height toilets with soft close lid in white.
Water: Private Community Well
Hot Water: 40 Gallon propane-fired water heater.
Laundry: Hook-ups per plan. Watts IntelliFlow automatic washer box provided.
Vented Ducts: 4" at bath fans, 4" at dryer.
Sillcocks: (2) Frost-Proof, field determined location.
Gas Piping: To furnace, domestic hot water heater, optional fireplace, and optional range.

SPRINKLERS: Per building and city code.

INSULATION: ENERGY STAR Certified

Ceiling: R-49 fiberglass or R-30 in slopes, Upgrades available.
Exterior Walls: "Flash and Batt" 2" spray foam polyurethane insulation w/3.5" R-13 fiberglass, R32 +/-.
Basement: R-30 fiberglass in ceiling.
Garage Ceiling: R-30 fiberglass with conditioned space above only.



DRYWALL:

Material: 1/2" drywall all walls and ceilings first and second floors, smooth finish; fire code drywall in garage per code. Moisture resistant drywall as required.

Interior Paint: Sherwin Williams or equivalent: Low VOC. (1) coat **flat** latex finish in choice of **1 of 4** standard colors all walls over (1) coat latex drywall primer. Ceilings to be **flat**, primed w/ (1) finish coat **flat** white. (1) coat latex primer and (2) coat semi-gloss latex "Extra White" finish paint to be applied to window and door casings, doors, and baseboard.

INTERIOR TRIM:

Doors: Choice of standard molded hollow core doors with split jamb.
Hardware: Schlage Plymouth knob in Brushed Nickel or Black finish. Lever Handle Upgrades available.
Door Trim: 3 1/2" Back Band, 3 1/2" Jalco, 3 1/2" Very Square, or 3 1/2" Colonial.
Specialty Doors: Per plan.
Baseboard: 6" King's Point.
Window Trim: 3 1/2" Back Band, 3 1/2" Jalco, 3 1/2" Very Square, or 3 1/2" Colonial.
Closet: White coated wire closet organizers. Standard 12" single shelf/rod per closet, except (4) shelves in pantry, and linen closets.

MILLWORK:

Cabinetry: Yorktowne Classic Cabinetry installed for kitchen and bathrooms per plan. Choice of stained Maple or painted MDF in many standard colors. 36" Uppers with soft-close doors and drawers.
1-piece Crown Molding on Kitchen Cabinets
Island: 48" Kitchen Island (Cabinetry Only) with buyer-selected overhang.
Counters: Granite Group #1 Countertops in kitchen and bathrooms.
Hardware: Cabinet hardware in choice of finish.

MIRRORS: Plate glass mirrors sized for each entire vanity (excluding half baths) provided and installed by CBI.

STAIRS:

Main Stairs: Carpet from first to second floor, railing/handrail per plan. *** The Café Series includes a Natural Ash hardwood tread, with painted risers. ***
Other Stairs: Basement; painted plywood treads and risers.
Front Steps: Composite steps, with a single handrail. Pressure-treated joists, on 12" concrete piers set 4' below grade. Vinyl rails if required by code.

FINISH FLOORING:

Hardwood: Pre-finished 3 1/4" Natural Ash on the main first floor.
Tile: Primary Bath, Guest Bath, and Laundry.
Carpet: Stairs, Upstairs Hall, Bedrooms, and any additions and/or wings. Cafe Series will have hardwood stairs.
Sunroom: Pre-finished 3 1/4" Natural Ash, if applicable.
Screen Porch: Composite decking, if applicable.

APPLIANCES:

ENERGY STAR Rated GE appliances or equivalent; Slide-in Electric or Gas Range, Microwave, and Dishwasher in Stainless Steel finish; Upgrades Available. CBI to install.

SMART HOME:

Security: ClareOne Security and Control Panel, (1) NEST doorbell, and (2) mini door & window sensors.
Lighting: Caseta Lutron hub to control, (2) exterior lights, (3) interior lights, and (1) motion sensors.
Environment: (2) Ecobee thermostats. Upgrades available.

LANDSCAPING:

Spread on-site loam, rake, and seed disturbed areas. Shrub package in front of the house. Sod in the front yard and side yard, hydroseed in the rear of the yard. Central Irrigation System on the entire lawn area.

WALKWAY:

Concrete pavers from the driveway to the front door. 4x4 paver landing pad off deck, if applicable.

MISCELLANEOUS:

Radon: Radon system provided to meet state requirements including sub-slab piping vented through roof.

Cleaning: House and grounds to be left "broom" clean. Fine window cleaning to be done by Buyers.

Permits: Provided by CBI.

Mail Station: Located near the community entrance

BUYER

BUYER

_____ Date

_____ Date

SELLER/CONTRACTOR

Jon L. Chinburg
Chinburg Builders, Inc

_____ Date