

## **SAMPLE SPECIFICATIONS**

By definition all items in these example specifications will need to be changed to meet the specific needs/desires of the home you are building.

The alternative language in red, is provided for items that you could decide to remove from the bid specifications, as discussed in the Home Building Guide, for purposes of saving money.

### **SPECIFICATIONS FOR:**

OWNER/S  
JOHN and VIRGINIA JAY

ADDRESS:  
Lot 128-DERBY LANE  
MONTGOMERY TOWNSHIP, PA

OWNER/S AND CONTRACTOR DO HEREBY AGREE  
TO THESE SPECIFICATIONS AND  
FURTHER STIPULATE THAT CONTRACTOR MAY NOT SUBSTITUTE ANY SPECIFIED  
ITEM WITHOUT THE PERMISSION OF THE OWNERS

OWNER: \_\_\_\_\_  
MR. JOHN JAY

OWNER: \_\_\_\_\_  
MS. VIRGINIA JAY

DATE: \_\_\_\_\_

ACCEPTED FOR COZY HOME BUILDERS BY:

\_\_\_\_\_  
MR. JOHN SMITH, PRESIDENT

DATE: \_\_\_\_\_

## **I. General Conditions**

- A. Building plans, specifications and construction, as appropriate, shall be completed by Contractor in accordance with BOCA national building codes.
- B. Permits:
  - 1. Municipal building to be obtained by: contractor
  - 2. Water system to be obtained by: contractor
  - 3. Sewage disposal to be obtained by: contractor
  - 4. Electrical to be obtained by: contractor
  - 5. State, fed, misc. to be obtained by: contractor
- C. Construction debris/trash shall be removed from site by Contractor on a weekly basis. Contractor shall provide for a final, thorough cleaning and house shall be in move-in condition prior to closing.
- D. Contractor shall be responsible for and shall provide adequate supervision of his own workforce and all subcontractors employed.
- E. Contractor shall provide Contractor's risk insurance, liability, and workers compensation insurance. Contractor shall provide a Certificate of Insurance as evidence of insurance, prior to starting the construction of the house.

## **II. Site Work:**

Contractor shall be responsible for the following:

- 1. Contractor shall be responsible for clearing lot to the extent necessary for the construction of the house, driveway and septic field (if this needs to be installed). Since not anticipated, the cost for blasting if required, shall be extra and borne by owner. Demolition and removal of any existing structures that must be moved to permit construction and removal of trees, brush, stone or trash, which would prohibit construction, are the responsibility of the Contractor.
- 2. Strip lot of soil necessary for installation of footers/foundation, as required by plans. Topsoil shall be stockpiled, conserved and used for establishing final grade.
- 3. Excavation shall be done to the depth necessary for installation of the footings and basement as shown on plans.

4. Backfill completed foundation.
5. Establish final grades, as indicated in plans that will allow for the natural drainage of surface water away from building.
6. Machine site when construction is completed. Care shall be used to insure that available topsoil is used for lawn areas.
7. Excavate a trench for underground utilities, (i.e., electric, TV, phone, etc.), as needed. (Nominal length to be a maximum of 75 feet and depth to be a maximum of three feet.)
8. Grade and seed entire site.
9. Driveway to be installed, as indicated in site plan, and shall consist of 12" coarse packing gravel over undisturbed soil. [(or if you want an asphalt driveway) with a macadam driveway, rolled to 2" thick installed over top the coarse gravel.]
10. Install a domestic water supply system, which shall be:
 

A) municipal supply	no
B) drilled well	yes (cost limit shall be \$3000)

Well pump shall be a ¾ hp submersible pump and pressure tank shall be 40 gallons.
11. Install a sewage disposal system, which shall be:
 

A) municipal type	yes
B) on site septic	no (cost limit shall be \$xxx)
12. Foundation drainage will consist of perforated, plastic pipe around interior and exterior at footing level, back filled with sand and positive drainage.
13. Contractor shall be responsible for the removal of excess fill or topsoil, as well as the supply of needed fill or topsoil.
14. Removing and re-constructing any municipal improvements (i.e., curbs, sidewalks, drain basins, etc.), which must be changed to permit proper completion of construction, shall be the responsibility of the Contractor.
15. The Owner shall be responsible for designating all existing flora, which shall remain in place. The Contractor shall be responsible for ensuring that such designated flora are not damaged, destroyed, or removed.

**III. Concrete Work:**

- A. All footers shall be poured concrete, with a minimum thickness of 8" x 16". Walls shall be 8" thick by 7 ½ feet high, with anchor bolts or ties 1" from all corners and spaced 6' O.C. Asphalt foundation coatings shall be applied to exterior from footings to finish grade line.
- B. All basement and garage walls shall be poured concrete, as per plan.
- C. Any porch frost walls shall be poured concrete, as per plan.
- D. Expansion strips shall be used in concrete floors, where necessary.
- E. Concrete floors shall be nominal four-inch thickness poured over crushed stone and minimum 3000 psi. Wire mesh shall be provided where required. Basement floors shall be poured over 6 mil polyethylene sheeting. All concrete floors in basement and garage shall be smooth with a hand-troweled finish.
- F. Crawl space concrete floors shall be nominal two-inch thickness poured over crushed stone and polyethylene sheeting.
- G. Sub-slab radon mitigation procedures shall be followed.
- H. All exterior walks shall be poured concrete three to four inch nominal thickness, over crushed stone in accordance with the plan.
- I. All steel I-beams and lolly columns shall be installed, as per plan.

**IV. Masonry Work:**

- A. Exterior masonry veneer shall be: brick  
Installed, as per plan, within a \$525/thousand cost limit.
- B. Fireplace masonry veneer shall be brick  
Installed, as per plan, within a \$525/thousand cost limit.
- C. Fireplace specifications:
  - 1. Hearth style raised
  - 2. Mantle pine
  - 3. Extra flue liner yes
  - 4. Outside air source yes
  - 5. Cleanout door yes

- 6. Chimney cap yes
- 7. Chimney to be constructed with clay flue liner

**V. Framing, Roofing, Siding and Millwork:**

**A. Framing**

- 1. All framing lumber shall be hem/doug fir specie, as per plan.
- 2. Exterior sheathing shall be 4'x8'x1/2" CDX plywood, fir specie.
- 3. Roof sheathing shall be 4x8'x1/2" CDX plywood, fir specie.
- 4. Interior sub-flooring shall be 4'x8'x3/4" tongue and groove plywood, fir specie. Glued and nailed. Sub-flooring shall be sufficiently smooth and flat to allow flooring materials, such as carpet, vinyl, ceramic, and hardwood to be installed directly ovetop the basefloor. If underlayment is required, it shall be provided and paid for by the Contractor.
- 5. Any roof trusses shall be engineered and constructed, as per plan, by a competent vendor.
- 6. All roof framing shall be 2"x8", 16" O.C., kiln dried to 19% moisture content or less.
- 7. Structural laminated wood beams shall be furnished, as per plan.
- 8. Window sills shall be 2"x6" pressure treated lumber
- 9. Floor framing shall be 2"x10", kiln dried to 19% moisture
- 10. All studs to be stud grade or better, kiln dried to 19% moisture content or less. Exterior walls shall be 2"x6" and 16" O.C. Interior wall partitions shall be 2"x4" at 16" O.C.

**B. Roofing**

- 1. Roofing shall be : shingle type.
- 2. Material shall be: fiberglass.
- 3. Brand shall be: GAF
- 4. Model shall be: Royal Sovereign
- 5. Weight shall be: twenty year
- 6. Color shall be: midnight gray
- 7. Shingle shall be installed over saturated roofing felt.

**C. Siding:**

- 1. Exterior siding shall be: vinyl.
- 2. Brand shall be: Alside.
- 3. Style shall be: Odyssey
- 4. Series shall be: 4/4
- 5. Soffits and fascia shall be: aluminum and brown color.

- 6. Gutters (seamless) and downspouts shall be aluminum material and brown color.
- 7. Shutters:
  - A. Shall be installed, as per plan.
  - B. Material shall be polystyrene.
  - C. Style shall be \_\_\_\_\_n/a\_\_\_\_\_
  - D. Color shall be \_\_\_\_\_
- 8. "Tyvek," or equivalent, wind barrier shall be installed on living area of house.
- 9. Misc: \_\_\_\_\_n/a\_\_\_\_\_

D. Exterior Trim:

- 1. Shall consist of a high density polymer material, unless specified otherwise, installed as per plan.
- 2. Misc: \_\_\_\_\_n/a\_\_\_\_\_

E. Exterior Doors:

- 1. "Stanley" brand pre-hung, insulated steel doors shall be installed, as per sizes and style shown on plans.
- 2. Patio type, hinged or sliding doors shall be Andersen brand, installed as per sizes and style shown on plans.
- 3. A Stanley brand pre-hung, insulated steel door shall be installed between garage and heated interior space.
- 4. All exterior doors, that require supply of locksets, shall have Kwickset – Tylo series locksets installed.
- 5. Keyed or non-keyed deadbolts shall be installed on Stanley brand exteriors.
- 6. Misc: \_\_\_\_\_n/a\_\_\_\_\_

F. Garage Doors:

- 1. Two overhead doors, Stanley brand, contractors model, steel doors shall be installed, as per sizes and style shown on plans.
- 2. Two Sears brand ¾ hp electric garage door opener/s shall be installed.
- 3. Misc: \_\_\_\_\_n/a\_\_\_\_\_

G. Windows:

- 1. Andersen brand, white color, high performance, glazing-windows shall be installed, as per style and sizes shown on plans.

2. Full screens shall be supplied for all opening windows.
3. Decorative grilles shall be supplied on all windows shown on plan.
4. \_\_\_\_\_ # \_\_\_\_\_ brand \_\_\_\_\_ model skylight/s shall be installed, as per size/s shown on plans.
5. Misc: \_\_\_\_\_ n/a \_\_\_\_\_

**In place of 1-5 above:** Windows will be supplied by Owner, Contractor will be responsible for installation. Contractor shall give homeowner at least two month's advance notice of when windows are needed at the jobsite. Contractor shall guarantee that the windows are installed properly.

H. Interior Trim:

1. Material shall be: pine.
2. Style shall be: colonial.
3. Baseboard trim size shall be: 3 ½".
4. Jam trim size shall be: 2 ½".
5. Window casing shall be: 2 ½".
6. Grade shall be: paint or stain.
7. Arches/closet openings shall be: trimmed.
8. Special trim: to be installed, where indicated.
  - A. Chair rail: dining room.
  - B. Crown moldings: living and dining rooms.
  - C. Other
9. Interior doors shall be:
  - A. First floor: Masonite material, six-panel style, with three hinges and door stops installed on the middle hinge.
  - B. Second floor Masonite material, six-panel style, with three hinges and door stops installed on the middle hinge.
  - C. Other: \_\_\_\_\_ n/a \_\_\_\_\_
10. All interior doors shall have Kwickset brand, Tylo style locksets installed.
11. Interior decorative railings shall be: oak hardwood.
12. Basement railing shall be: stain /or/ paint grade pine.
13. Main stairs shall be stain grade oak hardwood material, with treads and risers housed into stringers (open risers will be as shown on plans)
14. Basement stairs shall be pine material, with treads and risers housed in stringers.
15. Garage interior shall be trimmed.

- 16. Closet shelves shall be installed, as indicated on plans and shall be solid paint grade pine.
- 17. Misc: \_\_\_\_\_n/a\_\_\_\_\_

I. Insulation:

- 1. Fiberglass batts shall be installed, as per this schedule:
  - A. Exterior walls (living area): r=21  
Thickness: six inch
  - B. Attic crawl space: r=30  
Thickness: six inch
  - C. Basement (floor joists): r=19  
Thickness: six inch

VI. Drywall:

- A. Wallboard shall be gypsum core drywall for all wall and ceiling surfaces, unless otherwise noted in plans or specifications.
- B. One-half inch (1/2") drywall shall be installed throughout dwelling, except in those areas where five-eighths inch (5/8") thickness is specified by official building code.
- C. All drywall shall be installed using proper construction adhesive and drywall application screws.
- D. All joints shall be taped, spackled, and sanded to be ready for painting.
- E. Garage walls and ceilings shall be drywalled.

VII. Room Finish Schedule



	<b>Flooring Material Finish</b>	<b>Walls Material Finish</b>	<b>Ceiling Material Finish</b>	<b>Wood Trim Material Finish</b>
<b>Foyer</b>	ceramic	drywall/paint	drywall/paint	paint
<b>Master Bath</b>	ceramic	drywall/paint	drywall/paint	paint
<b>Main Bath</b>	ceramic	drywall/paint	drywall/paint	paint
<b>Powder Room</b>	ceramic	drywall/paint	drywall/paint	paint
<b>Kitchen</b>	vinyl	drywall/paint	drywall/paint	paint
<b>Nook</b>	vinyl	drywall/paint	drywall/paint	paint
<b>Laundry</b>	vinyl	drywall/paint	drywall/paint	paint
<b>Living Room</b>	vinyl	drywall/paint	drywall/paint	paint
<b>Dining Room</b>	carpet	drywall/paint	drywall/paint	paint
<b>Family Room</b>	carpet	drywall/paint	drywall/paint	paint
<b>Library</b>	carpet	drywall/paint	drywall/paint	paint
<b>Maine Stairs</b>	carpet	drywall/paint	drywall/paint	paint
<b>Upper Hall</b>	carpet	drywall/paint	drywall/paint	paint
<b>Master Bedroom</b>	carpet	drywall/paint	drywall/paint	paint
<b>Bedroom Two</b>	carpet	drywall/paint	drywall/paint	paint
<b>Bedroom Three</b>	carpet	drywall/paint	drywall/paint	paint
<b>Bedroom Four</b>	carpet	drywall/paint	drywall/paint	paint
<b>Garage</b>	N/A	drywall/paint	drywall/paint	paint
<b>Sitting Room</b>	carpet	drywall/paint	drywall/paint	paint

## VII. Painting

- A. Interior painting shall consist of two coats of primer and two coats of latex. Color shall be as specified by the owner.
- B. Interior staining shall consist of one coat of oil stain and two coats of polyurethane.
- C. All exterior surfaces requiring paint shall be finished with two coats of an exterior latex enamel.
- D. Misc: \_\_\_\_\_ n/a \_\_\_\_\_

## VIII. Finish Flooring:

- A. All hardwood flooring shall be Bruce brand, 2 ¼” size, and honey oak color, installed with a limit of \$6.50 per square foot.
- B. All vinyl flooring shall be “Any Brand” brand and installed with a limit of \$17 per square yard. Color and pattern shall be Owner/s choice.
- C. All ceramic flooring tile shall be installed with a limit of \$6.50 per square foot. Color, pattern, and style shall be Owner/s choice.
- D. All ceramic wall tile shall be installed with a limit of \$7.50 per square foot. Color, pattern and style shall be Owner/s choice.
- E. All carpeting shall be installed within the Owner/s limit of \$18 per square yard.

- F. All ceramic tile, vinyl flooring and hardwood (which requires an adhesive application) shall be installed over a luan plywood underlayment, or sub-floor.

**In place of A-E above:** All flooring materials will be provided by the Owner and shall not be included in the bid price. The Contractor will be not be responsible for their installation, but shall provide the owner with at least one month's notice prior to the date they are to be installed.

## **IX. Plumbing**

- A. A ½ hp kitchen garbage disposalF.

**X. Bathroom Hardware Schedule**

- A. All bathroom plumbing fixtures shall be Kohler brand, contractors series. Colors, styles and model numbers shall be installed, as per the below schedule.
- B. All interior faucets shall be Moen brand, Chateau series.
- C. Kitchen sink shall be stainless steel material and double bowl style.
- D. All bathrooms, unless otherwise specified, shall have the following items installed, which shall be selected by the owner:
  - 1. Shower curtain rods (tubs only)
  - 2. Glass door (shower stalls only)
  - 3. Toilet tissue holder
  - 4. Mirror above bathroom vanity
  - 5. Towel bar

	Master Bath	Main Bath	Powder Room	Other	Other
<b>Tub Style</b>					
<b>Tube Number</b>					
<b>Tub Color</b>					
<b>Tub/Faucet Model</b>					
<b>Tub/Faucet Finish</b>					
<b>Shower Stall Style</b>					
<b>Shower Stall Number</b>					
<b>Shower Stall Color</b>					
<b>Shower Stall Faucet</b>					
<b>Shower Stall Faucet Finish</b>					
<b>Toilet Style</b>					
<b>Toilet Number</b>					
<b>Toilet Color</b>					
<b>Sink Faucet Model</b>					
<b>Sink Faucet Finish</b>					
<b>Sink Style</b>					
<b>Sink Number</b>					
<b>Sink Color</b>					
<b>Kitchen Sink Faucet</b>					

**In place of A-C above:** Owner shall be responsible for providing all bathroom fixtures specified in the above table. Contractor shall be responsible for their installation and shall guarantee all installation work. Manufacturer’s guarantees and warranties will cover fixtures. Contractor shall provide owner at least two months notice prior to needing fixtures on the jobsite.

**XI. Heating and Air Conditioning:**

- A. Heating system shall be fuel oil fired hot water baseboard type. Brand name shall be Smith, with a capacity of 105,000 BTU's. System shall be five heating zones installed in the areas designated on plans. System shall be installed by the Contractor or his sub-contractor.
- B. A two-zone air conditioning system shall be installed.
- C. \_\_\_\_\_ n/a \_\_\_\_\_ # air cleaning unit/s shall be installed on \_\_\_\_\_ units.
- D. Humidifier unit \_\_\_\_\_ n/a \_\_\_\_\_ be installed.
- E. Venting \_\_\_\_\_ is \_\_\_\_\_ required for heating system. If required, venting system shall be \_\_\_\_\_ type.
- F. Misc: \_\_\_\_\_

**X. Electrical**

- A. All electrical work shall be installed in accordance with all local, state and federal codes which apply.
- B. Main electrical service of \_\_\_\_\_ 200 \_\_\_\_\_ ampere type shall be installed \_\_\_\_\_ under \_\_\_\_\_ ground.
- C. The following standard items shall be installed, as per plan:
  - 1. 200 amp service entrance
  - 2. 40 amp range circuit
  - 3. 20 amp dishwasher circuit
  - 4. 30 amp water heater circuit
  - 5. 20 amp disposal circuit
  - 6. 30 amp dryer circuit and vent to outside
  - 7. Range hood wiring
  - 8. 20 amp laundry circuit
  - 9. Single door chime wiring
  - 10. Automatic garage door opener wiring
  - 11. 3 telephone outlets
  - 12. 3 TV outlets
  - 13. 3 smoke detectors
  - 14. 3 bath fans and venting
  - 15. 3 recessed lights (p-7/p-6671-29-kitchen area)
  - 16. 1 double flood (wiring and fixture)
  - 17. 1 GFCI receptacle in each bath, garage, basement and kitchen
  - 18. 2 GFCI receptacles outside
  - 19. 2 keyless fixtures in attic area
  - 20. 1 ceiling fixture outlet in each room (location designated by owner)

21. Outlets per code
  - (a) One every twelve feet of space
  - (b) One every six-foot break in the wall, fireplace, doorway opening, etc.
  - (c) One every two feet, or larger, between usable wall space.
  - (d) One switch at entrance, or exit, to control outside light.
  - (e) One switch per room to control a receptacle or light.
  - (f) Outlets shall be installed underneath each window on the front side of the house on all stories, as indicated by owner, all controlled by a single switch (holiday circuit).
  - (g) Switches shall be installed at locations agreed to by owner, and at an appropriate distance from entrances, exits and doors, so as to make all switches readily accessible and to allow trim to be installed without the necessity of moving switches.
22. One island receptacle.
23. One four-way switch (optional).
24. Inspections and permit

D. An electrical lighting fixture allowance of \$3000 is specified for the purchase of all light fixtures. Fixtures will be installed by the Contractor.

**In place of D above: All electrical lighting fixtures shall be provided by the Owner. Contractor will be responsible for their installation. Contractor shall warrant the correct installation of all fixtures. Contractor shall provide Owner with at least one month's notice prior to needing fixtures on the jobsite.**

#### **XI. Cabinets/Countertops/Appliances:**

- A. All interior cabinetry shall be supplied within a limit of \$14,500. This includes kitchen cabinets, bathroom vanities, laundry room cabinets, kitchen countertops, bathroom vanity countertops and any and all other cabinetry and countertops designated in the plan.
- B. Owner/s shall make a selection of all cabinets and countertops.
- C. Allowance for appliances shall be \$3000 The following appliance/s shall be provided through this allowance and shall be installed by the Contractor:

	Brand	Model #	Color
Range			
Range Hood			
Dishwasher			
Refrigerator			
Microwave			
Clothes Washer			
Clothes Dryer			
Other			
Other			

- D. Venting for clothes dryer and range hood shall be provided and installed by Contractor.

**In place of items A-C above:** Owner shall be responsible for providing all cabinets, countertops and appliances (range, hood, dishwasher, refrigerator, microwave, washer and dryer) specified in the plan. Contractor shall be responsible for installing these items with the exception of the kitchen countertops and cabinets. Contractor shall provide Owner with at least 2 month's notice prior to needing these items on the jobsite or installed (in the case of the kitchen countertops and cabinets)

**XII. Other**

- A. All electrical, plumbing, cable lines or runs in the basement shall be recessed within the space of the floor joices.
- B. A 4" OD plastic PVC pipe shall be installed from the basement to the attic, at a location chosen by the owner.
- C. A 6" OD plastic PVC pipe shall be installed underneath the driveway, and walkways at locations specified by the owner.