

# GENERAL SPECIFICATIONS - Single Grapevine, Portsmouth, NH



Updated: 03.04.25

## **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.

### **SITWORK:**

- Driveway: "Eco Pavers" per site plan for Units 5-8. 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).
- Sewer System: Tie into Town System.  
*The following units will have an E-One Grinder Pump: Units 5-8*

### **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.
- Windows: Standard vinyl per plan.
- Window Wells: Installed if site conditions require.
- 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.
- 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. Zip tape over all exterior seams and penetrations.  
Blocking: Kitchen and Bath solid blocking for cabinets.  
Siding: CertainTeed brand "Mainstreet" vinyl siding in colonial white vinyl.  
Trim: Vinyl corners/casing/soffit/frieze. Fascia and rake in aluminum per plan. Shadow board in Azek or similar.  
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 the bottom edge of the roof.  
Flashing: Aluminum or lead, as necessary.  
Ventilation: Continuous ridge vents and continuous soffit vents.  
Rear Deck: Patio or Composite deck per plan with White Vinyl Rails, Black Balusters, and wrapped rim boards and stringers per plan. Wrapped rear deck posts if applicable.

**FIREPLACE:** Direct Vent Gas Fireplace per plan.

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

**EXTERIOR DOORS:**

Front Door: 3-0x6-8 fiberglass insulated door with deadbolt.  
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 Lever lockset 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: Black 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, York or similar.  
Zones: 2-3 zones; first and second floor, to be determined by plan. Additional zones available as an upgrade.  
Fuel: Natural Gas.  
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, (2) exterior lights over garage per town approval, (1) lamp/fan bathroom fixture per bathroom, Guest bath to have the Energy Star Fan, (1) basement outlet, (1) basic doorbell with (1) button location, (20) Recessed Cans (White), (1) island outlet per code.

Labor: To install pre-assembled standard light fixtures (interior and exterior) per plan, switching per plan.

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 Voss Fixtures provided and installed by CBI in Polished Chrome or Brushed Nickel finish. Upgrades available, including bath accessories and necessary blocking.

Tubs/Showers: Custom Tile Shower with Glass Door and Acrylic Tub with Subway Tile Surround.

Toilets: Toto Drake comfort height toilets with soft close lid in white.

Water: Tie into Town System

Hot Water: On-demand hot 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, 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: R-27 fiberglass with poly vapor barrier (R21 + R6 zip = R27). "Flash and Batt" 2" spray foam polyurethane insulation w/3.5" R-13 fiberglass.

Basement: R-30 fiberglass in the 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. (2) 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 solid core doors with split jamb.

Hardware: Schlage lever handle, choice of finish.

Door Trim: 1 x 4 Craftsman, 3 1/2" Back Band, or 3 1/2" Colonial.  
Specialty Doors: Per plan.  
Baseboard: 5 1/4" Speed base.  
Window Trim: 1 x 4 Craftsman, 3 1/2" Back Band, or 3 1/2" Colonial.  
Closet: White melamine closet organizers. Standard 12" single shelf/rod per closet, except (4) shelves in pantry, and linen closets.  
Specialty Trim: Wood shelving and wet bars per plan.

### **MILLWORK:**

Cabinetry: Yorktowne Classic Cabinetry installed for kitchen and bathrooms per plan. Choice of stained Maple or painted MDF in many standard colors. 42" Uppers with soft-close doors and drawers.  
Molding: 1-Piece Cabinet Crown Molding.  
Island: 48" Kitchen Island (Cabinetry Only) with buyer-selected overhang.  
Counters: Builder selection of standard quartz countertops in kitchen and bathrooms.  
Hardware: Cabinet hardware in choice of finish.  
Backsplash: Tile Backsplash in the kitchen using subway tile.

**MIRRORS:** Not provided or installed by CBI.

### **STAIRS:**

Main Stairs: Ash treads with painted risers from first to second floor. Railing per plan.  
Other Stairs: Basement; painted plywood treads and risers.  
Front Steps: Composite steps. 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: Master Bath, Guest Bath, and Laundry.  
Carpet: Upstairs Hall, Bedrooms, and any additions and/or wings.

### **APPLIANCES:**

ENERGY STAR Rated GE appliances or equivalent; Electric or Gas Range, Microwave, Dishwasher, and Refrigerator 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) NEST or Honeywell thermostats. Upgrades available.

### **LANDSCAPING:**

Spread on-site loam, rake, and seed disturbed areas. Plantings, sod, and hydroseed per the approved landscape plan. Central Irrigation System on the entire lawn area metered separately from the house.

**WALKWAY:** 3-piece concrete pavers from the driveway to the front door.

### **MISCELLANEOUS:**

Radon: Radon system provided to meet state requirements including sub-slab piping vented through the 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 entrance of the community.

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BUYER

BUYER

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

SELLER/CONTRACTOR

\_\_\_\_\_  
Jon L. Chinburg  
Chinburg Builders, Inc

\_\_\_\_\_  
Date