



STANDARD SPECIFICATIONS FORM

SPECIFICATIONS FOR:

KNHS - 2 Story KAHI Home



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**I. GENERAL CONDITIONS**

The Builder shall supply all labor, materials, equipment in general conformity with the plans and Specifications. Work of all trades included shall be performed in a neat and workmanlike manner.

CONTRACT DOCUMENTS - The Contract Documents consist of the Plans, Specifications and the Building Agreement.

The Plans shall be secured and provided by the Home Builders Association of Western Michigan. Reproduction of the Plans shall be provided by the  Builder  Buyer/Owner. The  Builder  Buyer/Owner represents that the property on which the home is to be constructed is a recorded building lot in accordance with the appropriate building and zoning ordinances. The  Builder  Buyer/Owner represents that any necessary approvals for septic and/or water well can be obtained and/or that any necessary sewer and/or water line connection can be obtained.

The Party providing the Plans hereby indemnify(ies) and hold(s) harmless the other party from any and all claims of third parties, including, but not limited to, copyright infringement or conversion, which may be asserted as a result of construction of the house.

PERMITS AND INSPECTIONS - All permits and inspections shall comply with all laws, ordinances and regulations governing construction and shall be secured and paid for by the following:

Permit/Inspection	Builder	Buyer/Owner
Building Permit	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Driveway Permit	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Septic/Tap Fee NA	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Well/Meter Fee NA	<input type="checkbox"/>	<input type="checkbox"/>
Soil Erosion            NA	<input type="checkbox"/>	<input type="checkbox"/>
DNR                    NA	<input type="checkbox"/>	<input type="checkbox"/>
Bank Inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>

The site evaluation for a private sewer system must be completed before the building permit can be obtained.

CASH ALLOWANCES - All cash allowances specified shall be included in the contract sum. When the final costs are received on allowance items and the actual costs exceed the allowance, the Buyer/Owner shall be notified and will approve, deny or alter the specifications. If the actual costs are less than the allowance, Buyer/Owner shall receive a credit for the difference at closing.

**II. SITE WORK**

A. Tree Removal- As need. City may help with these expenses

- 1. Specify: \_\_\_\_\_
- 2. Allowance: \_\_\_\_\_

B. Excavation: \$2,500 Allowance

- 1. Strip Topsoil: 4-6" \_\_\_\_\_
- 2. Excavate for footings and foundation: \_\_\_\_\_
- 3. Backfill: \_\_\_\_\_  
(New grade will be established to insure drainage away from building.)
- 4. Spread Topsoil - Backblade with bulldozer: \_\_\_\_\_

No hauling of dirt to and from the site is included unless noted below. Builder is not responsible for settlement of dirt after final grade.

C. Schedule

- 1. Area to be Graded: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

D. Landscaping:

- 1. Allowance: \$1,000.00 for shrubs, bark and edging & seeded lawn. New lawn requires watering 2X daily for 15min. Starter fertilizer only during first season.

E. Special Conditions: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

F. Utilities: \$600 for gas & electric. Winter charges additional

- 1. Electric:    Overhead                    Underground
- 2. Gas:         Natural     LP         Other
- 3. Water:      City             Private

- a) Service Size: 1-1/4"/1" meter
- b) Well Allowance Amount: \_\_\_\_\_

4. Sewer:  City  Private

- a) Tap Fee: Builder
- b) Septic Tank Allowance: \_\_\_\_\_

G. Driveway- \$1,850 allowance

- 1. Culvert:  yes  no
- 2. Paved:  yes  no
- 3. Concrete:  yes  no

- a) Sub Base: \_\_\_\_\_
- b) Thickness: 4"
- c) Size: 12x40 Approx.
- d) Reinforcement: Fiberglass
- e) Material Specification: \_\_\_\_\_

4. Blacktop:

- a) Sub Base: \_\_\_\_\_
- b) Base/Topping thickness: \_\_\_\_\_
- c) Size: Approx.
- d) Material Specification: 1100L/36a

**III. FOUNDATIONS AND CONCRETE FLATWORK**

A. General - See drawings, details and plot plan for type and location of concrete work required.

B. Basement Wall -  Poured Concrete  Block  Other \_\_\_\_\_  
 (specify)

1. Footings: 4-1/2" Sac or 3000lbs./sq. in.
2. Walls: 10" Superior Wall System W/ R-12.5 Dow Foam
3. Reinforcement: 1/2" re-rod
4. Damp proofing: Concrete is 6,000 PSI
5. Drain Tile:
  - a) Material: \_\_\_\_\_
  - b) Tile Cover: \_\_\_\_\_
  - c) Water Discharge to: \_\_\_\_\_
6. Windows:
  - a) Standard: \_\_\_\_\_
  - b) Egress: \_\_\_\_\_
7. Concrete Mix: \_\_\_\_\_
8. Other: 8' walls

C. Garage Foundation -  Poured Concrete  Block  Other \_\_\_\_\_  
 (specify)

1. Footings: Stone 6x24
2. Walls: \_\_\_\_\_
3. Reinforcement: \_\_\_\_\_
4. Concrete Mix: \_\_\_\_\_

D. Concrete Flatwork

1. Basement Floor: 4" 5-1/2 Sac limestone
2. Garage Floor: 4" 5-1/2 Sac/ Raised walk & Slope ramp

	<u>Thickness</u>	<u>Concrete Mix</u>	<u>Reinforcement</u>	<u>Sealed</u>
3. Patio:	<u>N/A</u>	<u>6 Sac</u>	<u>1/2" re-rod</u>	<u>_____</u>
4. Porch:	<u>4"</u>	<u>Limestone</u>	<u>1/2" re-rod</u>	<u>_____</u>
5. Walks:	<u>4"</u>	<u>6 Sac</u>	<u>1/2" re-rod</u>	<u>\$300 Allow.</u>
6. Other:	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
7. Square Footage:	<u>3x3 side pad w/ step /FR porch per plan</u>			

E. Termite Protection:

1. Location:
 

	<b>YES</b>	<b>NO</b>
a) Basement Floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Garage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Porches & Stoops	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2. Specification: Keller Pest Control 3yr.warranty/infestation only. 1 year on structural damage.

**IV. ROUGH STRUCTURE**

A. See plans, schedules and details for items of carpentry work and materials required.

B. Beams & Girders:

- 1. Structural Steel: N/A
- 2. Wood Beams & Girders: Sized by plan
- 3. Support Posts: 2x4 bearing wall

C. Dimension Lumber Schedules:

- 1. Sill Plate: 2x10 Treated pine
- 2. Floor Joists: Nascor I-Joists
  - a) Spacing:  12oc  16oc  24oc
  - b) Species: Spruce top chord/OSB structure
  - c) Grade: \_\_\_\_\_
  - d) Size: 2x12
- 3. Sub-Floor: 3/4" OSB
- 4. Exterior Walls: 2x4 Spruce, pine, or fir
  - a) Studs Spacing:  12oc  16oc  24oc
  - b) Stud Size: 2x6
  - c) Sheathing: House 7/16" OSB w/ tyvek  
Garage 7/16" OSB w/ tyvek
  - d) Infiltration Barriers: 7/16 OSB & Tyvek on gables
- 5. Interior Walls: 2x4 SPF
- 6. Ceiling Joists: Trusses/2x4
- 7. Roof Rafters: N/A
- 8. Roof Trusses: 2x4
- 9. Roof Sheathing: 1/2" OSB

D. Heating and Air Conditioning: \$10,634 Allow.

- 1. Furnace: Lennox 95%/Merv 11 Air filter Type: Gas
- 2. Air Conditioning: 2.5 Ton/13 Seer
- 3. Humidifier: Lennox
- 4. Thermostat: Auto Setback
- 5. Vents: \_\_\_\_\_
  - a) Flue: \_\_\_\_\_
  - b) Range Hood: Microwave vent
  - c) Bath Fan: 1 ea. bath
  - d) Laundry: Dryer vent
- 6. Type of Fuel: Gas

7. Gas Piping:  
 a) Furnace:  Water Heater:   
 Range:  Dryer:   
 Fireplace:  Other: \_\_\_\_\_

8. Fireplace
1. Model: \_\_\_\_\_
  2. Combustion Air:  yes  no
  3. Doors: Yes \_\_\_\_\_
  4. Blower:  yes  no
  5. Trim Kit: \_\_\_\_\_
  6. Surround: \_\_\_\_\_
  7. Hearth: \_\_\_\_\_

E. Electrical-\$8,460 allow, Plus \$180 Whisper green fan or equal

1. The work under this section shall consist of furnishing and installing all material and equipment and performing all necessary labor to provide a full and complete system of electric wiring from and including the electric service entrance on the outside of the house to each and every outlet shown on plans, to code and ready for operation.
2. Fixtures to be selected by the Buyer/Owner and installed by the electrical contractor with fixture allowance as set forth herein.
3. Service Amp: 200 \_\_\_\_\_
4. Service Panel: Square D or equal \_\_\_\_\_
5. Wiring: Copper throughout \_\_\_\_\_
6. Electrical Devices: \_\_\_\_\_
  - a) Duplex Receptacles: \_\_\_\_\_
  - b) Single Pole Switches: \_\_\_\_\_
  - c) Three Way Switches: \_\_\_\_\_
  - d) Four Way Switches: \_\_\_\_\_
  - e) Surface Lighting: Bedrooms \_\_\_\_\_
  - f) Recessed Lighting: 2 \_\_\_\_\_

**Total Devices:** \_\_\_\_\_



7. Special Outlets:
  - a) Stove: 220V
  - b) Oven: Microwave
  - c) Dishwasher: 110
  - d) Disposal: Yes
  - e) Washer: Yes
  - f) Dryer: Yes/220
  - g) Water Pump: No
  - h) Sump Pump: No
  - i) Furnace: Yes
  - j) Water Heater: Yes/Low voltage
  - k) Air Conditioner: Yes
  - l) Dimmers: N/A
  - m) Chimes: Yes
  - n) Freezer: No
  - o) TV: \_\_\_\_\_
  - p) Telephone: \_\_\_\_\_
  - q) Ceiling Fans: \_\_\_\_\_
  - r) Garage Door Opener: Yes
  - s) Whirlpool: \_\_\_\_\_
  - t) Other: \_\_\_\_\_

8. Fans and Ventilators:
  - a) Range Hood: G.E. Spacesaver Micro.
  - b) Bath Fan(s): 1 Panasonic Whisper Green continuous ventilation.
  - c) Laundry: Vent to exterior

9. Smoke Detectors - according to code

10. **Fixture Allowance** \$500

11. Other: 9 GFI's, 2 GFI receptacles

F. Plumbing- \$9,920 allow.

1. All work under this section shall consist of furnishing all material and equipment and performing all labor necessary to install and connect with water supply and sewer in street (or septic tank) all fixtures or appliances shown on drawings or in schedule or specified herein.
2. The Plumbing contractor shall install all piping, connections and supports necessary for the placing of meters in accordance with local rules and regulations.
3. Materials - All fixtures shall be of size specified, of good manufacture and free from any defects in materials and workmanship. Fixture color to be as shown in sched.

4. Water Supply Lines
  - a) Main Lines: 3/4"
  - b) Lines to Fixtures: 1/2" pex
5. Interior Drain Piping Material: PVC
6. Floor Drains: 1-Basement
7. Basement Underground Rough In: Bath R/I only
8. Sump Pump: N/A Sewage Pump: N/A
9. Frost Proof Sill Cocks: 1
10. Hook-Up:  Disposal,  Dishwasher,  Ice Maker  
 Other: **\$65/hr to install faucets by others and not warranted.**
11. Washer:
  - a) Wall Box: Yes
  - b) Laundry Tray: N/A
12. Hot Water Heater: Make: Bradford White Model #MITW-5025  
 Efficiency: .62/Direct Vent Type: Gas Size: 50 Gal.
13. Water Softener:
  - a) Piping Only: Yes
  - b) Water Softener installed: yes  
 Make: \_\_\_\_\_ Model: \_\_\_\_\_
14. Plumbing Fixtures Schedule - See Below/ All with water saving heads.

FIXTURE	LOCATION	NUMBER	MAKE	MODEL	COLOR	SIZE
Tub/Shr.	Mast/Main					
Lavs	All Baths					
Stool	All Baths					
Faucet	All Baths					
Faucet	Mast/Main					
Sink	Kitchen					
Faucet	Kitchen					
Ice Maker	Conn.only					
L. Tray						
Whirlpool						



4. Storm Doors: Make: \_\_\_\_\_ . \_\_\_\_\_ Model: \_\_\_\_\_  
Color: \_\_\_\_\_
5. Patio Doors
- a) Make: n/a
- b) Glass Type: \_\_\_\_\_
- c) Grid: \_\_\_\_\_
- d) Screen: Alum.
- e) Ext. Finish: \_\_\_\_\_ Color: \_\_\_\_\_
6. Garage Door- n/a
- a) Type: \_\_\_\_\_
- b) Size: \_\_\_\_\_
- c) Insulation: \_\_\_\_\_
- d) Operator: \_\_\_\_\_
- e) Digital Pad: Make: \_\_\_\_\_ Model: \_\_\_\_\_
- f) Number of Remotes: \_\_\_\_\_
- g) Other: \_\_\_\_\_
7. Exterior & Interior Locks- Schlage F-series Plymouth or equal.

LOCATION	MAKE	MODEL	FINISH	QUANTITY
Front Door	Schlage	F Series	Chrome/619	1
Service Door	Schlage	F Series	Chrome/619	1
Garage Door	Schlage	F Series	Chrome/619	1
All int. Door	Schlage	F Series	Chrome/619	
Deadbolts	Schlage	B160N	Chrome/619	3

C. Masonry- Cultured Stone- n/a

1. Exterior Face Brick:
- a) Type: \_\_\_\_\_ Price per M N/A
- b) Mortar color: \_\_\_\_\_
- c) Ext. Sill: \_\_\_\_\_
- d) Other: \_\_\_\_\_
2. Brick Fireplace: (For O clearance, See VI-F)
- a) Type: \_\_\_\_\_ Price per M \_\_\_\_\_
- b) Mortar color: \_\_\_\_\_
- c) Hearth Type: \_\_\_\_\_
- d) Mantel: \_\_\_\_\_
- e) Doors: \_\_\_\_\_

D. Insulation- \$4,100 Allow

- |    | R-Rating   | Type  |
|----|--|---|
| 1. | Exterior Walls: R- <u>21</u>   | <u>Blown Cellulose</u>  |
| 2. | Perimeter Floor Joists: R- <u>21</u>   | <u>(3" closed cell urethane</u>                                     |
| 3. | Cantilever Floors: R- <u>N/A</u>   |   |
| 4. | Attic Blow-in: R- <u>48/ 12"</u>   | <u>Blown Cellulose</u>  |
| 5. | Attic Batts: R- <u>N/A</u>   |   |
| 6. | Bath Walls: Sound Insulation   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| 7. | Vapor Barrier:   |   |
|    | a) Location: <u>Ext. Walls</u>   |   |
|    | b) Type: _____   |   |
|    | c) Thickness: _____  |   |
| 8. | Other: <u>basement walls to have 2 1/2" R-12.5 Dow in Superior Wall system</u> |   |

E. Siding- Napco or equal- \$3,500 Allow.

Fox Brothers 269-327-5600

1. Siding: Vinyl Color: Owner to choose
2. Soffit: Vinyl Color: \_\_\_\_\_
3. Fascia: Alum. Color: \_\_\_\_\_
4. Gutters: \$533-Color to match trim
5. Shutters:
  - a) Type: None Color: \_\_\_\_\_
  - b) Quantity: \_\_\_\_\_

F. Exterior Paint - Stain

1. Siding: Vinyl
2. Trim: Ext. Latex Sherwin Williams or equal
3. Swinging Doors: Ext. Sherwin Williams
4. Overhead Doors: Metal door comes prefinished
5. Decks: N/A
6. Other: \_\_\_\_\_

G. Other: \_\_\_\_\_

**VI. FINISHING**

A. Drywall and Plaster

	Drywall Type	Plaster	Special Treatments
1. Walls	Yes		sanded smooth
2. Ceilings	Yes		knock down
3. Garage	Yes	1 coat & finish	cracks will show

B. Ceramic Tile:

(Non-Floor)	Location	Color	Allowance
1. Shower Stalls			
2. Tub Decks			
3. Countertops			
4. Fireplaces			

C. Interior Trim- \$4,200 Allow.

1. Interior Doors:

- a) Door Type Flush hollow core
  - 1. Thickness 1<sup>3/8</sup>"
  - 2. Material Composite
- b) Door Type \_\_\_\_\_
  - 1. Thickness \_\_\_\_\_
  - 2. Material \_\_\_\_\_
- c) Other Doors \_\_\_\_\_
  - 1. Thickness \_\_\_\_\_
  - 2. Material \_\_\_\_\_
- d) Door Knobs: F-series Schlage Finish Brushed chrome
- e) Hinges: # per door 3 Finish brushed chrome
- f) Jamb: Pine

2. Interior Casing:

- a) Wood type: Pine
- b) Size/Style: 2<sup>1/4</sup>" Flat/rnd over

3. Interior Baseboard:

- a) Wood Type: Pine
- b) Size/Style: 3"/flat rnd over

4. Closet Shelving:
- a) Hanging Closets: 1 shelves 1 rod ea. wall
  - b) Master Bdrm Closet: 2 shelves 1 rod ea. wall
  - c) Linen: 5 shelves
  - d) Pantry: \_\_\_\_\_
  - e) Other: \_\_\_\_\_

5. Stairs:

	Skirtboard	Treads	Riser	Rail Style	Finish
Basement	Pine	P. Board	Pine	Pine	Painted
Main Stairs					
Exterior Stairs					
Other					
Other					
Other					

6. Cabinets (Allowance \$ 3,122 Allow. )
- a) Kitchen: \_\_\_\_\_
  - b) Vanities: \_\_\_\_\_
  - c) Laundry: \_\_\_\_\_
  - d) Other: \_\_\_\_\_

7. Countertop Type: Countertops \$945 Allow.
- a) Kitchen: Formica pre-formed
  - b) Vanities: Cultured Marble
  - c) Other: \_\_\_\_\_

8. Mantels:
- a) Material \_\_\_\_\_ Finish \_\_\_\_\_
  - b) Material \_\_\_\_\_ Finish \_\_\_\_\_

9. Other:
- Chair Rails:
- a) Wood/Type: N/A
  - b) Size/Style: \_\_\_\_\_

10. Crown Molding:
- a) Wood/Type: N/A
  - b) Size/Style: \_\_\_\_\_

11. Paneling:  
 a) Wood/Type: N/A  
 b) Size/Style: \_\_\_\_\_

D. Interior Decoration: Low VOC Paints throughout. Sherwin Williams

1. Painting: \$6,675 allow. (Lab. & Mat. Int./ext.)1 Ceiling color & 1 wall color--\$100 per room color change

Incl basement bed/bath

a) Walls: # of Coats 2- Prime & Finish

Materials: Glidden or equal

b) Ceiling: # of Coats 2

Materials: \_\_\_\_\_

c) Trim:  Paint  Stain

# of Coats 2 semi-gloss

2. Wallpaper: None

E. Floor Coverings:

	Carpet	Vinyl	Ceramic	Wood	Under-Layment	Allowance
Kitchen						
Dinette						
Dining						
Family Room						
Living Room						
Bedroom #1						
Bedroom #2						
Bedroom #3						
Bedroom #4						
Stairs						
Laundry						
Bath, Main						
Bath, Master						
Other/Entry						
½ Bath						

**TOTAL ALLOWANCE (\$6,950 Carpet, LVT)**



E. Bath Accessories-

1. Shower Doors:
  - a) Locations: N/A
  - b) Make: \_\_\_\_\_ Type: \_\_\_\_\_
  - c) Shower Rod: \_\_\_\_\_
  
2. Towel Bars - Paper Holders: \$50
  - a) Main Bath: 1
  - b) Master Bath: 2
  - c) Half Bath: 1
  - d) Other: \_\_\_\_\_
  
3. Mirrors: ¼" plate glass/chrome clips. \$150 allow.
  - a) Main Bath: Size to fit vanities
  - b) Master Bath: "
  - c) Half Bath: "
  - d) Other: \_\_\_\_\_
  
4. Medicine Cabinets: \_\_\_\_\_
  
5. Other: \_\_\_\_\_

F. Light Fixtures:

1. Lighting **Allowance:** \$ 500
  - Recess Lights:  Included here
  - See IV.E.6.f.
  
2. Ceiling Fan(s) :**Allowance:** \$ \_\_\_\_\_
  - a) Quantity: \_\_\_\_\_

G. Appliances - see schedule below

ITEM	MAKE	MODEL	ALLOWANCE
Dishwasher	G.E.		
Disposal	G.E.		
Microwave	G.E.		
Range	G.E./elec		
Refrigerator			
Oven			
Hood			
Trash Compactor			
Other		4 prong cord	
<b>TOTAL</b>			<b>\$ <u>2,500</u></b>

(Additional labor of \$50 each to install Refrigerator and/or range by others)

H. Security System: N/A

Central Vacuum: N/A

Intercom: N/A

Underground Sprinklers: N/A

Misc. Finishing: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**VII. COMPLETION**

A. Cleaning - To be done at time of completion:

- Yes  No      1) Site will be clear of all trash and debris.
- Yes  No      2) Home interior will be clean and ready for occupancy.
- Yes  No      3) Windows will be clean.
- Yes  No      4) Garage and basement floors will be broom clean.

B. Builder will initiate one walk-through of home at a time before closing to establish a "Punch List".  
 Yes  No

C. Builder will conduct orientation walk-through at the time of occupancy.       Yes  No

**VIII. OTHER**

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We have read this Specification Form carefully before signing and acknowledge receipt of a copy thereof.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Builder:

Buyer/Owner:

By: \_\_\_\_\_

\_\_\_\_\_

Its: \_\_\_\_\_

\_\_\_\_\_