

General Specifications

Carver Homestead West Condominiums II
1132 330th Street
Rhodes, IA 50234

The following document is an outline specification and summary of work that Jensen Design Build, Inc. will perform for the noted residence/project. This general specification and summary is not intended to be all-inclusive, but specifies the major components of the project and implies the level of quality expected of the minor components not listed. This document does not supersede any building code or permit requirements. Materials of equal value, as determined by Jensen Design Build, Inc., may be substituted for materials specified.

General Description

A group of luxury condominium units located on a small hill overlooking Hole No. 3 of The Harvester Tournament Course
Finished living space: 578 to 1,403 s.f. (depends on unit)

Structure

Poured concrete walls (8" nominal thickness)
Conventional wood framing system with trussed roof
2 x 4 exterior and interior walls, 16" o.c.
2 x 10 floor system, 16" o.c.
3/4" tongue and groove floor decking
1/2" OSB roof sheathing w/clips (24" o.c. truss spacing)
Four-inch concrete slab floor with four-inch granular fill

Exterior

1/2" Dow Styrofoam exterior sheathing (taped joints) with 1/2" wood corners for wind bracing
Brick/cultured stone veneer and HardiPlank cement board siding with painted cedar accents (as per plans)
Wood fascia and soffits
Seamless aluminum gutters and downspouts, 32 ga.
GAF Timberline Natural Shadow, 25-year asphalt shingles (or equivalent) with 15 lb. felt paper

Decks

Treated wood post and beam structure with cedar decking and cedar railings

Doors and Windows

Pella Pro-Line and Designer Series double-hung windows (clad) with muntins
Pella patio doors (clad)
Pella steel exterior entry doors

Insulation

R-13 fiberglass insulation in exterior walls with 4 mil. poly moisture barrier
R-40 cellulose insulation in attic

Drywall/Painting

1/2" drywall (5/8" on trusses) with knock-down texture on ceilings and orange peel texture on walls
Sherwin-Williams or Iowa Paint throughout: white eggshell, on all ceilings and walls
Interior trim to be painted or stained, sealed and urethaned
All exterior steel doors painted white (interior and exterior)

Cabinets and Countertops

Omega Dynasty cabinets in kitchen and bathrooms

Laminate countertops with 4" backsplash and no-drip edge in kitchen
Tall vanities in master bathroom
Cultured marble tops in all bathrooms
¼" plate glass mirrors above all bathroom vanities, with chrome channel and clips
2 towel bars and 1 paper holder for each full bath; 1 towel bar and 1 paper holder for ½ bath

Trim

Oak or poplar interior trim, colonial or mission style
Oak or poplar handrails, balusters and posts
Oak or poplar 2-panel or 6-panel, solid-core interior doors (flush panel for all bi-fold doors)
Schlage door handles and locks

Flooring

Hardwood: ¾" thick by 2-1/4" wide, oak
Tile: Daltile Calabria Biscotti 12x12
Carpet: Shaw Huntland
(Location of all types as per plans)

Mechanical Systems

Lennox high-efficiency 92% gas furnace with 13-seer central air-conditioning unit
200-amp underground electrical service and breaker panel
Generous electrical outlets/switches throughout interior; 1 or 2 weatherproof exterior receptacles
Telephone and cable jacks: kitchen, living room, all bedrooms
Kichler light fixtures, Quorum fan kits
Fan/light exhaust fans for all bathrooms
Doorbell for front door
50-gallon high recovery gas water heater
Delta faucets
Mansfield water closets
Mansfield pedestal sink (in ½ baths)
Aquaglass fiberglass tub/shower and shower units in bathrooms (as per plans)
Americast kitchen sink
ISE Badger V disposal (kitchen)
1 or 2 exterior hose bibs

Appliances

Whirlpool dishwasher (Model #DU920PFGQ)
Whirlpool glass-top electric range (Model #RF386PXGQ)
Whirlpool over-the-range microwave with exhaust hood (Model #MH6130XEQ)
Hookups for washer and electric outlet for dryer (washer and dryer not provided)
Ice maker water line for refrigerator (refrigerator not provided)

Specialty Items

Royal 36" gas fireplace (Model #R5500TR), with oak mantel, tile surround and flush tile hearth
(Daltile Calabria Alfredo 8x10 and 12x12)
Closet Maid custom wire closet systems (as per plans)

Site

Four-inch concrete parking areas with #4 reinforcing bar or asphalt paving (as per plans)
Four-inch concrete sidewalks (as per plans)
Complete landscaped yard with necessary retaining walls
Sod and/or seed, depending on size and slope of area

Warranty

Jensen Design Build, Inc. Home Warranty

West Condominium II Association Dues

Exterior Maintenance	\$40/month
Common Utilities	\$40/month
Common Areas Janitorial	\$15/month
Future Maintenance	\$30/month
Insurance	\$50/month
Property Taxes	\$135 to \$185/month
Utilities	\$60 to \$80/month
TOTAL	\$370 to \$440/month

The Harvester Community Association Dues

The overall community dues cover homestead entrance areas, street lights, future parks and any improvements that benefit the entire community. Currently, there are no dues in this category, but they will be established in the future.

Note: All costs listed above are approximate and are subject to change.

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The Harvester Community

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