

## **General Specifications**

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### ***Carver Homestead East Townhomes***

*Lots 7, 8, 9, 10, 11, 12, 13 and 14: Carver 1st Addition*

The following document is an outline specification and summary of work that Jensen Design Build, Inc. will perform for the above-referenced 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 luxury townhome, with three bedrooms, 2-1/2 baths, walk-out basement and generous rooms for entertaining, located on a small hill overlooking Hole No. 3 of The Harvester Tournament Course

Finished living space: 2,740 or 2,804 s.f. (main level: 1,614 s.f., lower level: 1,126 or 1,190 s.f.)  
Two-car attached garage (525 s.f.), insulated and finished, with steel insulated garage door, opener and keyless entry

### **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 basement floor with four-inch granular fill  
Four-inch concrete garage floor with #4 reinforcing bar  
Tiling and rock around perimeter of foundation and under concrete floor  
Sprayed waterproofing around perimeter of foundation

### **Exterior**

1/2" Dow Styrofoam exterior sheathing (taped joints) with 1/2" wood corners for wind bracing  
Brick/cultured stone veneer and Steel Tek 4" steel exterior siding with vinyl accents (as per plans)  
Aluminum fascia and soffits  
Seamless aluminum gutters and downspouts, 32 ga.  
Vinyl shutters  
GAF Timberline Natural Shadow, 25-year asphalt shingles (or equivalent) with 15 lb. felt paper

### **Deck/Porch**

Deck: Treated wood post and beam structure with cedar decking and cedar railings  
Porch: Treated wood post and beam structure with cedar decking and PVC railings

### **Doors and Windows**

Pella Pro-Line 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 stained, sealed and urethaned  
All exterior steel doors painted white (interior and exterior)

### **Cabinets and Countertops**

Omega Dynasty cabinets in kitchen, bathrooms and kitchenette  
Built-in entertainment center in the living room  
Laminate countertops with 4" backsplash and no-drip edge in kitchen and kitchenette  
Tall vanities in master bathroom  
Cultured marble tops in all bathrooms  
1/4" 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 1/2 bath

### **Trim**

Oak interior trim, colonial style ( 2-3/4" base, 2-1/4" casing)  
Oak handrails, balusters and posts  
Oak 6-panel, solid-core interior doors (flush panel for all bi-fold doors)  
Skirt board along stairway  
Schlage door handles and locks

### **Flooring**

Hardwood: 3/4" thick by 2-1/4" wide, No. 1 oak  
Tile: Daltile Calabria Biscotti 12x12  
Carpet: To be determined  
(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; 2 weatherproof exterior receptacles  
Telephone and cable jacks: kitchen, living room, family 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 (1/2 bath)  
Aquaglass fiberglass tub/shower and shower units in bathrooms (as per plans)  
Americast kitchen sink  
ISE Badger V disposal (kitchen)  
Stainless steel kitchenette sink  
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 lines for refrigerators (refrigerators not provided)

**Specialty Items**

BEAM central vacuum system with Serenity Series unit and attachments

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 driveway with #4 reinforcing bar (as per plans)

Four-inch 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

Revised: January 4, 2001