

## **General Specifications**

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*Carver Homestead West Condominiums I*  
1130 330<sup>th</sup> 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, with two bedrooms, 2 or 2-1/2 baths, located on a small hill overlooking Hole No. 3 of The Harvester Tournament Course  
Finished living space: 1,106 s.f., 1,079 s.f., 1,225 s.f. or 1,336 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

### **Deck/Porch**

Treated wood post and beam structure with cedar decking and cedar 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 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 interior trim, colonial or mission style  
Oak handrails, balusters and posts  
Oak 2-panel or 6-panel, solid-core interior doors (flush panel for all bi-fold doors)  
Skirt board along stairway (Unit 4)  
Schlage door handles and locks

### **Flooring**

Hardwood: ¾" thick by 2-1/4" wide, No. 1 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 (Unit 4: ½ bath)  
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)  
Refrigerator (model not yet determined)  
Washer and dryer (models not yet determined)  
Hookups for washer and electric outlet for dryer  
Ice maker water lines for refrigerator

### **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 (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

**West Condominium I Association Dues**

Exterior Maintenance	\$40/month
Common Utilities	\$40/month
Future Maintenance	\$30/month
Insurance	\$55/month
Property Taxes	\$135 to \$185/month
Utilities	\$60 to \$80/month
<b>TOTAL</b>	<b>\$360 to \$430/month</b>

**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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[www.harvestergolf.com](http://www.harvestergolf.com)