

Sandal Wood Village

SPECIFICATION OUTLINE

CONTRACTOR: MITCHELL BUILDING COMPANY
1500 Fountain View Dr
Brighton, MI 48114
Phone: (810) 227-2785
E-Mail- eannmitch@gmail.com

PURCHASER: _____

PROPERTY

DISCRIPTION: 23 Unit Condominium Project
City of Linden

SECTION ONE

EXCAVATION AND GRADING

1. *General:* The contractor shall do all the excavation as required. The bottom of all footing excavations shall be level and on solid, undisturbed soil.
2. *Finish Grade:* The contractor shall grade the entire area that was disturbed during construction with positive drainage away from the structure. A landscape package with sod, irrigation, shrubs, and one tree in front of each unit will be installed by the builder.

SECTION TWO

MASONRY AND CONCRETE WORK

1. *General Work:* The contractor is to finish all material and labor pertaining to the masonry and concrete work as shown on the drawing
2. *Cement Work:* Concrete floors and sidewalks to be approximately 4 inches thick and shall be trowled to a hard finish surface. Concrete sidewalk from front porch to driveway or City sidewalk.
3. *Driveway:* 16' wide concrete drive from curb to garage door.

SECTION THREE

CARPENTRY, ROOFING, AND MISCELLANEOUS ITEMS

1. *General:* The contractor shall furnish and install all work under this heading as specified herein and shown on the plans.
2. *Exterior Wall Sheathing:* Cover all exterior walls with 4x8x7/16 OSB sheathing and house wrap.
3. *Roof Sheathing:* Covered roof area with 4x8x1/2 OSB plywood.
4. *Roofing:* Asphalt shingles – 30 year - dimensional
5. *Exterior Siding:* Vinyl Siding & stone as shown on plan
6. *Exterior Trim:* Aluminum and vinyl
7. *Gutters and Downspouts:* Pre-finished – White.
8. *Exterior Doors:* Fiberglass pre-hung front door and fire door for garage door.
9. *Windows:* Vinyl-double insulated with screens – Made by Jeld Wen
10. *Garage Door:* Pre-finished aluminum roll up style 16' wide x 7' high with windows. Opener included
11. *Pre-finished Kitchen Cabinets and Vanities:* As shown on plans for layout. Color is Ivory (white)
12. *Interior Trim:* Pre-primed – Ogee style standard.
13. *Interior Doors:* All interior doors to be 1-3/8 inches thick and pre-primed.

14. *Counter tops Work:* Granite or solid surface tops in kitchen and baths – color to be selected at Genesee Cut Stone.
15. *First floor walls:* 9 feet high
16. *Insulation:* Furnish and install in accordance with manufacture's directions.
 - a. Wall insulation: R-13 Fiberglass Batts
 - b. Ceiling insulation: R-38 Blown Fiberglass
17. *Mirrors:* Included in bathrooms. They will extend the length of the vanity
18. *Finish Hardware:* Standard brushed nickel, bi-fold knobs, cabinet knobs, accent levered door knobs, and door stops.
19. *Porches:* Concrete front porches.
20. *Rear patios:* 10' x 12' included.

SECTION FOUR

DRYWALL WALL BOARD

1. *Work required:* The work to be done under this heading shall be ½ inch gypsum drywall board for all wall and ceiling surfaces except fire code drywall in garage to meet legal code. The garage firewall and ceiling only is drywalled and fire taped. It is not finish taped, sanded or painted.
2. *Ceilings:* Smooth ceilings painted

SECTION FIVE

PAINTING

1. *General:* The contractor shall furnish all material and labor necessary to completely finish the walls and woodwork. Prepare all surfaces before painting by puttying nail holes, and any imperfections in drywall or woodwork.
2. *Trim Paint:* All trim is to be painted with Promar 200 bright white semi-gloss paint
3. *Exterior Paint:* Exterior doors shall be white semi-gloss.
4. *Interior Paint:* All interior paint shall consist of one coat in addition to the primer coat. One color throughout can be chosen by buyer if house has not been primed at the time of purchase. If buyer wants more than one color it is an additional \$300.00 per color.

SECTION SIX

FLOOR COVERING

1. *General:* All colors and materials to be selected by Owner from samples supplied by Builder.
2. *Entry Area:* Luxury Vinyl Plank Flooring
3. *Kitchen and Dinette Area:* Luxury Vinyl Plank Flooring
4. *Main Bathroom:* Luxury Vinyl Plank.
5. *Master Bathroom:* Luxury Vinyl Plank.
6. *Laundry Room:* Luxury Vinyl Plank
7. *Bedrooms/halls:* Carpet
8. *Living Room:* Luxury Vinyl Plank or Carpet

Note: All carpet is to be the same color

SECTION SEVEN

PLUMBING

1. *General*: The contractor is to furnish and install waste piping, hot and cold water supply systems, all plumbing fixtures and fittings and connections to the sewer and water as directed and to local code.
2. *Sewer Supply System*: City of Linden System
3. *Water Supply System*: City of Linden System
4. *Hot Water Heater*: Bradford White – High efficiency Energy Star rated - Natural gas
5. *Fixtures*:
 - i. *Main and Master Bathroom Sink*: white
 - ii. *Kitchen Sink*: Stainless steel undermount sink
 - iii. *Garbage Disposal*: Insinkerator - Badger 1
 - iv. *Faucets*: Proflo brand
 - v. *Toilet*: white – comfort height elongated toilets
 - vi. *Tub/Shower*: 5’ fiberglass shower in master and 5’ fiberglass tub in main bath.
Shower doors not included.
6. Exterior sillcock: 1 included in the garage.
7. Water softeners not included.

SECTION EIGHT

ELECTRICAL WORK

1. *General*: All electrical work shall be installed to comply with laws applying to electrical installations in effect in the local community.
2. *Service*: electric service shall be brought in from point designed by local utility company. Provided main disconnected in an approval steel cabinet.
3. *Switches, receptacles, and plates*: Switches and walls receptacles to meet local electrical code.
4. *Special Items*: Contractor to install and supply special items such as bathroom fans, smoke detectors, front doorbell, and thermostat to meet local code.
5. *Light Fixtures*: Supplied by builder.
6. *Ceiling Fans*: Living room comes with flush mount fan. Master bedroom comes prepped for fan

SECTION NINE

HEATING SYSTEM

1. *General*: The heating contractor shall furnish and install an engineered heating layout in conformance with local code. The system to be natural gas and forced air unit.
2. *Gas Line*: Gas line with shut off valve for gas range and dryer.
3. *Furnace* - High efficiency Energy Star rated direct vent unit
4. *Central Air Conditioning* – size is based on square footage of home

SECTION TEN

APPLIANCES:

1. Dishwasher: 24” –stainless steel
2. Microwave: built in over range – stainless steel
3. Mitchell Building Company will not hook up any appliances except the micro and dishwasher that they supply. If the purchaser opts to get a credit for the builder supplied microwave and dishwasher, the buyer is responsible for hooking up their own microwave and dishwasher.

SECTION ELEVEN

MISC.

1. Contractor will supply a complete subcontractors list with phone numbers at closing.
2. Standard one-year builder’s warranty will be supplied at closing.
3. House keys will be supplied at closing. New locks will be changed prior to closing.
4. Buyer will be provided the opportunity to have a walk-through the house with the Builder or sales agent prior to closing. The house will be in ready-to-move-in condition.

Mitchell Building Co

Date

Purchaser

Date

Purchaser

Date