

West Winds Subdivision

SPECIFICATION OUTLINE

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

PURCHASER: _____

PROPERTY

DISCRIPTION: Single Family Homes
Fenton Township



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. This is not landscape ready. In most cases a landscaper will need to add soils, fine grade and rake. Mitchell Building Company is not responsible for future settling of soils around foundation or utilities after final grade and certificate of occupancy. Settling may occur, especially in areas of heavy clay.

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. *Basement Walls:* Walls to be 10" concrete poured walls 8 feet high from top of footing.
3. *Water-proofing:* Spray on rubber coating.
4. *Drain Tile:* Lay approved drain tile around the basement walls, covered with pea stone and connected to the building drainage system.
5. *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.
6. *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. *Basement Windows:*
 - a. *Standard basement:* One 4'x4' egress window is included in the basement.
 - b. *Premium daylight site:* Two windows included in the basement
3. *Exterior Wall Sheathing:* Cover all exterior walls with 4x8x7/16 OSB sheathing and house wrap.
4. *Wall height:* All 1st floor walls are 9'. All 2nd floor walls (if any) are 8'
5. *Subfloors:* Subfloors to be 4x8x3/4 tongue and groove OSB. Subfloors to be glued and nailed.
6. *Roof Sheathing:* Covered roof area with 4x8x7/16 OSB with approved clips.
7. *Roofing:* Asphalt shingles – 30 year - dimensional
8. *Exterior Siding and stone:* Vinyl Siding – Made by Royal & stone as shown on plan. All exterior stone is to be mortared and not drystacked unless it is specifically a panel stone.
9. *Exterior Trim:* Aluminum and vinyl – Made by Quality Edge
10. *Gutters and Downspouts:* Pre-finished – White.
11. *Exterior Doors:* Metal pre-hung – Made by Atrium
12. *Windows:* Vinyl-double insulated with screens – Made by Jeld Wen
13. *Garage Door:* Pre-finished aluminum roll up style 16' wide by 7' high. Opener not included.

14. *Pre-finished Kitchen Cabinets and Vanities*: As shown on plans for layout. Selection samples to be supplied by builder.
15. *Interior Trim*: Pre-primed Craftsman style
16. *Interior Doors*: All interior doors to be 1-3/8 inches thick and pre-primed 2 panel square top.
17. *Counter tops Work*: Granite tops in kitchen and Quartz in baths – color to be selected from builders selections. It is the buyers responsibility to go to Genesee Cute Stone and select their granite slab. Being a natural material all slabs are different than the sample.
18. *Insulation*: Furnish and install in accordance with manufacture's directions.
 - a. Wall insulation: R-13 Fiberglass Batts
 - b. Ceiling insulation: R-38 Blown Fiberglass
 - c. Basement: R-11 Drape system on top 4' of wall
19. *Mirrors*: Included in bathrooms. They will extend the length of the vanity. ½ bath pedestal sink does not include mirror.
20. *Finish Hardware*: Brushed nickel latitude lever handles, brushed nickel doorknobs, bi-fold knobs, cabinet knobs and door stops. Pulls are standard in the kitchen. Knobs are standard in the bath and laundry.

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 is fire taped only. It is not finish taped, sanded or painted.
2. *Ceilings*: Smooth ceilings painted white.

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 400 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 of Painters Edge Flat by Sherwin Williams. 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 AND TILE WORK

1. *General*: All colors and materials to be selected by Owner from samples supplied by Builder.
2. *Entry Area*: Luxury vinyl plack
3. *Kitchen and Dinette Area*: Luxury vinyl plank
4. *Bathrooms*:

- a. *Main bath*: Luxury vinyl tile
 - b. *Master bath*: Ceramic tile
 - c. *½ bath*: Luxury vinyl plank
- 5. *Laundry Room*: Luxury vinyl tile
 - 6. *Bedrooms/halls*: Carpet
 - 7. *Family Room*: Luxury vinyl plank
- 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*: Fenton Township Sewer system
- 3. *Water Supply System*: Individual Well. As stated in the Master Deed and By Laws the well water in Genesee County may contain Arsenic. Mitchell Building Company will test the water. If arsenic is present, a whole house arsenic filter will be installed. Mitchell Building Company does not install water softeners.
- 4. *Radon Preparation* – Mitchell Building Co preps every home for a future radon system. This prep includes a solid sump lid and venting through the roof. Mitchell Building Company is not responsible for testing for radon and will not install mediation systems if one is needed.
- 5. *Sump pump* – included and installed
- 6. *Hot Water Heater*: High efficiency Energy Star rated - Natural gas
- 7. *Fixtures*:
 - i. *Bathroom Sink*: Proflo – white round undermount
 - ii. *Kitchen Sink*: Stainless steel undermount
 - iii. *Garbage Disposal*: Insinkerator - Badger 1
 - iv. *Toilet*: Mansfield – white
 - v. *½ bath* – Pedestal sink
- 8. 2 Exterior spigots 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.

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 stubbed up through floor 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
5. *Fireplace:* 36” direct vent natural gas unit. Ship lap up to ceiling. Buyer to select mantel from builders selection.

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