

# Specifications

## New Construction/Residential

Owner/Mortgagor: \_\_\_\_\_

Address of Property: \_\_\_\_\_

The contractor shall provide all necessary labor and materials and perform all work required to complete the building within the scope of these specifications and in accordance with the plans attached hereto and made a part hereof. The contractor and all sub-contractors shall comply with all building and subdivision ordinances and sanitary laws applicable to this work.

A survey of the building site will be furnished by the owner. The owner shall also establish the location of the building and the grade level. The contractor is responsible for the laying out of the building. The contractor shall furnish insurance as required by law and to comply with the requirements of the mortgagee.

### EXCAVATION:

**FOOTERS:** Size \_\_\_\_\_ Material \_\_\_\_\_

**BASEMENT WALL:** Size \_\_\_\_\_ Material \_\_\_\_\_

Mortar Mix \_\_\_\_\_ Parging \_\_\_\_\_ "Thick

Waterproofing \_\_\_\_\_

Area Wells, Material \_\_\_\_\_ Size \_\_\_\_\_

Drain Tile Size \_\_\_\_\_ Connected to \_\_\_\_\_

Column Supports Type \_\_\_\_\_ Size \_\_\_\_\_

Top of foundation to be \_\_\_\_\_ above or below crown of road.

**BASEMENT FLOORS:** Mix \_\_\_\_\_ Thickness \_\_\_\_\_

No. Floor Drains \_\_\_\_\_ Connected to \_\_\_\_\_

**FRAMING CARPENTRY:** Sill Size \_\_\_\_\_ Material \_\_\_\_\_

Girder or Beam Size \_\_\_\_\_ Material \_\_\_\_\_

1st Floor Joists Size \_\_\_\_\_ Material \_\_\_\_\_

1st Floor Joists over girder or beam (Yes or No) or secured by ledger method (Yes/ No)

Sub Floor Size \_\_\_\_\_ Material \_\_\_\_\_ How Laid \_\_\_\_\_

Bridging Material \_\_\_\_\_ Spacing \_\_\_\_\_ oc

Exterior Wall Studding Size \_\_\_\_\_ Material \_\_\_\_\_ oc

**EXTERIOR WALL PLATES:** Size \_\_\_\_\_ Material \_\_\_\_\_

**EXTERIOR WALL NO. OF PLATES:** Bottom: \_\_\_\_\_ Top: \_\_\_\_\_

**EXTERIOR WALL SHEATHING:** Size \_\_\_\_\_ Material \_\_\_\_\_

**SIDING:** Size \_\_\_\_\_ Style \_\_\_\_\_ Material \_\_\_\_\_

**INTERIOR WALL:** Stud Size \_\_\_\_\_ Material \_\_\_\_\_, \_\_\_\_\_ " Oc

Plates Size \_\_\_\_\_ Material \_\_\_\_\_

No. Plates Bottom \_\_\_\_\_ Top \_\_\_\_\_

**HEADERS, ALL FRAMES WALLS** - Each end of headers to be securely bearing on at least one jack stud.

Opening up to 3' Header Size \_\_\_\_\_ Material \_\_\_\_\_

Opening 3' - 6' Header Size \_\_\_\_\_ Material \_\_\_\_\_

Opening 6' - 12' Header Size \_\_\_\_\_ Material \_\_\_\_\_

Opening over 12' Header Size \_\_\_\_\_ Material \_\_\_\_\_

**BASEMENT STAIRWAY:** Size Horses \_\_\_\_\_ No. Horses \_\_\_\_\_

Rise " \_\_\_\_\_ Tread " \_\_\_\_\_

Riser Material and Size \_\_\_\_\_

Tread Material and Size \_\_\_\_\_

**2ND FLOOR JOISTS:** Size \_\_\_\_\_ Material \_\_\_\_\_

(for load carrying floor)

Placed \_\_\_\_\_ "oc

Bridging Material \_\_\_\_\_ Spaced \_\_\_\_\_

**2ND FLOOR SUB FLOORING:** Size \_\_\_\_\_ Material \_\_\_\_\_

**CEILING JOISTS:** Size \_\_\_\_\_ Material \_\_\_\_\_

Places \_\_\_\_\_ "oc  
Bridging Material \_\_\_\_\_ Spaced \_\_\_\_\_  
Access to attic provided by \_\_\_\_\_  
**ROOF RAFTERS:** Size \_\_\_\_\_ Material \_\_\_\_\_ Spaced \_\_\_\_\_ "oc  
**BRIDGE:** Size \_\_\_\_\_ Material \_\_\_\_\_  
If hip roof, hip rafter Size \_\_\_\_\_ Material \_\_\_\_\_  
**ROOF SHEATHING MATERIAL:** \_\_\_\_\_ Size \_\_\_\_\_

**ROOFING:** Underlay Material \_\_\_\_\_ Shingle Weight \_\_\_\_\_  
Shingle Exposure \_\_\_\_\_ How Fastened \_\_\_\_\_  
**CORNICE:** Face Board Material \_\_\_\_\_ Size \_\_\_\_\_  
Soffit Material \_\_\_\_\_ Size \_\_\_\_\_  
Rakeboard Material \_\_\_\_\_ Size \_\_\_\_\_

**WINDOWS:** Type \_\_\_\_\_ Material \_\_\_\_\_  
Glass Thickness \_\_\_\_\_  
Type Weather-strip \_\_\_\_\_ Type Balance or Operator \_\_\_\_\_  
Provided with Screens (Yes or No): Storm Windows (Yes or No)

**KITCHEN EQUIPMENT:** Cabinet Material \_\_\_\_\_

Cabinet Make \_\_\_\_\_  
Counter Top Material \_\_\_\_\_  
Sink Bowl Material \_\_\_\_\_ Size \_\_\_\_\_  
Equipment and Accessories (Check):  
Platform Built In \_\_\_\_\_ Garbage Disposal \_\_\_\_\_  
Range/Oven \_\_\_\_\_ Automatic Washer \_\_\_\_\_  
Exhaust Fan \_\_\_\_\_ Automatic Dryer \_\_\_\_\_  
Refrigerator \_\_\_\_\_ Dish Washer \_\_\_\_\_  
Microwave \_\_\_\_\_

**PLUMBING:** No of BathTubs \_\_\_\_\_ Size \_\_\_\_\_ Make \_\_\_\_\_  
No of Whirlpools \_\_\_\_\_ Size \_\_\_\_\_ Make \_\_\_\_\_ Model \_\_\_\_\_  
No of Commodes \_\_\_\_\_ Make \_\_\_\_\_ Model \_\_\_\_\_  
No of Lavatories \_\_\_\_\_ Style \_\_\_\_\_ Make \_\_\_\_\_ Size \_\_\_\_\_  
Water Heater Size \_\_\_\_\_ Make \_\_\_\_\_ Fuel \_\_\_\_\_  
Water Supply Pipes Size \_\_\_\_\_ Material \_\_\_\_\_  
Drainage Pipes Size \_\_\_\_\_ Material \_\_\_\_\_  
No. Vent Stacks \_\_\_\_\_ Size \_\_\_\_\_ Material \_\_\_\_\_  
Water Supply (Public or Private) Sewer (Public or Private)  
If private Sewer, Size of septic tank \_\_\_\_\_ Gallons.  
No. Feet Drain Field \_\_\_\_\_  
Drain Connected to \_\_\_\_\_  
No Medicine Cabinets \_\_\_\_\_ Make \_\_\_\_\_ Size \_\_\_\_\_  
**HEAT:** Type \_\_\_\_\_ Make \_\_\_\_\_ Size \_\_\_\_\_  
Size Duct or Pipe \_\_\_\_\_ Material Duct or Pipe \_\_\_\_\_  
Fuel \_\_\_\_\_ Size of Fuel Storage \_\_\_\_\_

Register or Radiator Type \_\_\_\_\_  
Does heat plant furnish domestic hot water \_\_\_\_\_  
**ELECTRIC:** Entrance Cable Size \_\_\_\_\_ Material \_\_\_\_\_  
Fuse or Breaker Box Make \_\_\_\_\_ No Circuits \_\_\_\_\_  
Size Wire to Normal Circuits \_\_\_\_\_  
Size Wire to Range and Oven \_\_\_\_\_  
Size Wire to Water Heater \_\_\_\_\_  
Size Wire to other special Equipment (Specify) \_\_\_\_\_  
No. Convenience Outlets \_\_\_\_\_  
No. Overhead Fixtures \_\_\_\_\_  
No. Of Outlets TV \_\_\_\_\_ Phone \_\_\_\_\_

**EXTERIOR DOORS:** Material \_\_\_\_\_ Solid Or Hollow

Thickness \_\_\_\_\_  
Jamb Size \_\_\_\_\_ Hardware Make \_\_\_\_\_  
Hardware Finish \_\_\_\_\_ Model Lock \_\_\_\_\_  
No. Hinges Per Door \_\_\_\_\_ Size Hinges \_\_\_\_\_  
Hinge Finish \_\_\_\_\_

**ATTIC VENTILATION:** (Yes or No) Louver Size \_\_\_\_\_ Type \_\_\_\_\_

**MASONRY**

**ABOVE FOUNDATION:** Material \_\_\_\_\_ Size \_\_\_\_\_

Manufacturer \_\_\_\_\_ Mortar Mix \_\_\_\_\_  
Wall tie On Frame \_\_\_\_\_ or Block Back \_\_\_\_\_  
Fireplace \_\_\_\_\_ Material \_\_\_\_\_ Size Flue Liner \_\_\_\_\_  
Chimney \_\_\_\_\_ Material \_\_\_\_\_ Size Flue Liner \_\_\_\_\_

**INTERIOR CARPENTRY:** Finish Flooring Size \_\_\_\_\_ Type \_\_\_\_\_

Material \_\_\_\_\_  
Finish Flooring Kitchen Material \_\_\_\_\_ Thickness \_\_\_\_\_  
Underlay \_\_\_\_\_ Mfg. No. \_\_\_\_\_ Color \_\_\_\_\_  
Finish Floor Bath Material \_\_\_\_\_ Thickness \_\_\_\_\_  
Underlay \_\_\_\_\_ Mfg. No. \_\_\_\_\_ Color \_\_\_\_\_

Stair Work No. Horses \_\_\_\_\_ Material \_\_\_\_\_  
Rise \_\_\_\_\_ " Tread \_\_\_\_\_ "

Riser Material \_\_\_\_\_ Size \_\_\_\_\_  
Tread Material \_\_\_\_\_ Size \_\_\_\_\_  
Banister or Railing Material \_\_\_\_\_ Size \_\_\_\_\_  
Interior Door Style \_\_\_\_\_ Thickness \_\_\_\_\_  
Material \_\_\_\_\_ No. Hinges \_\_\_\_\_  
Make Hardware \_\_\_\_\_ Hardware Finish \_\_\_\_\_  
Jamb Material \_\_\_\_\_ Size \_\_\_\_\_  
Door Stop Material \_\_\_\_\_ Size \_\_\_\_\_  
Baseboard Material \_\_\_\_\_ Size \_\_\_\_\_  
Window Sill Material \_\_\_\_\_ Size \_\_\_\_\_  
Closet Rod Material \_\_\_\_\_ Size \_\_\_\_\_  
Closet Shelves Material \_\_\_\_\_ Size \_\_\_\_\_

Plumbing Access Panels Material \_\_\_\_\_ Size \_\_\_\_\_

Door Bumpers On Floor \_\_\_\_\_ Or Wall \_\_\_\_\_

Interior Wall Surface Type \_\_\_\_\_ Thickness \_\_\_\_\_

Interior Decoration Walls \_\_\_\_\_

Trim \_\_\_\_\_ Doors \_\_\_\_\_

Floors \_\_\_\_\_

Exterior Painting No. Coats \_\_\_\_\_ Make \_\_\_\_\_ Type \_\_\_\_\_

No. Basement Lights \_\_\_\_\_

No. Outside Lights and Outlets \_\_\_\_\_

Will all outlets be grounded \_\_\_\_\_

Will telephone wiring be concealed \_\_\_\_\_

**INSULATION:** Exterior Wall, Type \_\_\_\_\_ Thickness \_\_\_\_\_

Ceiling \_\_\_\_\_ or Roof \_\_\_\_\_ Type \_\_\_\_\_ Thickness \_\_\_\_\_

**GUTTER & DOWNSPOUTS:** Size Gutter \_\_\_\_\_ Material \_\_\_\_\_

Size Drop \_\_\_\_\_ Material \_\_\_\_\_

Chimney Flashing Material \_\_\_\_\_

**EXTERIOR GRADING:** Slope from House \_\_\_\_\_

Top Soil Spread \_\_\_\_\_ "thick

Seeding, Kind of seed \_\_\_\_\_ Area Seeded \_\_\_\_\_

No. of Evergreens in Initial Planting \_\_\_\_\_

**WALKS & DRIVES:** Walks Thickness \_\_\_\_\_ Width \_\_\_\_\_ Material \_\_\_\_\_  
From \_\_\_\_\_ To \_\_\_\_\_  
From \_\_\_\_\_ To \_\_\_\_\_  
Driveway Material \_\_\_\_\_ Width \_\_\_\_\_  
From \_\_\_\_\_ To \_\_\_\_\_  
Porch Material \_\_\_\_\_ Size \_\_\_\_\_  
Railing Material \_\_\_\_\_ Style \_\_\_\_\_  
Breezeway or Carport Floor Material \_\_\_\_\_ Thickness \_\_\_\_\_  
Garage Floor Material \_\_\_\_\_ Thickness \_\_\_\_\_  
Garage Door Material \_\_\_\_\_ Size \_\_\_\_\_  
Type \_\_\_\_\_ Thickness \_\_\_\_\_

**LIST ANY SPECIAL WORK OR MATERIAL NOT COVERED ABOVE:**

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**BUILDER**

**OWNER**

**DATE**

**DATE**