

# Home Building Specification



**For the residence of**

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**Located at**

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## **PURPOSE OF THIS SPECIFICATION:**

This specification is to insure that both parties (homeowner and building contractor) know as much detail as possible about this building project so that conflicts and mis-understandings can be minimized. Many homeowners and building contractors enter into a verbal agreement only to find themselves in awkward and miss-trusting situations.

## **GENERAL:**

All blank spaces in this specification that apply to this building are to be filled in. All blank spaces that do not apply are to be crossed out. The general conditions herein set forth shall apply to any contract given under this specification and shall be binding upon every sub-contractor as well as General contractor. The General contractor takes full responsibility for meeting all local and state codes for the construction of this project. The plans, elevations, sections and detail drawings, together with this specification, are to form the basis of the contract and are to be of equal force. Should anything be mentioned in this specification and not shown in the drawings, or vice versa, the same shall be followed as if set forth in both. It is the intent of this specification and accompanying drawings to correspond and to embody every item and part necessary for the completion of the structure. The contractor shall comply with all health and building ordinances that are applicable.

## **EXTRAS OR CREDITS:**

Any deviation from this specification or drawing plans involving an extra charge or a credit must be agreed upon in writing between the contracting parties before the change is made. The contractor shall not take advantage of any discrepancies in the drawings and specification. If any discrepancies are found, they shall be referred to the owner and be corrected before any contract is entered into.

## **INSURANCE:**

The contractor will provide liability insurance and workmen's compensation insurance in full until completion of the building. Fire and windstorm insurance during construction to be provided by owner.

## **EXCAVATION AND GRADING:**

The contractor shall do all necessary excavating and rough grading. The excavation shall be large enough to permit inspection of footings after the foundation has been completed. All excess dirt shall be hauled away by the contractor. Black surface loam to be piled where directed by owner for use in grading. The finish grading shall be done by the owner. Grade level shall be established by the owner, who will also furnish a survey of the lot showing the location of the building. The finish grading, seeding, sodding, and landscaping shall be done by the owner unless specified as follows:

## **CONCRETE FOOTINGS:**

Footings shall be of concrete mixed in the proportion of one part Portland Cement, parts clean, coarse, sharp sand and \_\_\_\_\_ parts of gravel or crushed rock. Concrete shall be machine mixed with clean water to the proper consistency, and shall be placed immediately after mixing. Footings shall be thoroughly protected with hay or straw in freezing weather. All footing shall be set below the frostline and rest on firm soil, and shall be flat and level. Footings shall be of sized per code. Ready mixed concrete if used shall be \_\_\_\_\_ .

## **DRAIN TILE:**

Drain tile shall be placed around the perimeter of the building and ran to the sump hole or other means of run off.

**BASEMENT WALLS:**

Shall be of \_\_\_\_\_ construction, straight, plumb and level, and as shown on plans. All joints shall be struck flush on both sides. Basement walls will or will not be waterproofed with \_\_\_\_\_ coats of \_\_\_\_\_.

**BASEMENT FLOOR:**

Basement floor shall be of \_\_\_\_\_ inches of concrete, consisting of \_\_\_\_\_ in. base course of 1-3-5 mix and 1/2-inch finish coat of 1-2 mix. Thoroughly pitch concrete to floor drains.

**CARPENTER WORK:**

The contractor shall and will provide all necessary labor and perform all carpenter work of every nature whatsoever to be done. He shall lay out all work and be responsible for all measurements, and keep a competent foreman in charge. All work shall be done in substantial conformity with the plans and specifications or any variations, changes or amendments thereof that have been approved in writing by the contracting parties.

**WALL STUDDING AND PARTITIONS:**

Studding shall be spaced 16" on centers, single plate on bottom and double plate on top of each wall or partition. Studding shall be doubled around all openings.

Outside studding shall be 2" x \_\_\_\_\_"

Inside studding shall be 2" x \_\_\_\_\_"

**BRIDGING:**

First and second floor joists shall have one row of 1" x 3" bridging or approved metal bridging for all 14-foot spans or less. All spans over 14 feet shall have two rows, all nailed securely to joists at each end.

**FLOORING:**

Sub-flooring shall be \_\_\_\_\_, and securely nailed. All joints shall be made on joists.

Building paper between sub-floor and finish floor to be \_\_\_\_\_

**STAIRS:**

Stairs leading from first to second floor shall be located as shown on plans with \_\_\_\_\_ inch risers and \_\_\_\_\_ inch treads. Basement stairs shall have \_\_\_\_\_ inch risers and \_\_\_\_\_ inch treads.

**SHEATHING:**

Outside walls shall be covered with \_\_\_\_\_.

After sheeting is on outside walls wrap the structure with house wrap.

**SIDING:**

Siding to be \_\_\_\_\_ and \_\_\_\_\_ in color.

Siding should be hung in accordance with the manufacture specifications.

**CHIMNEYS:**

Chimneys shall be constructed of common brick with face brick top. Provide tile flue lining of size and extent shown on plans for all flues. Thimbles and clean outs shall be built in as required. If gas heating unit is used, the flue shall be round vitrified tile with bell top of size shown on plans. If fireplace is required, furnish and install ash dump, damper and clean outs, fire brick for lining and hearth, facing and outer hearth of material selected by owner. Hearth to be supported on concrete slab of size shown on plan. All flues shall be cleaned of mortar drippings and the chimney shall be capped with a concrete wash or concrete cap as shown on plans.

Concrete hearth support to be fireproof, hearth floor to be \_\_\_\_\_

Face of fireplace opening, if masonry, shall be \_\_\_\_\_

Mantel shelf, if masonry, shall be \_\_\_\_\_

Incinerator, if any, shall be \_\_\_\_\_

**BRICK AND STONE WORK:**

All brick work shall be laid in cement and lime mortar, with all bricks well bedded and shoved into place, with both vertical and horizontal joints on straight lines. Joints to be of color selected by owner. The price allowed for face brick, if any, is \$ \_\_\_\_\_ per 1,000. Any cost in excess of that amount shall be borne by the owner and any cost lower than this amount shall be credited to the owner. Lintels to be properly placed above all openings where masonry is shown above. Exterior stone work, if any:

\_\_\_\_\_  
\_\_\_\_\_

**ROOFING:**

Roof sheathing shall be \_\_\_\_\_ and securely nailed to rafters.

Use \_\_\_\_\_ felt paper over sheathing. Shingles for roof to be \_\_\_\_\_ and \_\_\_\_\_ in color. Use galvanized nails for nailing shingles. A weather shield underlayment (ice & water shield) shall be used on all eaves.

**SOFFITS, FASCIA, GUTTERS AND DOWN SPOUTS:**

Contractor shall provide all necessary labor and materials to finish off soffits and fascia. Soffits, fascia and drip edge shall be \_\_\_\_\_ in color. Gutters and downspouts to be \_\_\_\_\_ and \_\_\_\_\_ in color.

**SHEET METAL WORK AND FLASHING:**

Contractor shall provide all necessary labor and materials and perform all sheet metal work of every nature whatsoever to be done. Proper \_\_\_\_\_ flashing shall be provided wherever necessary. Valley flashing shall be \_\_\_\_\_ metal \_\_\_\_\_ inches side. Clothes chute etc.

**INSULATION:**

Side wall insulation to be \_\_\_\_\_

Top floor ceiling insulation to be \_\_\_\_\_

Basement wall insulation to be \_\_\_\_\_

Other \_\_\_\_\_

**JAMBS AND CASINGS:**

All inside jambs shall be 3/4" thick & same wood type as window or door. Casings shall be \_\_\_\_\_

**WINDOWS:**

See drawings for location of all windows. See schedule on drawings for type and style of windows used. All windows to be hung level and true in proper working condition.

**DOORS:**

All of the inside doors shall be 1-3/8" thick as follows: \_\_\_\_\_  
The front door shall be 1-3/4" thick: \_\_\_\_\_  
The remaining outside doors shall be 1-3/4" thick: \_\_\_\_\_  
Garage overhead door shall be: \_\_\_\_\_  
Garage man door shall be 1-3/4" thick: \_\_\_\_\_  
Combination storm & screen doors: \_\_\_\_\_  
Provide door to attic and plumbing access doors if required.  
See drawings for door schedule.

**INTERIOR WALL FINISH (painted, paneling, wall paper, wanes coat, etc.):**

All interior walls to be \_\_\_\_\_ inch thick sheet rock, hung straight and true. Outside edges to have metal corners and all inside corners and seams to be taped and finished. Finish for each of the rooms shall be as noted below. Drywall contractor shall repair all defects and do all patching necessary to leave the work in good condition. All drywall walls to be primed and finished as follows:

Living Room \_\_\_\_\_ Dining Room \_\_\_\_\_  
Kitchen \_\_\_\_\_ Front Entry \_\_\_\_\_  
Bed Rooms and Halls \_\_\_\_\_ Rear Entry \_\_\_\_\_  
Bath Room \_\_\_\_\_ Basement \_\_\_\_\_  
Temporary heat, if necessary, shall be furnished \_\_\_\_\_

**INTERIOR WALL PAINTING (paint type, color):**

All woodwork to be carefully cleaned of finger marks, stains, and other defects before any oil, filling, paint, or varnish is applied, and all rough spots to be sanded smooth before being filled with colored putty to match color desired. Finish to consist of the following:

Living Room \_\_\_\_\_ Dining Room \_\_\_\_\_  
Kitchen \_\_\_\_\_ Front Entry \_\_\_\_\_  
Bed Rooms and Halls \_\_\_\_\_ Rear Entry \_\_\_\_\_  
Bath Room \_\_\_\_\_ Basement \_\_\_\_\_  
Radiators \_\_\_\_\_ Floors \_\_\_\_\_

**INTERIOR CEILING FINISH (stucco, flat, color, etc.):**

All interior ceilings to be \_\_\_\_\_ inch thick sheet rock, hung straight and true with all seams to be taped and finished. Finish for each of the rooms shall be as noted below. Drywall contractor shall repair all defects and do all patching necessary to leave the work in good condition. All drywall ceilings to be primed and finished as follows:

Living Room \_\_\_\_\_ Dining Room \_\_\_\_\_  
Kitchen \_\_\_\_\_ Front Entry \_\_\_\_\_  
Bed Rooms and Halls \_\_\_\_\_ Rear Entry \_\_\_\_\_  
Bath Room \_\_\_\_\_ Basement \_\_\_\_\_  
Other \_\_\_\_\_ Other \_\_\_\_\_  
Temporary heat, if necessary, shall be furnished \_\_\_\_\_

**INSIDE TRIM FINISH** (paint color or stain type):

Living Room \_\_\_\_\_ Dining Room \_\_\_\_\_  
Front Entry \_\_\_\_\_ Kitchen \_\_\_\_\_  
Rear Entry \_\_\_\_\_ Master Bed Room \_\_\_\_\_  
Other Bed Rooms \_\_\_\_\_ Bath Rooms \_\_\_\_\_  
Hall \_\_\_\_\_ Other \_\_\_\_\_

**FINISHED FLOORS** (carpet, ceramic tile, sheet vinyl, vinyl tile, etc.):

Living Room \_\_\_\_\_ Dining Room \_\_\_\_\_  
Front Entry \_\_\_\_\_ Kitchen \_\_\_\_\_  
Bed Rooms \_\_\_\_\_ Bath Rooms \_\_\_\_\_  
Attic \_\_\_\_\_ Rear Entry \_\_\_\_\_

Finished floors in \_\_\_\_\_ to be \_\_\_\_\_  
Finished floors in \_\_\_\_\_ to be \_\_\_\_\_

All hardwood floors shall be properly nailed, per manufacturer instructions, and machine sanded to a smooth even surface. Floors under linoleum shall be securely nailed with coated nails, seams filled and machine sanded.

**CABINET WORK:**

Bathroom

Bathroom vanities, linen cabinets, medicine cabinet, mirrors shall be \_\_\_\_\_

and be placed as shown on plan. Cabinets shall be installed as per manufacturer specifications.

Kitchen

Kitchen cabinets shall be \_\_\_\_\_ and be placed as shown on plan. Cabinets shall be installed as per manufacturer specifications.

Kitchen counter tops to be \_\_\_\_\_

Splash back to be \_\_\_\_\_

Front edging on countertop to be \_\_\_\_\_

**CLOSETS:**

All closets shall have the necessary one shelf and one clothes rod. Other closet needs shall be: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**BUILT-INS:**

Contractor shall provide all labor and material for the installation of the built-in equipment herein specified. Subcontractor shall connect with water, gas, and electric supply, vents the equipment he installs and shall put it into working operation. These should be installed in accordance with the manufacture specifications.

Garbage disposal \_\_\_\_\_ Built-in oven \_\_\_\_\_ Counter-top range \_\_\_\_\_

Range hood and fan \_\_\_\_\_ Bathroom fans \_\_\_\_\_ Shower door \_\_\_\_\_

Bathroom heater \_\_\_\_\_ Dishwasher \_\_\_\_\_ Clothes washer \_\_\_\_\_

Clothes dryer \_\_\_\_\_ Garage door operator \_\_\_\_\_

**ELECTRICAL WORK:**

Contractor shall provide all necessary labor and material and perform all electric work of every nature whatsoever to be done. All work to comply with local and state codes. See drawings for location and type of electrical fixtures.

**WINDOW SHADES AND RODS:**

The amount of \$ \_\_\_\_\_ is allowed for window shades. Any cost in excess of this amount shall be paid by owner and any cost lower than this amount shall be credited to the owner.

**PLUMBING:**

Contractor shall provide all labor and material and perform all plumbing work of every nature whatsoever to be done. All plumbing shall be properly installed and all connections thoroughly tested and shall be installed according to local ordinance. Hot and cold water connections shall be made with bath tub, shower, lavatory, kitchen sink and laundry sink. Water connections shall be made with water main in the street, sewer connection shall be made with sewer in the street, gas connections shall be made with gas main in the street, all to be paid for by the plumbing contractor. Equipment under this plumbing contract requiring electrical connections shall be furnished and put into working operation by the plumbing contractor. All meters shall be paid for by owner. All piping to be according to local ordinance. See drawings for location of plumbing fixtures. Plumbing fixtures shall be as follows:

Bath Tub _____	Color _____
Shower/Tub _____	Color _____
Toilet _____	Color _____
Bath Lavatory _____	Color _____
Kitchen Sink _____	Color _____

Water heater with \_\_\_\_\_ gallon storage tank. Laundry Sink \_\_\_\_\_ Outside faucets, \_\_\_\_\_  
Towel bars, grab bar, paper holder, soap dish or other fixtures to be located per the owner's request.

**HEATING AND AIR CONDITIONING:**

Contractor shall provide all necessary labor and material and perform all heating and air conditioning work of every nature whatsoever to be done. Including all plumbing and electrical connections, in the installation of a heating plant of sufficient size to properly heat all parts of the house in the coldest weather, and to put same in full operating condition. In the installation of air conditioning plant, make sure it is of sufficient size to properly cool all parts of the house in the hottest weather, and to put same in full operating condition.

**EXTERIOR PAINTING:**

All exterior woodwork shall be primed and have \_\_\_\_ coats of \_\_\_\_\_ paint, color \_\_\_\_\_. All knots and other defective work to be shellacked and all nail holes to be puttied before applying last coat.

**CEMENT WALKS AND STEPS:**

All cement walks shall be 4 inches thick, of widths and in locations shown on plans and shall be poured with a trowelled finish. The steps at the front and rear entrances shall be of \_\_\_\_\_ (wood, cement, brick) construction as indicated on the plan.

**DECKS:**

All decks shall be built in locations shown on plans and follow all local codes for handrails, steps, etc. The decks shall be built of \_\_\_\_\_

**CLEANING UP:**

The contractor shall or shall not remove all debris from the premises when the job is completed. The contractor shall or shall not clean all window glass when job is completed.

***AGREEMENT***

**BETWEEN OWNER AND CONTRACTOR**

This agreement made on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by and between  
\_\_\_\_\_, herein after called the Owners, and  
\_\_\_\_\_, herein after called the Contractor.

The Owner and Contractor for the consideration herein after agree as follows:

**ARTICLE I**

The Contractor agrees to provide all the materials as specified and to perform all the labor shown on the Working Drawings and described in the Specifications for the erection of a dwelling for the Owner. This dwelling to be located at \_\_\_\_\_ City of \_\_\_\_\_ County of \_\_\_\_\_ State of \_\_\_\_\_.

**ARTICLE II**

The Contractor agrees that the work under this contract shall be substantially completed the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

**ARTICLE III**

The Owner agrees to pay the Contractor for the performance of the contract in the following agreed fashion:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ARTICLE IV**

Final payment shall be due \_\_\_\_\_ days after completion of the work and the contract fully performed.

**ARTICLE V**

The Owner and the Contractor agree that the Working Drawings and Specifications, together with this agreement form the contract.

The Owner and Contractor for themselves, their successors, executors, administrators and assigns, hereby agree to the full performance of the covenants herein contained.

IN WITNESS WHEREOF, they have executed this agreement the day and year first above written.

\_\_\_\_\_  
(Witness)

\_\_\_\_\_  
(Owner)

\_\_\_\_\_  
(Witness)

\_\_\_\_\_  
(Contractor)