

Specifications

For

**Genesee Pointe Condominium 4-Unit Residential New Construction**

These Building Specifications (“Specifications”) are made by the Ingham County Land Bank Fast Track Authority at 3024 Turner Rd, Lansing, MI 48906 hereinafter referred to as “Land Bank” and \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_at\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ hereinafter referred to as the “General Contractor” for the construction of single family townhomes located at the location specified in the Contract (Building Contract is a separate document). The land is not included in the agreement. The General Contractor and the Land Bank have carefully reviewed the final townhome plans, and hereby accept them as correct. The General Contractor agrees to build the townhome building at the location provided by the Land Bank according to the specifications that follow.

**1. General Information:**

A. Building site provided by Land Bank.

B. All permits required for construction including but not limited to the following shall be secured by the General Contractor.

 Driveway

 Soil Erosion

 Public Water/Sewer

 Building

C. Survey - General Contractor **shall provide final as-builts required by State, County and local governments or municipalities** prepared by a professional engineer licensed in the state of Michigan. Keb’s Inc., Haslett, MI has completed some preliminary survey work for this site.

D. Construction to be completed according to current 2015 Michigan Construction Code and Residential Construction Performance Guidelines, published by the National Association of Home Builders or current building code.

E. The General Contractor is responsible for all utility costs during construction.

**2. Site Work:**

A. Tree Removal - General Contractor to remove trees as required to comply with site design. General Contractor is required to clear the entire site of any brush or debris and may choose to schedule an on-site meeting with the land bank staff to confirm large tree removal and extraordinary items considered for removal.

B. Excavation - Excavation to be sufficient to place footings on suitable bearing soil. If unsuitable soil conditions are found, it is the responsibility of the Land Bank to cover all costs of soil remediation. Except for expected areas identified in the attached Soil Boring Report provided in the RFP.

C. Backfill - Backfilling will be sufficient to provide access for construction and rough grade to provide drainage away from the building.

D. Grading - Any area on the building site within 50 feet of the building shall be rough graded at the time of the backfill and a finish grade for the entire property to be done before completion of the project.

E. Excess Soil - Removal of excess soil from the site is the responsibility of the General Contractor.

F. Landscaping - Site landscaping is included in the scope of the project. Landscaping to include topsoil, contractor grade seed, and straw. Plantings according to the provided landscape plan.

**3. Site Preparation:**

A. Foundation - Footings for the foundation are to be 16” x 8” concrete placed upon suitable bearing soil. Waterproofing for the foundation concrete consists of one exterior coat of 60 mils asphalt liquid- applied membrane.

B. Flatwork and Site Concrete - All interior concrete flatwork shall be approximately 3 1⁄2” thick with 2” thick foam, installed 2’ vertically and horizontally around all exterior walls. All exterior concrete flatwork to be approximately 4” thick. All exterior concrete to have expansion and control joints or saw cuts utilized to best control for cracking Exterior concrete installed according to the concrete plan. **The General Contractor is responsible for replacing any concrete cracked, chipped, or broken.**

C. Utilities - **The General Contractor to allowance all costs associated with the connection of the utilities.** The General Contractor cannot in any way be responsible for the performance of or quality of the utilities provided to the dwelling. This includes the installation location of the utilities. The General Contractor is not responsible for any amounts due for benefit charges. The General Contractor will pay for utility consumption charges during the course of construction.

**4. BUILDING EXTERIOR**

A. Roofing Material -

 Material: Asphalt architectural shingles

 Mfr / model: Certainteed Landmark

 Felt: 15#

 Vents: Ridge or roof vents, per plan

 Ice/water barrier: at eaves and valleys, per code rqmts

Color: Moier Black

Or Approved Equal

B. Masonry Material - Location per plan.

Material: Brick

Mfr / model: Belden Bricks

Color: Beaver Blend

Or Approved Equal

C. Siding Material -

 Material Description

 Vinyl lap siding: Ply Gem Variform Double-4 .042" Thickness

 Vinyl board/batten: Variform 6" batten spacing

 Soffit: Vented aluminum

 Fascia: Aluminum 6"

 Color: To be selected by Land Bank

Or Approved Equal

D. Eavestrough - Seamless aluminum eavestrough. Gutter & downspout locations to be determined and placed by General Contractor. **Install aluminum rain diverter on each unit according to plan. Install aluminum gutter guards on all gutters. Color to match siding.**

F. Exterior Doors -

Front Door **-** MMI Model model #21 - six panel steel door. With a peep hole. Sized per plan.

Rear Patio Door **-** MMI Model #122 half-light door with Anderson 2000 series white Aluminum retractable storm door with chrome hardware.

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G. Windows

Manufacturer: Jeld Wen

Series: Builder's Vinyl

Construction: Vinyl

Color: White

Trim: Drywall wrapped jambs with MDF Sill

Screens: Included for all operating windows

Blinds: Installed, sized per window.

 Home Decorators Collection 2” faux wood blinds

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**5. Framing System:**

All framing lumber to be specified on the Land Bank’s approved plan. The framing lumber shall be graded standard or better, and conform with all building codes. Include caulking and sealing all gaps in framing pre-drywall installation. Minimal use of framing members and insulated headers, two stud corner framing (that allows more insulation behind adjoining corner). Raised heel or energy trusses to accommodate R38 over the wall.

A. Floor system to be engineered I-joist system L/480 by engineer.

B. Subfloor to be 3/4" tongue & groove OSB glued and nailed. Sub-flooring to be sufficiently smooth and flat to allow flooring materials, such as carpet, vinyl, to be installed directly over the subfloor.

C. Sheathing

 Roof: 1/2" OSB

 Walls: 7/16" OSB

 Wrap: building wrap, Tyvek or equivalent

D. Framed Exterior Wall - to be 2x6 wood studs, unless noted otherwise on plan. Roof Supports- Shall be trusses per Land Bank's plan.

**6. Interior Finishes:**

A. Insulation -

Location Type of insulation to be installed

Rim Joists: Blown closed cell foam

Heated area exterior walls: Wall cavities filled w/ spray-applied cellulose R-21

Note: Please consider a flash and batt system for exterior wall for a very high-performance wall. Flash and Batt exterior wall defined as – Insulate all heated exterior walls with 2” of closed cell polyurethane foam (R14) plus fill (3.5”) spray applied cellulose (R13) for total of R27.This assembly will be much more air-tight and with the increased R-Value drops this from HERS 57 to HERS 49 and gives a much better rebate.

Another suggestion for the insulation specification is to include foam spray air sealing of the attic top plates and any penetrations before applying R -49. Specify tape measures installed (14” cellulose), eave baffles, insulated and gasketed attic hatch. Make sure you order Raised heal or energy trusses to accommodate R-38 over the wall.

Highest level ceiling: Class one blown cellulose, R-49

B. Drywall - Drywall type and thickness to be specified on plans. All drywall to be installed using proper construction adhesive and drywall application screws. All joints taped, spackled, and sanded to be ready for painting.

C. All electrical, plumbing, hvac, cable lines or runs shall be recessed within the space of the floor joists unless limited by the Building code and or framing limitations that will take precedence over any conflicting obstructions.

D. The General Contractor must follow all guidelines from the Land Bank provided energy rater provided below. Energy Rater has inspection periods throughout the building process.

 David Meeder, Custom Home Energy Services

 P.O. Box 237

 Bath, MI 48808

 (517) 256-1839

 davidwmeeder@gmail.com

**7. Electrical:**

The General Contractor will follow the approved electrical plan included in the final set of approved plans. Building codes and framing limitations will take precedence over the final plan. All electrical work shall be installed in accordance with all local, state and federal codes which apply. Outlets and switches to be white. toggle switches to be provided for every unit.

A. 100-amp service per unit.

B. Light Fixtures to be installed according to the provided electrical plans. General Contractor to provide all lightbulbs. In addition to these listed fixtures the General Contractor to also provide and install all lighting included in the lighting plan.

 *Note: All ceiling cans must be ICAT (Insulation Contact Air-Tight) rated. All bulbs must be LED or Compact Fluorescent.*

 Fixture Location

 Craftmade III 3 Light Z9725 OBO Rear Yard

 Craftmade Post Z8792-RT Rear Yard

 Millennium Lighting 4122-PBK Rear Porch Flush Mount

 Millennium Lighting 2601-PBK Front Exterior Porch

 Millennium Lighting 2702-MB First Floor Half Bath

 Millennium Lighting 5513-MB First Floor Dining Room

 Millennium Lighting 9601-MB First Floor Island Pendant

 Millennium Lighting 2702-MB Second Floor Bathroom Vanities

 Millennium Lighting 4903-MB Second Floor Bedroom 1

 Millennium Lighting 4903-MB Second Floor Bedroom 2

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C. Outlet Installation -

Outlet Type Quantity/Location

Front Door Bell: included

 Smoke Detectors: to code

 Cable Jacks: per plan

 Exterior outlets: per plan

D. Appliances Outlet Installation -

Appliance type Description Electric

Range + Oven: Electric

Range hood/Microwave: Electric

Clothes Dryer: Electric

 Refrigerator: Electric

Water Heater: Gas

Furnace: Gas

E. Cable Service - Land Bank is responsible for contacting cable and / or telephone providers for all line connections and ensuing charges. Contractor must supply a homerun for cable from the exterior to the furnace room placement to be determined by the electrician.

**8. HVAC Finishes:**

A. HVAC System - Furnace, rectangular ductwork with round pipe crossovers, floor supply registers, high sidewall returns and thermostat will be provided. Locations and size of units to be installed to be determined by the HVAC contractor. Venting for the clothes dryer shall be provided and installed by the Contractor.

HVAC Items Description

Forced Air Carrier 95%

Furnace Filter Install at HVAC rough-in & replace with final filter on HVAC finish.

Air Conditioning Carrier (Size determined by HVAC Supplier) 13 SEER

 Humidifier Aprilaire or equivalent

Thermostat Honeywell Home Programmable Model# TH6320U2008/U

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*1. All seams must be sealed with metal tape or mastic on all portions of the air handler (to include a filter access cover). No body cavities are to be used as supply or return ducts. All ducts running through the attic must be installed and tested before blown cellulose attic insulation is applied. All duct will be buried to the maximum extent possible within the attic insulation, which must remain undisturbed. All joints and seams of duct work will be sealed to include the registers to the ceiling, wall, or sub- floor to which the grill is attached.*

*2.The building code requires mechanical ventilation to the outside. Any ducting through attic spaces must adhere to the above sealing and insulation procedures. The least expensive way to achieve the requirement is to install an Energy Star rated 2 speed bath fan. The low-speed requirement is 40cfm (measured) running 24/7 automatically with a motion or manual switch to boost to a high speed minimum of 90.Here is a link to an example:* [*https://na.panasonic.com/us/home-and-building-solutions/ventilation-indoor-air-quality/ventilation-fans/whispergreenr-select-fan-50-80-110-cfm-multi-speed*](https://na.panasonic.com/us/home-and-building-solutions/ventilation-indoor-air-quality/ventilation-fans/whispergreenr-select-fan-50-80-110-cfm-multi-speed)*. Alternately, install an ERV (Energy Recovery Ventilator) capable of 90 cfm.*

**9. Plumbing Finishes:**

All water lines to be PEX and all drain lines to be PVC plastic. Plumbing to include the installation of indicated fixtures with all new waste and water lines, hookup materials, and permits as necessary to comply with the State of Michigan plumbing codes.

A. Plumbing items to be included -

 Items to be included Description

Water Heater: Tankless Rinnai Model # RRU160IN

 Refrigerator Water Line: Connected to Refrigerator

Garbage Disposal: Badger 5

Fire Extinguisher Kidde Pro Series 210

Floor Drain: Near furnace

Exterior Hose Bib: 2 per unit per plan

B. Fiberglass Tub/Showers to be installed per plan within any framing limitations. *Note: Moisture resistant blocking is required behind Tub/Shower stalls on adjacent exterior walls. The flash and batt system (if installed) meets that requirement.*

Color Brand Description

White Maax CM60

C. Toilets - To be American Standard, standard height round bowl.

Or approved equal.

D. Sinks - All sinks to be MRDirect.

Location Finish-Color Model Number

 Kitchen: Stainless steel 3120S

 Powder Room: White O2018

 Bathroom 1: White O2018

E. Plumbing Faucets - All faucets in a Chrome finish.

 Location Selection Model Number

 Kitchen Moen Brantford 7185EWC

 Powder Room Moen Eva 6400

 Bathroom 1 Moen Eva 6400

**10. Bathroom Finishes:**

A. Frame mirrors will be installed for each vanity. Approximate Size: 30" wide X 36" high.

B. Bath Hardware - To include towel bar, toilet paper holders, and hand towels in Moen Eva Chrome placed by the General Contractor.

**11. Cabinetry, Countertops, and Appliances:**

Layout of kitchen, countertops, vanities, vanity tops and appliances as per purchaser's plan.

A. Cabinets - Standard overlay Squire style by Smart Cabinetry in Polar White.

 Cabinet Pull to be Laurey 54626-25 Danica Polished Chrome Cabinet Hardware Knob

B. Countertops - Plastic laminate for all countertops. Countertop layout is per plan. All countertops include a 4” backsplash. Final color selections made by the Land Bank.

C. Appliances - GE Appliances per unit. All appliances to be installed. Washer and dryer unit to be stacked with GE stacking kit.

 Unit Model Number Location

 Refrigerator: GSS25GYPFS Kitchen

 Range: JBS60RKSS Kitchen

 Microwave: JNM3163RJSS Kitchen

 Dishwasher: GDT565SSNSS Kitchen

 Washer: GFW550SSNWW Laundry

 Dryer: GFD55ESSNWW Laundry

Or Approved Equal

**12. Trim Carpentry:**

A. Trim Material

Location Style Finish Type Casing and wall base specification

All floors Craftsman Paint 1”x4” MDF 4" casing / 4" wall base -all sizes nominal

 (windows to be drywall wrapped - with bottom Sill)

C. Stair Rail

Location Finish Style

1st to 2nd flr: Paint Standard wood wall mount rail per code.

D. Interior Doors - 6-panel, painted finish. All doors to be Masonite hollow core.

E. Handle Sets - Interior levers to be Kwikset Tustin in Chrome. Privacy locksets (with button locks) for all bathrooms. All entry door locksets will include a key locking mechanism. Front door to be Kwikset Chelsea 800CEXTNL 15 SMT. Rear exterior door to be Kwikset Tustin with a Kwikset deadbolt.

F. Closets - Closet rods/shelves as indicated on plans. All shelving to be a MDF painted per plan.

**13. Painting:**

A. Interior Wall Painting: Includes one coat of flat latex primer and one coat of flat latex "Cashmere" finish paint by Sherwin Williams. Coverage will vary depending on the selection of interior color(s) chosen by the Land Bank. If additional coats of paint (more than one) are required to cover the walls due to the Purchaser’s choice of color (2) color selection allowed, not including white trim.

B. Interior Trim Painting - Includes one coat of LATEX paint for all interior trim and doors. Interior trim paint to be white SW7006 Semi-Gloss.

C. Exterior Painting on Primed Siding or Trim - Includes one coat of water based exterior grade paint.

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**14. Flooring Material:**

A. Flooring schedule is per plan.

B. Carpet -

Brand of Carpet: Dreamweaver

Type of Carpet: Exceptional

Number of Colors: 1 selection

Pad: 6lbs 7/16 Rebound Pad

Or Approved Equal

B. Luxury vinyl plank-

Brand of LVP: Shaw

Type: Laminate

Product Line: Endura Plus

Color Selection: 20 Color options to be selected by Land Bank

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**15. Construction Clean up:**

At the completion of the building site construction, all rooms and spaces will be cleaned by the General Contractor this includes all construction debris from the lot. After the final closing or occupancy of the space by the Purchaser (whichever occurs first), no additional cleanup by the General Contractor will be performed.

16. **Final Walk Through and Punch List:**

The General Contractor to perform a final walk through and punch list with the Land Bank. General Contractor to complete the list before final payment is issued. Construction standards are set by the Residential Construction Performance Guidelines published by the National Association of Homebuilders.

17. **Additional Items**

Sealing & caulking: new paintable silicone caulk at the bottom of the sill plate on the interior and exterior perimeter of house; all penetrations through exterior walls are to be completely sealed with caulk; caulk bottom plate on interior side; install approved tape to seal all heating duct and return air seams and boots **prior to drywall finish**; insulate and foam around all windows, doors, outlets, switches, and all other penetrations to the interior and exterior walls; **prior to interior painting**, install new paintable silicone caulk where all interior trim and drywall meet, i.e. window trim, door trim, base trim. NOTE: All sealing and caulking to meet HERS rating guidelines and requirements.

18. **Recycling of all construction materials**

Properly dispose of all left over un-use construction materials from land-fill as needed. As we moved towards a more circular environment, promote best practices in recycling and repurposing leftover construction material, by reducing the amount of material to landfills.