

THE CHALETS at SNUG HARBOR
NEED NOT BE BUILT

Description of Materials

Proposed Construction No: _____
 Under Construction

Property address: Snug Harbor Retreat	City: Grant	State: AL
Name of Mortgagor or Sponsor:	Address:	
Name of Contractor or Builder:	Address:	

Instructions

1. The construction shall be completed in compliance with the related drawings and specifications, as amended during processing. The specifications include this Description of Materials and the applicable Minimum Property Standards. A work must be in compliance with the National Building Code and or local code which ever is more stringent.
2. All colors and finishes must be approved by the Archetictual Committee prior to installation.
3. Any deviations from plans must be approved by Archetictual Committee

1. EXCAVATION:

Bearing soil, type Clay & Rock

2. FOUNDATIONS:

Footings: concrete mix 1-3-5; strength psi 3000 Reinforcing See Wall Section
Foundation wall: material Conc. Split face Block Tan Color with Tan Mortar Reinforcing See Wall Section
Interior foundation wall: material 1"X4" lathe with 1/2" sheet rock Party foundation wall 2X4 stud with 1/2" sheet rock
Columns: material and sizes _____ Piers: material and reinforcing _____
Girders: material and sizes see engineered system plans Sills: material #2YP Treated
Basement entrance areaway _____ Window areaways _____
Waterproofing Bituthane or equal Footing drains: 4" perforated PE with filter paper and stone backfill
Termite protection Chemical Soil Treatment By State Licensed Firm
Basementless space: ground cover 6 mil visqueen; insulation none on wall; foundation vents as required Special foundations Conc. Grade Beam & A/C Compressor Pads
Additional information: Seal all joints, openings, & penetrations

3. CHIMNEYS:

Material Brick vaneer over wood frame Prefabricated (make and size) Lennox 42 inch wide pre fab unit or equal
Flue lining: material metal pipe Heater flue size per manufacture Fireplace flue size per manufacture Vents (material and size): gas or oil heater; water heater Electric 220V, 1 PH. 50 gal. Upright
Additional information: _____

4. FIREPLACES:

Type: solid fuel or propane gas-burning; circulator (make and size) None Ash dump and clean-out None
Fireplace: facing Brick; lining Metal; hearth Brick; mantel Wood
Additional information: _____

5. EXTERIOR WALLS: Brace at corners with 1/2" waffer board

Wood frame: wood grade, and species Const. Gd. Spruce Corner bracing. Building paper or felt 15 # @ Joints
Sheathing R-Max; thickness 1/2"; width 48"; solid; spaced _____ " o.c.; diagonal; _____
Siding Hardiboard or Crane Board solid Vinyl or equal; fastening per manufacture
Roofing: Metal; grade 26 ga. Min.; type Standing seam; size _____; exposure _____; fastening per manufacture
Masonry veneer Brick: Millstone with Accent Brick Mountain Stone Tudor with buff mortar Sills Brick Rowlock Lintels Steel
Base flashing 30 # Felt bonding 22 Ga. Ties Door sills _____ Window sills _____ Lintels _____
Base flashing _____ Interior surfaces: dampproofing, _____ coats of _____; furring _____
Additional information: Brick ties @ 16" Vert. & 24" Horiz. (1 per 2.7 sq. ft. wall)
Exterior painting: material Wrap all exterior trim, etc., in Alum or Vinyl; number of coats _____
Gable wall construction: same as main walls; other construction

6. FLOOR FRAMING:

Joists: wood, grade, and species engineered system; other _____; bridging _____; anchors 1/2" x 18" Bolts
Concrete slab: basement floor; first floor; ground supported; self-supporting; mix 3000 # PSI; thickness 4; reinforcing 6 x 6 # 10-10 Welded Wire Mesh; insulation 1" Per.; membrane .006 Visqueen
Fill under slab: material Gravel; thickness 4. Additional information: _____

7. SUBFLOORING: (Describe underflooring for special floors under item 21.)

Material: grade and species Waffer BD; size 7/8"; type Waffer Board
Laid: first floor; second floor; attic _____ sq. ft.; diagonal; right angles.
Additional information: Construction Adhesive to Joist

8. ADDITIONAL INFORMATION:

9. PARTITION FRAMING:

Studs: wood, grade, and species Const. GD. Spruce size and spacing 2 x 4 @ 16" o.c. Other _____
Additional information: _____

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10. CEILING FRAMING:

Joists: wood, grade, and species engineered system Other _____ Bridging _____
Additional information: Verify w/plans & local codes

11. ROOF FRAMING:

Rafters: wood, grade, and species engineered system Roof trusses (see detail): grade and species _____
Additional information: _____

12. ROOFING:

Sheathing: wood, grade, and species 7/16" Waffer Bd. w/ply & Clips; solid; spaced _____ " o.c.
Roofing Metal; grade C (UL); size _____; type _____
Underlay Felt; weight or thickness 15#; size _____; fastening Galv. Nails
Built-up roofing _____; number of plies _____; surfacing material _____
Flashing: material Galv. Where Required; gage or weight 26; gravel stops; snow guards
Additional information: Style and finish to be approved by Architectural Committee

13. GUTTERS AND DOWNSPOUTS:

Gutters: material alum.; gage or weight 26; size 6"; shape OG
Downspouts: material alum.; gage or weight 26; size 4 x 6; shape Rect.; number Req'd.
Downspouts connected to: Storm sewer; sanitary sewer; dry-well. Splash blocks: material and size 12 x 30 Conc.
Additional information: color approved by Archetictual Committee

14. LATH AND PLASTER:

Lath walls, ceilings: material _____; weight or thickness _____ Plaster: coats _____; finish _____
Dry-wall walls, ceilings: material Sheetrock; thickness 1/2"; finish Smooth;
Joint treatment Taped, Cemented, & Sanded

15. DECORATING: (Paint, wallpaper, etc.)

Rooms	Wall Finish Material and Application	Ceiling Finish Material and Application
Kitchen	(2) Coats of Latex Paint	Smooth
Bath	(2) Coats of Latex Paint	Smooth
Other	(2) Coats of Latex Paint	Smooth

Additional information: _____

16. INTERIOR DOORS AND TRIM:

Doors: type 6 Panel Hollow Core or approved equal; material Masonite; thickness 1 3/8"
Door trim: type Detail; material WP Base: type _____; material WP; size 3 1/2"
Finish: doors Latex; trim Latex
Other trim (item, type and location) 6" BASE THROUGH OUT UNIT, 5" CROWN GREAT RM., HALLWAY, FOYER, MASTER BEDROOM
Additional information: Tray ceilings in master bedroom

17. WINDOWS:

Windows: type Double Hung; make Silverline or equal; material Vinyl; sash thickness 1 3/8"
Glass: grade Insulated; sash weights; balances, type Spring; head flashing Visqueen
Screens: full; per manufacture; number one per window Special windows: match other windows style a finish
Additional information: _____

18. ENTRANCES AND EXTERIOR DETAIL:

Main entrance door: material Insulated Metal; width 3'; thickness 1 3/4". Frame: material Fir; thickness 3/4"
Other entrance doors: material Insulated Metal Patio; width 6'-0"; thickness 1 3/4". Frame: material Fir; thickness 3/4"
Head flashing Visqueen Weatherstripping: type Per Manuf.; saddles Alum.
Combination storm and screen doors: thickness: standard builder grade; number: at each exterior door;
Shutters: hinged; fixed. Railings Vinyl coated material, Attic louvers "V" Type Screened
Exterior millwork: grade and species C Pine Paint Ext. Latex & Primer; number coats 3
Additional information: _____

19. CABINETS AND INTERIOR DETAIL:

Kitchen cabinets, wall units: material Saco Industries Avalon style; lineal feet of shelves _____; shelf width 12"
Base units: per plans; counter top Builder grade granite; edging std. round
Back and end splash 4"X 4" ceramic tile Finish of cabinets Honey spice; number coats pre finished by manufacture
Other cabinets and built-in furniture all baths to match kitchen cabinets and tops.
Additional information: _____

20. STAIRS:

Stair	Treads		Risers		Strings		Handrail		Balusters	
	Material	Thickness	Material	Thickness	Material	Size	Material	Size	Material	Size
Basement	Wood	1"	wood	1"	wood	2x12	wood	2 1/2"	wood	3"
Main	Wood	1"	wood	1"	wood	2x12	wood	2 1/2"	wood	3"
Attic	Pull Down									

Disappearing: make and model number Husky 444 or equal- See plans for Approx. Location

Additional information: All stair tread to match Great room hard wood

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21. SPECIAL FLOORS AND WAINSCOT: (Describe Carpet as listed in Certified Products Directory)

Location	Material, Color, Border, Sizes, Gage, Etc.	Threshold Material	Wall Base Material	Underfloor Material
Kitchen	Tile	Metal	Wood	Durarock
Bath	Tile	Metal	Wood	Conc. Or Durarock
Great Rm	Hardwood	Wood	Wood	Wood or concrete
Other Rms	Carpet	Metal	Wood	Wood or Concrete
Dining Rm	Hardwood			
Location	Material, Color, Border, Cap. Sizes, Gage, Etc.	Height	Height Over Tub	Height in Showers (From Floor)
Bath 1,2,3	Fiberglass Tub & Shower Stalls			89"
	Master Bath Shower Ceramic Tile with			96"
	4" x 4" wall 2 x 2 Floor			

Bathroom accessories: Recessed; material _____; number _____; Attached; material Oil Rubbed Bronze; number 3
 Additional information: 2 towel bars 24", 1 paper holder.

22. PLUMBING: see item #27 (Miscellaneous) for additional plumbing specs.

Fixture	Number	Location	Make	MFR's Fixture Identification No.	Size	Color
Sink	per plan	Kitchen	Franke		32 x 21	Match Counter
Lavatory		Baths	Drop-in Round	Gerber	19"	Off White
Water closet		Baths	Floor mount		elongate bowl	Off White
Bath tub		Baths	Lasco		5'	Off White
Shower over tub		Bath	Lasco	W/Tub		Off White
Stall shower		Master Bath	Tile		3' x 4'	Off White
Whirlpool		Master bath	Lasco	Lasco Copper w/skirt	42" x 72"	Off White

NOTE: all work must meet National Plumbing Code; All Fixtures and trim must be approved by Archetictual Committee

Curtain rod Door Shower pan: material Vinyl
 Water supply: public; community system; individual (private) system.*
 Sewage disposal: public; community system; individual (private) system.*
 *Show and describe individual system in complete detail in separate drawings and specifications according to requirements.
 House drain (inside): cast iron; tile; other PVC House sewer (outside): cast iron; tile; other PVC
 Water piping: galvanized steel; copper tubing; other PEX Sill cocks, number two
 Domestic water heater: type Elec. DBL. Ele. _____; make and model Rheem #81mv52-D-B _____; heating capacity Min 5.5 _____
 _____ gph. 100° rise. Storage tank: material Glass lined _____; capacity 50 gallons.
 Gas service: liq. pet. Gas; for gas logs Gas piping: flexible corrugated metal by Trac Pipe or equal
 Footing drains connected to: Extend to daylight with concrete end wall. Sump pump; make and model Zoller M 53 if required

23. HEATING:

Warm air: Gravity. Forced. Type of system Central Heat Pump split system configure single return for main level and basement
 Duct material: supply 28 Galv. _____; return 28 Galv. _____ Insulation Fiberglass _____, thickness 2" Outside air intake.
 Furnace: make and model Goodman or equal Input _____ Btuh.; output _____ Btuh.
 Additional information: All HVAC conditions should be installed by a State licensed contractor.
 Controls: make and types Minn. Honeywell Auto. (Wall Hung Thermostat) or equal
 Additional information: _____
 Fuel: Coal; oil; gas; liq. pet. Gas; electric; other _____
 Additional information: _____
 Ventilating equipment: attic fan, as required; capacity as required cfm.
 kitchen exhaust fan, make and model see "Special Equipment" vent to exterior
 Other heating, ventilating, or cooling equipment: Bath exhaust fans with piping to exterior

24. ELECTRIC WIRING:

Service: overhead; underground. Panel: fuse box; circuit-breaker; make U. L. Approved AMP's 200 No. circuits req'd.
 Wiring: conduit; armored cable; nonmetallic cable; knob and tube; other _____
 Special outlets: range; water heater; other Dryer
 Doorbell. Chimes. Push-button locations Front Entrance, Basement, & Rear Additional information: Disconnect @ Compressor
 GFI Baths & Ext. O.L., Elec. Smoke Detectors, Fire place fan and control All Electrical to be installed in accordance w/National, State, & Local Codes

25. LIGHTING FIXTURES:

Total number of fixtures Per Plan _____ Total allowance for fixtures, typical installation, colors, finish and style to be approved by Archetictual Committee
 Nontypical installation _____
 Additional information: _____

26. INSULATION:

Location	Thickness	Material, Type, and Method of Installation	Vapor Barrier
Roof			
Ceiling	12"	Blown Fiberglass R-30	
Wall	3 1/2"	Fiberglass Batts R-19 (Includes Sheathing)	.006 Visqueen
Floor	1"	Perimeter R-5	

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27. MISCELLANEOUS: (Describe any main dwelling materials, equipment, or construction items not shown elsewhere; or use to provide additional information where the space provided was inadequate. Always reference by item number to correspond to numbering used on this form.)

HARDWARE: (make, material, and finish.) Weiser brand, metal hardware w/oil rubbed bronze finish

SPECIAL EQUIPMENT: (State material or make, model and quantity. Include only equipment and appliances which are acceptable by local law, custom and applicable FHA standards. Do not include items which, by established custom, are supplied by occupant and removed when he vacates premises or chattles prohibited by law from becoming realty.) _____

30" Range & Oven: _____

Dishwasher: _____ NOTE: ALL APPLIANCES TO BE FINISHED IN STAINLESS LOOK

Spacemaker Microwave (With 300CFM Vent System) _____

Refrigator: approx. 25 cubic foot with freezer _____

Food Disposal _____

Smoke Detector: _____

PORCHES:

4" Reinf. Conc. Slab on Grade ; Deck treated wood or Timberteck or Deck Lok or equal systems may be used _____

Vinyl Ceiling _____

TERRACES:

GARAGES:

Metal Door with windows and Automatic Opener (see plans) _____

WALKS AND DRIVEWAYS:

Driveway: width see plans ; base material Clay ; thickness 4 " ; surfacing material Conc. ; thickness 4 "

Front walk: width 3' ; material Conc. ; thickness 4 ". Service walk: width 3 ; material Conc. ; thickness _____ "

Steps: material Deck treated wood or Timberteck or Deck Lok or equal systems may be used- Where Needed ; treads 11 " ; risers 7 " .

WALKS AND DRIVES AND RETAINING WALLS BY Developer as required

OTHER ONSITE IMPROVEMENTS:

(Specify all exterior onsite improvements not described elsewhere, including items such as unusual grading, drainage structures, retaining walls, fence, railings, and accessory structures.)

Contractor to adjust grades so as to have 6" of Fall every 10 ft. away from house. _____

LANDSCAPING, PLANTING, AND FINISH GRADING:

Topsoil As required thick: ■ front yard; ■ side yards; ■ rear yard to AS REQUIRED feet behind building.

Lawns (seeded, sodded, or sprigged): ■ front yard Fescue ; ■ side yards Fescue ; ■ rear yard Fescue

Planting: as specified and shown on drawings; as follows:

as determined by Developer to match and blend with natural surroundings

Date _____

Signature X _____

Signature X _____