

*BP 10/9/2013*  
*AB 10/9/13*

**SPECIFICATIONS FOR THE PIXLEY – WERTHEIMER KITCHEN REMODEL**  
**19 CONCORD STREET, PORTLAND, ME 04103**  
**PORTLAND HOME BUILDERS ~ GENERAL CONTRACTOR**  
AS OF 10/6/2013

THE FOLLOWING ARE THE SPECIFICATIONS TO THE PRECEDING CONTRACT. PROJECT TO BE BUILT ACCORDING TO THE PLANS DRAWN BY BRAD POST, DATED 10/9/13, AND THESE SPECIFICATIONS.

*BP AB*

CONTRACT NO. 240  
APPROXIMATE STARTING DATE: 10/21/2013

**GENERAL NOTES**

- ❖ The Laws and codes of the location of the building will govern the construction of this project.
- ❖ The Subcontractors will obtain all required permits, licenses, and inspections necessary for their respective trades.
- ❖ The building permit for this project will be paid for by the Owner.
- ❖ The General Contractor will be responsible for all construction scheduling, and shall be responsible to see that the work is done in a timely manner. A time line schedule will be submitted to the Owner within 10 days of start of work and will be updated regularly to reflect progress and projected completions dates.
- ❖ The exterior wall that is being opened up will be tested for lead and if lead is present, then appropriate Lead Safe procedures will be taken to ensure safety.

**SUMMARY OF WORK**

- ❖ The scope of work of this project includes the construction of a new 23 sq. ft. + or minus kitchen bump out addition, measuring 9'-3" wide and 2' - 6" deep, and the finishing thereof as described in these specifications and the attached drawings.

**CASH ALLOWANCES**

- ❖ The net amounts stated below shall be included as a part of the Contractor's base price. The amount stated shall be considered as a net amount including costs for purchases of specified materials and any applicable sales tax. The contractor shall purchase or award subcontracts on items covered by cash allowances for such sums as listed below:  
After items covered by cash allowances have been purchased or awarded or negotiated with the Contractor, the Contract sum shall be adjusted to reflect actual net cost paid by the Contractor for such items: if actual cost of items is less than the cash allowance, The Contract sum shall be reduced by the difference between actual cost and Contract: if actual cost is more than allowance, The Contract Sum shall be likewise increased. The Contractor shall include in his base bid all costs for the installation of materials which are purchased under the cash allowance.

1. Solid surface countertop and backsplash w/under mount sink attached by fabricator. \$ 1,000.00.
2. Plumbing fixture allowance. Faucet to be purchased by Owner at retail location. \$ 200.00.
3. Electrical fixture allowance. Closet light, surface mounted sink light. \$ 80.00.
4. Cabinet hardware allowance. \$ 50.00.
5. Tile labor and materials allowance for tile in front of sink. \$ 400.00.

### **INTENT OF DRAWINGS**

- ❖ The drawings and specifications are intended as guidelines. Any omissions in the description of workmanship does not relieve the Contractor or the Owner in his respective responsibilities from delivering a completed project, as generally described in these specifications and in a workmanlike manner, in accordance with generally accepted practice.

### **PRODUCT SUBSTITUTION**

- ❖ When one or more brand names are designated in the specifications, they are intended to indicate the function required; it is to be assumed that the words “or equal” are implied. For a product to be determined as an equal, it must be equal in appearance, design, performance, operation, and maintenance. A requested substitution determined to not be an equal of a specified product must have the differential determined and approved before installation.

### **DRAWING AND SPECIFICATION CONFLICTS**

- ❖ If a conflict occurs between the detail drawings and the specifications, the latter will take precedence.

### **PROJECT CLOSEOUT**

- ❖ Complete a walk thru with the Owners and a final punch list of repairs or work remaining.
- ❖ Submit final change order and final progress payment request to Owners.
- ❖ Obtain final inspection from the City of Portland code enforcement office and request Occupancy Permit to be mailed to Owners when completed.
- ❖ Complete the final clean up of the premises, vacuum floor, rake yard and removal of all debris.

### **SITE WORK**

- ❖ Spreading of loam and application of grass seed is not included in this contract. The Owner will install loam and grass seed in the spring of 2014.
- ❖ The Owner also agrees to remove moss and fungus growing on the old addition roof overhang adjacent to the new bump out.
- ❖ No additional landscaping or plantings will be performed by the Contractor.

### **CONCRETE**

- ❖ A Sonno tube, pier style, foundation will be installed by the contractor under the new bump out addition. This is assuming that the City of Portland will approve such a foundation. If the City of

Portland refuses this pier foundation design, then this contract is null and void. The three proposed piers will be 10" in diameter and extend 4' below grade for frost protection.

### **FRAMING AND GENERAL EXTERIOR**

- ❖ Framing: All framing lumber including: girders, joists, trusses, studs, plates, shoes, headers, rafters, collar ties, and ceiling joists will consist of construction-grade K.D. spruce or equivalent. (Note: Laminated plywood framing members may be used in specific situations if the spans needed render conventional spruce lumber impractical.) Interior and exterior framing will be as shown on the contract drawings.
- ❖ Sills will be 2x6 pressure treated with foam sill sealer under all wood sills in contact with concrete.
- ❖ Bump out addition deck will be 2 x 12 KD lumber.
- ❖ Sub flooring: All sub flooring will be Advantec Brand 3/4", o.s.b., glued and nailed.
- ❖ Sheathing: Exterior walls will be sheathed in 7/16" cdx fir plywood.
- ❖ Air infiltration barrier: Exterior walls will have Typar House wrap over sheathing.
- ❖ White Cedar Siding: Unfinished White Cedar Shingles will be installed on the new bump out addition exterior walls only. Surrounding areas will be vinyl siding to match the existing siding as close as possible.

### **ROOFING**

- ❖ Rafters: All roofs rafters will be 2x 6 and 16"- o.c.
- ❖ Roof Sheathing: will be 1/2" fir cdx plywood.
- ❖ Flashing: Aluminum step flashing, white drip edge, and white drip cap will be used where applicable.
- ❖ Roof Shingles: are to be 25 year, 3 tab, asphalt shingles to approximate existing roof shingles in color.
- ❖ Gutters: no gutters are included in this contract.
- ❖ Ice and Water Shield: The entire new bump out roof will be covered with Grace Ice and Water Shield.

### **EXTERIOR TRIM**

- ❖ Exterior rake, fascia, eave, soffit, window, skirting and corner board trim will consist of 1x, # 2 primed pine in patterns and configurations to match existing exterior trim details and the drawings. No aluminum wrapping of exterior trim is included in this contract. Owner will apply finish coats of trim paint next spring.

### **WINDOWS**

- ❖ All operating windows will be insulated, vinyl casement style with grills between the glass from Paradigm windows with Low E and Argon filled. The center picture window over the sink will be a fixed picture style window with 6 over 1 muntins, insulated, low E, and argon filled as well. The smaller windows in the bump out will have a 4 over 1 muntin configuration. All windows will be

low E, insulated with a full screen and white hardware. Casements will open to the right on the right hand side of the sink and to the left on the left hand side of the sink.

### **INSULATION**

- ❖ Exterior walls, deck and roof: all exterior walls, deck and roof are to be insulated to contract specifications and local codes. The sloped bump out ceiling will be insulated to R30 and the interior walls will be insulated to R19. The bump out floor deck will have solid foam insulation to around R 60.

### **WALLS AND CEILINGS**

- ❖ Sheetrock: All interior bump out addition walls and ceilings will have ½” gypsum wallboard finish taped, sanded, and ready for paint.

### **INTERIOR DOOR**

- ❖ The interior door is a molded solid core Brosco, Cambridge, smooth style, 2 panel, and 3’/0” x 6’/8” paint grade door with oiled bronze finished hardware. The passage lockset will be Schlage brand residential series in oiled bronze finish.

### **INTERIOR TRIM**

- ❖ Windows, doors and baseboard trim to be out of a flat 1x4 pine trim.
- ❖ Pantry shelving will consist of 2 wide shelves at the bottom, keeping the existing upper shelving in place.

### **CABINETS AND BUILT-INS**

- ❖ Owner will have kitchen and bathroom cabinets and countertops designed and ordered in accordance with the cabinetry allowance. The builder will install all said bump out base cabinets as drawn in the contract drawings. Countertops to be installed by tile countertop fabricators.
- ❖ Kitchen pantry birch plywood shelving to be constructed with pine supports and nosing.
- ❖ Additional custom bookshelves or built-ins will be on a time and material basis.
- ❖ The Owners will select the cabinet hardware based on the hardware allowance.

### **PAINTING**

- ❖ All interior and exterior painting subcontracting will be the Owner’s sole responsibility, as it is not included in this contract.

### **JOB SITE CLEANING**

- ❖ The builder will endeavor at all times to maintain a broom clean work environment. At the end of the job the builder will leave the job in a broom clean state. Washing of windows at the end of this job is not included in this contract.

### **FLOOR COVERINGS**

- ❖ Hardwood flooring: There will be a section of the hard wood flooring that is exposed and damaged in front of the existing sink area. The contractor will cut out around this area and frame an opening with new prefinished hardwood flooring to frame a ceramic tile installation there. The framed opening in the hardwood floor will be approximately 2'x 8' + or -.
- ❖ Ceramic Tile: A medium price range ceramic tile will be installed in the above mentioned framed hardwood area in front of the new cabinets in the bump out addition.

### **ELECTRICAL**

- ❖ Master electrician will provide the following residential electrical system upgrades complete to current codes.
- ❖ The electrician will install one light fixture of the Owners choice in both the bump out and pantry.
- ❖ New outlets and switches in the bump out addition will match the existing kitchen fixture finish.
- ❖ Additional lights and switches and outlets above national code requirements, will be additional cost.
- ❖ The Owners in coordination with the Electrician and Builder will provide a final electrical plan prior to electric rough in.

### **PLUMBING**

- ❖ The licensed sub-contractor shall provide the following upgrades to the existing domestic plumbing system in the new bump out addition.
- ❖ PVC piping and PVC drains and vents will be used throughout.
- ❖ Plumbing fixtures will be supplied by the Owners and installed by the plumbing contractor. This will include the new kitchen sink, faucet and soap dispenser, if any.
- ❖ No sink disposal unit will be included in this contract.

### **HEATING SYSTEM**

- ❖ No heating system work is included in this contract.