

MODEL SPECIFICATIONS FOR THE
COMPLETED TECHBUILT HOUSE

GENERAL SITE WORK

- A. Clear tress and brush from location of house and for a distance of ten feet from perimeter of foundation.
- B. Contractor shall excavate to receive footings, and shall backfill with material excavated after completion of foundation. Maximum allowance, \$300, for excavation, backfill, and rough grading. No fill or topsoil to be provided by contractor inside or outside building except by separate agreement.

MASONRY

- A. All footings as required will be furnished as per state or local building code. *MIN. 18" x 10" w/ rods*
- B. All foundations to be of 8" cement block, and exterior shall be coated with an asphalt mastic. If sloping terrain requires higher than on standard wall, additional blocks will be charged at 60¢ each, in place. *Define - R.L. - wants 8" concrete*
- C. Foundation drain tile not included. Installed price will be quoted based on site conditions. *MIN 6" w/ R. Mesh*
- D. Concrete slabs shall be of four (4) inch thickness, and shall be trowel smoothed.
- E. Fireplace (s), when specified, to be constructed of _____ material, and shall have _____ flue(s) and _____ opening (s).

CARPENTRY

- A. Materials to be used shall be new, of species and grade of ~~contractor's choice~~ *OWNER'S* unless otherwise specified, and of suitable quality as is determined by good building practice and to satisfy prevailing codes.
- B. Rough lumber shall be construction grade. Partitions shall be constructed with 2" x 4", Floor joists of 2" x 6", 16" o.c. with 5/8" Plyscord subflooring. *2x4*
- C. Interior walls to be of Luan plywood, and ceilings of 3/8" gypsum. *- need 1/2"*
- D. Closets to be constructed of Luan Panelling, with 1-3/8" by-passing doors of Luan hollow-core. Shelving and clothes pole as in model homes.
- E. Interior doors to be of Luan hollow-core

PLUMBING

- A. Waste lines to be copper ~~or cast iron~~ *owner's choice* above concrete slab (~~contractor's choice~~) and cast iron below slab or foundation. Sizes and installation as per applicable codes. Interior water supply lines, hot and cold to be of 1/2" copper.
- B. Bathroom fixtures to be of ~~contractor's choice~~ *owner's choice*, standard grade. Water closets _____, lavatory (s) _____, tub(s) _____, with shower fittings, stall shower (s) of _____" size, without door. All fixtures white, unless otherwise specified. Special color _____.
- C. Shower curtain rod, towel racks, holders, medicine cabinet, etc, to be provided by contractor and to be of good standard grade quality. Hot water heater supplied by C.V.P.S. Corp. on lease plan.
- D. 500 gallon septic tank with overflow dry well to be buried and installed by contractor. Larger size at extra cost. *none*

HEATING

- A. Standard grade ~~warm air heating system with ducts to all rooms.~~ *hot water baseboard -*
- B. A ~~275~~ *500* gallon oil storage tank provided ~~and installed in basement by contractor.~~ *2 coats asphaltic cover buried by contractor*

MODEL SPECIFICATIONS (CONT'D)

ELECTRICAL WORK

- Note*
- A. Temporary service hook-up and current used shall be billed directly to owner. Central Vermont Public Service shall provide 100 ampere three-wire 220 Volt service to main distribution panel of circuit breaker type. In areas serviced by other power companies, service connection and panel billed to owner.
- B. Lighting and convenience outlet circuits as per applicable codes and all work conforming to standards of National Fire Underwriters.
- C. Convenience outlets, lighting outlets and switches shall be provided as per Standard TECHBUILT plans as specified. Standard allowance for custom plans, 3 outlets per room. Additional outlets installed at \$9.00 each.
- D. Two spare circuits shall be provided for future expansion.
- E. Separate circuits as required shall be provided for appliances and mechanical equipment.
- Note* F. Lighting fixtures to be selected by owner ~~and billed at list price~~ without charge for installation. *— we can get our own.*

MISCELLANEOUS ITEMS

- N.A.*
- A. Fixed glass to be 7/32" sheet glass, unless otherwise specified by owner.
- B. Finish flooring to be vinyl asbestos tile in all areas, unless otherwise specified by owner. On slabs, ~~finish floor shall be bare~~, steel trowel smooth unless otherwise specified. *Upper floors to be pre-finished oak*
- C. A 250 dollar allowance is made for the installation of the septic system. Codes, ledges, subterranean water and other factors causing additional expense shall be paid for by owner as cost plus 10%.
- D. Owner to provide waterline to inside house. Contractor to connect at this point. If well and pump system is required this will be paid for solely by owner.
- ?* E. All expenses incurred for the removal of any rock on the property in order that the house may be properly located will be borne solely by owner. *— big stones? not really.*
- F. An allowance of 300 dollars is made for painting two coats of standard colors on interior painted surfaces, one coat of oil stain on exterior. Special mixed colors at additional cost to owner. *allowance should be raised*
- G. Custom plans or plan changes available through TECHBUILT. Vacation homes custom planning \$150 - standard home custom planning .25¢ per square foot.
- H. Ridgevent shall be installed by contractor along full length of ridge to prevent condensation in insulation.
- I. All drip edges of roof shall be protected by metal drip edge, and all rakes by rake edging.
- J. Any additions to this specification shall be noted below and signed by owner and contractor.

OWNER

CONTRACTOR

5. No alterations or deviations shall be made in the performance of said work from that shown on said drawings or described in the specifications except by written agreement of the parties hereto. Additional sums or deductions in the contract price shall be incorporated in writing.

6. This contract is based on construction between the months of April and October. All cost incidental to off-season construction shall be borne by the Owner. (Snow plowing, heating, etc.)

Note
7. The Owner shall be responsible for providing insurance on the house during construction. In event of destruction or substantial damage to the building, the proceeds of any fire insurance policies shall be held by the Owner in trust for the Contractor, to be payable to the Contractor on any balance due him.

8. The Contractor shall carry adequate liability insurance for injuries to workmen and the public during the term of this contract. *MIN. 50 M*

9. The Contractor shall permit and facilitate inspection of the work by the Owner and his agents and public authorities at all reasonable times.

10. Contractor's right to terminate contract. Should the work be stopped through act or neglect of the Owner for a period of ten (10) days , or should the Owner fail to pay the Contractor any payment within ten (10) days after it is due, then the Contractor may stop work or terminate the contract and then the Owner shall pay the Contractor only for all work then executed.

11. Cleaning up. The Contractor shall keep the premises free from accumulation of waste material and rubbish, and at the completion of the work, he shall remove from the premises all rubbish, implements and surplus materials and leave the building broom clean.

12. Ownership. The Owner represents that he is the Owner of the aforescribed premises in fee simple and that there are no liens , mortgages , or other encumbrances recorded or unrecorded, known to him.

13. Payments and Occupancy. All payments shall be made within 10 days of submission of invoice by Contractor on stage payments as hereinbefore provided. No occupancy of the premises shall be permitted Owner until completion of building and final payments made. Occupancy by Owner will be deemed as final acceptance. *To conclude*

IN WITNESS WHEREOF, the parties hereto have signed and sealed these presents the day and year first above written.

Witness _____

Witness _____

Owner

Contractor

AGREEMENT made the _____ day of _____, between _____, residing at _____ hereinafter designated the Owner, and _____, residing at _____ hereinafter designated the Contractor or Builder.

WITNESSETH, that the said parties, for the consideration mentioned, agree as follows:

1. The Contractor shall provide all materials and perform the work, less the exceptions hereinafter set forth and designated specifically to be the responsibility of the Owner, for the erection and completion of a dwelling to be placed on the property of the Owner, and located _____. The dwelling shall be erected and completed using good quality materials and workmanship as shown on the drawings and specifications attached hereto and initialled by the parties, and made a part hereof.

2. The entire work in this agreement shall be completed approximately _____ months after the date of delivery of the shell package and the installation of power lines, water supply, and gravelled road by Owner. The Owner shall be responsible for providing access to within 25 feet of the foundation site by a tractor trailer truck. If however, the said Contractor is delayed in the performance or completion of said work by any act or neglect of the Owner or of any other contractor employed by the Owner, or by changes ordered in the work, or by labor strikes, lockouts, fire, unavoidable casualties, or other causes beyond the control of said Contractor, then the time for completion of said work shall be extended accordingly.

3. The Owner shall pay the Contractor _____ subject to the additions, and deductions as hereinafter provided. The Owner shall make payments to the Contractor, subject to the conditions hereinafter set forth, at the following times:

- (A) Upon substantial construction of foundation - 20% of total builders contract price. 10%
- (B) Upon substantial construction of rough floor and shell erected - 20% of total builders contract price.
- (C) Upon substantial installation of rough plumbing, rough heating, rough electric - 25% of total builders contract price. 15-0/10
- (D) Upon substantial construction of interior finish - 25% of total builders contract price.
- (E) Upon owner's approval or acceptance, following written notice of completion, 10% of total builders contract price. The Owner shall notify the contractor of any defects or incomplete work within 30 days of written notice of completion, and the failure of the owner to notify the contractor will constitute acceptance.

4. Any payment due and unpaid after 30 days shall be subject to an interest charge of 6% per annum.

Return at least 10% for 60 days

Devon Type

127 MOUNT AUBURN ST. CAMBRIDGE 38, MASS. UN4-074

SPECIFICATIONS OF STANDARD TECHBUILT COMPONENT PACKAGES

(24 ft. wide houses)

A. DELIVERED TO SITE ON PANEL TRAILER - F.O.B. CONCORD, MASSACHUSETTS

FREIGHT TO BE PAID TRUCKER ON DELIVERY

1. ROOF PANELS

5"
8"
#160 for 36' unit

4' x 16' overall, 2 x 6 kiln dried construction grade western fir rafters - 16" o.c. with 3/8" plysord roof sheathing and exterior grade AC plywood vented soffits, prime painted. Finish interior ceiling material not provided.

2. FLOOR PANELS

Two-story houses only - 8' x 8' x 4' x 8' overall; 2 x 8 kiln dried construction grade western fir joists - 16" o.c. with 5/8" plysord subflooring in place (except provided loose over beams for field application). Finish flooring and ceiling material not provided. (For Manchester model, floor system furnished for two-story bedroom unit only).

3. WALL PANELS

1/2"
#70 for 24' x 36'

For installation on builder's foundation sill. Two-story houses solid panels: 3/8" plysord nailed on kiln dried construction grade western fir 2 x 4 studs 16" o.c. Texture 1-11 finish optional extra.

One-story houses solid panels: Texture 1-11 on construction grade 2 x 4 studs 16" o.c., 3/8" plysord optional credit. (Note: 3/8" plysord sheathing standard on Concord #804, Texture 1-11 not allowed).

Window and door panels on all houses: 2 x 6 kiln dried construction grade western fir milled frames, with 3/8" exterior grade fir plywood spandrels with plastic overlay, all prime coated.

All panels with 2" foil faced Fiberglas insulation in place. Glazed sliding aluminum windows (Item 11) installed. Exterior jalousie or flush doors pre-hung in weather-stripped opening. No interior finish or fixed glazing provided.

4. STRUCTURAL MEMBERS

ROOF BEAMS

3 1/4" x 11-7/8" laminated kiln dried west coast Douglas fir bevelled section.

To be eliminated →

SPECIFICATIONS OF STANDARD TECHBUILT COMPONENT PACKAGES

DELIVERED TO SITE ON PANEL TRAILER (Continued)

- | | |
|---------------------------------------|---|
| FLOOR GIRDERS | Two-story houses only - 7" x 10½" laminated kiln dried west coast Douglas fir "T" section. |
| WALL PLATES | Bevelled 4x4 and 4x6 construction grade western fir. |
| POSTS | 4x4 construction grade western fir. |
| SIDEWALL LEDGERS | Two-story houses only. 2 x 6 kiln dried construction grade western fir. |
| 5. <u>TRIM</u> | Fascia and rake boards, and exterior panel trim all prime painted. |
| 6. <u>STAIRS</u> | Preassembled with oak treads - complete with landing, steel balustrade and oak railing for two-story houses only (except not furnished for Essex and Manchester models). |
| 7. <u>VAPOR BARRIER</u> | Polyethylene plastic film .004" thick, 14' wide in 100' roll for two-story houses only. Optional Extra for one-story houses. |
| 8. <u>GABLE OR REAR SLIDING DOORS</u> | Arcadia sliding aluminum door ready for assembly and glazing, with sliding screen assembled. No glass provided. Sizes: 8'-0" x 7'6" for two-story houses. 8'-0" x 7'-1" for one-story houses and balcony door on two-story houses. Doors and screens are Alumilite coated. Door and screen pulls ready for installation. Night latch standard. Keyed cylinder lock optional extra. |
| FRONT AND REAR ENTRANCES | U. S. Plywood guaranteed "Stay-Strate" solid mineral core 3'-0" x 7'-0" flush door with plastic overlay and/or 3'-0" x 7'-0" fir jalousie door complete with screen and storm panel frame unglazed. All with installed Sargent deluxe Integra locks, vinyl on aluminum thresholds on oak sills and compression bronze weatherstripping. Doors are hung in wall panel (Item 3) and sealed. |
| 9. <u>INTERIOR DOORS</u> | Pre-hung hollow core flush doors in Luan mahogany, complete with adjustable frame, custom Techbuilt trim, and hardware. Unit is individually cartoned ready for installation. |

*5" Insul. Glass
8'0" x 6'8" Doors*

SPECIFICATIONS OF STANDARD TECHBUILT COMPONENT PACKAGES

DELIVERED TO SITE ON PANEL TRAILER (CONTINUED)10. CLOSET DOORS

*Louise Hollow Case
By Passing Doors*

Louvered pine folding doors, complete with track and hardware, ready for assembly and installation. No casing or trim included. Individually cartoned.

11. WINDOWS AND SCREENS

Sliding aluminum removable traverse, complete with screens and hardware. Window is glazed and installed in wall panel. (Storm sash kits)

12. METAL PARTS

3" O.D. ^{no} adjustable steel pipe columns, caps and bases, and steel TECO type B joist-stud connectors for two-story houses. Steel roof straps and erection nails for all houses, including 80d ring-type roof panel spikes.

13. ROOF INSULATION

3" foil encased Fiberglas insulation batts supplied loose for site application.

14. FURRING SPACE INSULATION

Alfol Type 1-A providing (2) reflective air spaces and vapor barrier in two-story houses only for site application.

15. ROOFING FELT

15 lb asphalt roll for site application.

16. ROOF SHINGLES

~~235#~~ white asphalt shingles with self-sealing mastic for site application.

290# or 315# To be furnished

TECHBUILT FRANCONIA 320 and 360 VACATION HOUSE
COMPONENT PACKAGE SPECIFICATIONS

1. ROOF PANELS - 4'x16' overall; 2x6 kiln dried construction grade western fir rafters 16" o.c. with 3/8" plyscord roof sheathing and 1/4" exterior grade AC plywood vented soffits, prime painted. Finish interior ceiling material not provided.
2. FLOOR PANELS - 8'x8' x 4'x8' overall; 2x6 kiln dried construction grade western fir joists - 16" o.c. with 5/8" plyscord subflooring in place (except provided loose over beams for field application). Finish flooring and ceiling material not provided.
3. WALL PANELS - Solid panels: 5/8" Texture 1-11 on kiln dried construction grade western fir 2x4 studs 16" o.c. Window and door panels: 2x6 kiln dried construction grade western fir milled frames, with 3/8" exterior grade fir plywood spandrels with plastic overlay, all prime coated. All panels with 2" foil faced Fiberglas insulation in place. Glazed sliding aluminum windows installed. Exterior doors pre-hung in opening. No interior finish or fixed glazing provided.
4. STRUCTURAL MEMBERS -
 ROOF BEAMS - 3 1/4" x 11-7/8" laminated kiln dried western Douglas fir bevelled section
 FLOOR GIRDERS - 7" x 10 1/2" laminated kiln dried western Douglas fir "T" section.
 WALL PLATES - Bevelled 4 x 4 and 4 x 8 construction grade western fir.
 POSTS - 4x4 construction grade western fir.
 SIDEWALL LEDGERS - 2x6 kiln dried construction grade western fir.
5. TRIM - Fascia and rake boards, and exterior panel trim all prime painted.
6. STAIRS - Preassembled with oak treads - complete with landing, steel balustrade and oak railing.
7. VAPOR BARRIER - Polyethylene plastic film .004" thick, 14' wide in 100' roll.
8. GABLE SLIDING DOOR - Arcadia sliding aluminum door ready for assembly and glazing, with sliding screen assembled. No glass provided. Size 8'0" x 7'1". Door and screen Alumilite coated. Night latch standard. Keyed cylinder lock optional extra.
 OTHER ENTRANCES - U.S. Plywood guaranteed "Stay-Strate" solid mineral core 3'0"x7'0" flush door with birch faces with installed Sargent deluxe Integra locks, vinyl on aluminum thresholds on oak sills and compression bronze weatherstripping. Doors are hung in wall panel and sealed with clear sealer.
9. WINDOWS AND SCREENS - Sliding aluminum removable traverse, complete with screens and hardware. Window is glazed and installed in wall panel.
10. METAL PARTS - 3" O.D. adjustable steel pipe columns, caps and bases, and steel TECO type B joist-stud connectors. Steel beam extensions for balcony furnished (No deck or rail).
11. ROOF INSULATION - 3" foil encased Fiberglas insulation for site application.
12. FURRING SPACE INSULATION - Alfo Type 1-A providing (2) reflective air spaces and vapor barrier for site application.
13. ROOFING FELT - 15 lb. asphalt roll for site application.
14. ROOF SHINGLES - 235# white asphalt seal-tab shingles for site application.