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“Your personal home building experience”

Building Specifications

Excavating

- ◆ Includes all excavation (Spot Lots Will Vary and have Additional Excavation)
- ◆ Excludes blasting, rock removal, additional fill, Stormwater, Electric to Site, Lot Clearing, Top Soil hauled in, Ect.

Footers

- ◆ 2500 PSI concrete 20" x 8"

Foundations

- ◆ Basement - 8" nominal poured concrete walls, insulated with 2" Dow Foamboard
- ◆ Garage- 8" nominal concrete walls
- ◆ Dryvit on Exposed Foundations
- ◆ Deco 20 Damp Proofing on Basement Foundation Exterior
- ◆ Formadrain or 4" Drainage pipe - 2/B stone - footer drain
- ◆ 10" Anchor bolts - 64" on center

Girder

- ◆ 8" Steel Beam
- ◆ 4" Steel Columns

Concrete

- ◆ 4" 3500 PSI for basements, sidewalks, porches
- ◆ 5" 3500 PSI for garages-reinforced and sealed

Framing

- ◆ 2" x 6" Treated plates with sill seal
- ◆ 2" x 10" Joists
- ◆ 3/4" Tongue/groove Topnoch flooring glued and screwed or equivalent
- ◆ 2" x 6" Exterior Studs 16" O.S. sheeted with 1/2" aspenite & barricade plus or equivalent
- ◆ 2" x 10" Headers
- ◆ 5/8" CDX fir plywood - roof
- ◆ Rhino Roof - synthetic roof underlayment or equivalent
- ◆ 2" x 6" Faceboards

ExteriorDoors

- ◆ As per plan - Therma tru Smooth Star or Portrait Steel

Building Specifications

Windows

- ◆ As per plan - White Pre-finished Anderson Tilt-in Windows Series 200 with screens and grills
- ◆ (1) Basement windows Standard
- ◆ (1) Egress Basement window Standard

Siding

- ◆ Mastic Ovation or Certainteed Mainstreet - color choice
- ◆ Soffit, fascia and spouting - color choice

Roofing

- ◆ 30 year fiberglass architectural shingles - continuous ridge vent

Electrical - 200 AMP service - inspected

- ◆ Receptacles & light boxes - customer choice - per electric code
- ◆ (5) Recessed lights
- ◆ Light/fan ceiling fixtures for each bathroom
- ◆ (2) Exterior receptacles
- ◆ (1) Flood light
- ◆ (4) Cable Jacks
- ◆ (4) Phone Jacks
- ◆ Lighting allowance - as per proposal
- ◆ Smoke detectors - (1) each bedroom, (1) each floor

Baths

- ◆ As per plan - One piece tub/shower combo - Round front toilet

Vanities

- ◆ As per plan

Plumbing

- ◆ (1) Double bowl stainless steel kitchen sink with Moen faucet
- ◆ Moen single lever faucets throughout
- ◆ Washer & dryer hook-up
- ◆ PEX water lines
- ◆ Stainless Pex fittings
- ◆ PVC-Sch-40 Fittings & Vent & Drain lines
- ◆ (2) Exterior drain faucets
- ◆ 50 Gallon gas water heater

Insulation

- ◆ Applegate blown-in cellulose
- ◆ Exterior walls - R21
- ◆ Ceiling - R49
- ◆ Garage Walls R11 (batts) Ceilings R23

Building Specifications

Interior

- ◆ 1/2" Drywall, Rounded Corners
- ◆ Paint and painting included "Light Shade" color (garage excluded)
- ◆ Colonial trim (stained trim is optional - additional cost)

Kitchen

- ◆ Custom made - allowance per proposal
- ◆ Appliances - allowance per proposal

Floor Covering

- ◆ Carpet and vinyl allowance - \$30 per square yard installed

Heat

- ◆ Gas warm air with central air conditioning. If Natural Gas is not available then Electric Heat Pump
- ◆ Electronic air filter and humidifier (optional)

Driveway

- ◆ 880 square feet allowance

Lawn

- ◆ Grading and seeding included (up to 1/3 acre)

BUILDING PERMITS INCLUDED