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“Your personal home building experience”

Building Specifications

Excavating

- ◆ Includes all excavation
- ◆ Excludes blasting, rock removal, and additional fill or topsoil

Footers

- ◆ 2500 PSI concrete 20" x 8"

Foundations

- ◆ Basement - 8" poured concrete walls insulated with 2" Dow blueboard

Garage

- ◆ 8" concrete foundation walls
- ◆ Flex light on all exposed foundation walls (color choice)
- ◆ Deco 20 to grade or equivalent
- ◆ 4" Drainage pipe / form-a-drain -2/B stone - footer drain
- ◆ 10" Anchor bolts - 64" on center
- ◆ Insulated garage door

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 Top Notch 350 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

Doors

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

Building Specifications

Windows

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

Siding

- ◆ Mastic (color choice)
- ◆ Soffit, fascia and spouting - (color choice)

Roofing

- ◆ 30 year fiberglass architectural shingles - continuous ridge vent (Black or Weathered Wood)

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 + a CO2 detector

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
- ◆ Aqua-PEX water lines
- ◆ Copper/brass fittings
- ◆ (2) Exterior drain faucets
- ◆ 50 Gallon gas water heater. If Natural Gas is not available then a 50 Gallon Electric Water Heater

Insulation

- ◆ Applegate blown-in cellulose
- ◆ Exterior walls - R21
- ◆ Ceiling - R49
- ◆ Garage Walls R13 (batts)
- ◆ Garage Ceilings R24
- ◆ Basement 2" Dow Blueboard R10

Building Specifications

Interior

- ◆ 1/2" Drywall
- ◆ Sherwin Williams or Benjamin Moore flat paint on walls & ceilings. 1 color through out home of Builder approved colors (garage excluded)
- ◆ Colonial trim Semi gloss is standard (stained trim is optional - additional cost)

Kitchen

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

Floor Covering

- ◆ Carpet and vinyl allowance - \$28 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