

## General Specifications

### Drawing

All Permits

Temporary electric, heat and water

Supervision and all final cleaning

Topsoil removal

Excavation, Utility trenching, Lawn

Drain tile & sump pit w/ sump

Pump & Stay dry basement system

Downspouts dug to grade

Driveway per site plan

Base thickness of 6" crushed stone

2" of finished macadam w/16X16 turn-around

Concrete footers 8"X18" w/3000psi

Concrete floors includes basement & garage

Front porch with brick pavers

16X16-trex deck or 16X16 stamped concrete

Patio

Front & Back walks are stamped concrete

Public walk is standard concrete (4000psi)

Foundation-13 course of 10" block or poured

Walls 9' high, garage & porches are block by code

Asphalt spray

Fireplace is a direct vent w/tile & formal

Mantle- \$2,300 allowance

Structural steel beams in basement & garage with W8X18 with 4" steel columns in basement

8" Anchor bolts every 6' centers

Window wells if required & egress windows are \$1,400.00 extra

Soffit & fascia-aluminum

Colors: tan or white

Gutters- Seamless 4"

Colors: tan or white

Garage door jambs are wrapped w/ aluminum

All exteriors-sealed, flashed and caulked

### Framing:

Floor joist-2"X10"X16" or 2"X12"X16" O.C.

Floor sheathing- 3/4" O.S.B. glued, nailed and screwed

Wall framing- 2"X6"X16" O.C.

Wall sheathing 1/2" O.S.B w/ house wrap

Roof framing-Engineered roof trusses 2' O.C

Roof sheathing-1/2" O.S.B w/H-clips

Interior partition framing 2'X4"X16" O.C.

Structural beams are required

Basement stairs-pre-built yellow pine w/yellow pine treads, risers and stringers

Painted hand rail & newel posts

Main stairs-pre-built oak w/oak treads, painted risers, sting and blusters

Oak hand rail and newel posts

### Interior Trim:

Tray ceilings- are an extra \$800.00 or \$1200.00

Cased drywall arches are \$950.00 extra

Baseboard- 5 1/2 wide painted

Window and door casing- 2 1/2 wide painted

Crown molding-Dining & Living room- 5"-2pc painted

Chair rail-dining room- 3" painted

Picture framing in dining room

Unfinished areas are basement

All closets will have (1) rod and (1) shelf

Linen closets will have (4) shelves

Foundation spray- Asphalt spray

Insulation-wall R19, ceiling R30

Roofing-15lb. felt, 30 yr. architectural shingles

Ventilation-shingle vent at ridge

### Painting:

Interior-walls & ceilings- 2 coats of flat latex, 1 color (additional colors are \$150.00

Steel doors- Garage to house, back hall to house

Front door- fiberglass stained or painted  
Allowance is \$1,600.00

Windows- Pella screens & grills

Garage door- (1) 16'X7', (1) 9'X7'insulated, raised panel, (2) operators, (3) controls

Interior doors- 6 raised panel, hollow core, painted

Miscellaneous door- Any French doors

Interior and Exterior hardware

Polished brass lever or round from builders samples

Brushed nickel is extra

Shutters- raised panel, front

Extra shutters are \$95.00 a pair

Drywall- 1/2" glued, nailed, screwed-smooth finish (drywall arched start @ \$275.00 per arch extra)

Mirrors- all baths-length of vanity-42" high

Bath accessories- Towel bar & paper towel holders (owner buys, builder installs at no cost)

Central vac system-rough-in, finished system \$1,400.00 extra

Security system rough-in, finished systems\$1,400.00 extra

Termite protection-treated sill plate

(1) Heating & AC unit

(1) Humidifier, warm air Lennox or York

peer room & up)

Interior-trim & door 2 coats of enamel semi-gloss, 1 color

Garage- painted same quality as house

**Light fixtures:**

400 amp service- outlets by code, extra outlets are \$31.00 each

8 phone and 8 cable

Additional outlets- Washer, dryer, AC, furnace, microwave, 2 outside receptacles, hot water heater, refrigerator, bath exhaust fans, dishwasher, range, range hood and garbage disposal

**Plumbing:**

Soaking tub- \$1300.00 whirlpool is \$1,500.00 extra

Washer & dryer hook-ups

75 gallon Gas hot water heater

(2) Outside faucets plus (1) in garage

Standard Eljer plumbing fixtures

Shower door- \$380.00 allowance

Fiberglass shower

**Flooring:**

Carpet- Bedrooms, living room, family room and dining room

Wood- Kitchen, breakfast and foyer

Tile- All baths and laundry

**Kitchen:**

Custom oak cabinetry, kitchen counter tops-granite

Cultured marble in all baths

G.E. appliances (cook top, microwave, single oven, dishwasher, and garbage disposal)