

General Specifications

Excavation and back fill
Rough and final grading
Fertilization and seed
Sill plates 2x8 treated
Girders, basement and garage
Floor joist TJI,s 16" oc
Advantec Sub floor ¾ "T&G"
Plates and shoes
9 ft exterior walls 2x6
9 ft. Interior walls 2x4
Exterior sheathing ½" OSB
Soffit Triple 3 1/3" Invisivent
Roof drip edge
30 Year Architectural Roof Shingles
Ridge vents
Garage Door- Steel raised panel
200 Series Andersen Windows (Low-E)
Tyvek window tape and sheathing wrap
Siding: Beaded with 4" exterior corners
Shutters per plans
Vinyl beaded porch
colonial white
Gutter and downspouts

Insulation

(BIB). R23 exterior walls
Batt R38 +/- ceilings
Insulation R19 floors
Insulation R30 garage ceiling
Garage walls insulated as an option

Drywall

All interior living space to paint ready
Garage to paint ready

Painting

Ceilings - flat white
Garage - ceiling and walls in flat white
Trim - painted semi-gloss bright white
Walls - customer (one color included in price)

Stairs

Pine Box stairs as called out in plans
Stained and finished steps are optional

Bathrooms

Rough in all plumbing per plans
Moen Chrome faucets
Kohler elongated toilets
Glass shower door in Master Bath
Marblux sink tops
Tubs and Shower units per plans
Water heater to be On-demand heat
Two anti-siphon frost proof faucets
All drain lines to be PVC
Water lines to be CPVC

Heating and Air Conditioning

Ducane 90+ gas furnace w/ 13-seer Ducane AC
Furnace and duct work in basement/crawl space
Duct will be 1 1/2" ductboard with flex leads
Dryer vent included
Gas lines installed to appliances per plans

Electrical

200 AMP service
GFI receptacles per code
Wire all circuits to code requirements
3 TV outlets
3 Phone outlets
1 door chime
Garage door circuits, wired for openers
exhaust fan/light combinations in bathrooms
smoke detectors to code

Interior Trim

Window and door casing 3 ½" Colonial
Base 5 1/4" Colonial
Shoe molding with tile and hardwood
Two panel Interior doors
Brushed nickel levers
Interior columns per plans
Glue, nails, staples, bolts and caulk

Misc

Trash removal / Dumping fees
Sanitary facility