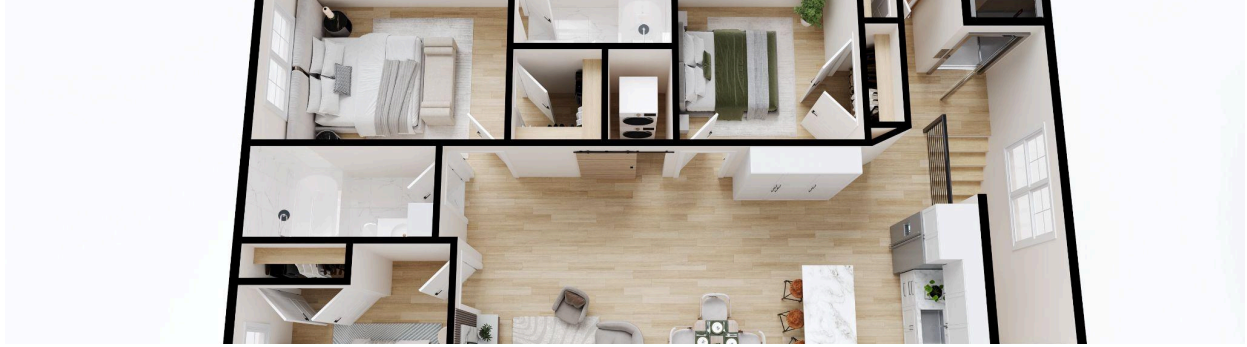




Building Specifications

Lots 1 - 5

Foundation

Excavate for minimum frost protection. Soils are gravel.

10" x 20" 3,000lb concrete footings with (2) continuous rebar in fitting and 24" apart and upright rebar 8" x 4' 3,000lb with 2 continuous rebar in walls, and 5/8 anchor bolts.

Sand, backfill, against wall, Inside backfill with gravel and 12" of crushed gravel slab base.

Sewer pipe 6" SDR 35 sleeve through wall, water 4" SDR35 sleeve for the waterline

4,000lb concrete slab with fiber mesh and saw cuts, w/min 2"pitch.

Epoxy floor finish is optional cost of \$9234.00

Framing

Rolled sill seal, 2x6 pressure treated sill, KD 2x6 bottom plate bolted to concrete wall 5/8th bold washer and nut.

2x6 KD wall framing with ½" CDX plywood wrapped with Tyvek.

2x12 KD 2nd floor joists with wood bridging with lvl beams for free span.

¾" Advantech first floor deck sheathing, nailed and glued.

Roof - 2x6 trusses with H clips spreader braces with 5/8 CDX plywood, ceiling to have 1x3 strapping.

Interior partitions: 2x4" 16" on center.

Attic access - location TBD.

Roofing: 6ft started ice & water shield, galvanized black drip edge, roof underlayment paper continuous, shingle starter course, 30 year architectural shingles with Cobra 3 continuous ridge vent.

Roof over garage - standing seam black metal.

Gutters black w/leaf screens and down spouts, front upper and lower roofs. The back just over the deck and stairs. ***OPTIONAL

Plumbing

Kitchen and one full bath, one ¾ bath and one ½ bath in garage with urinal.

Stainless steel kitchen sink with chrome faucets, single bowl, dishwasher hook up.

Baths - elongated Kohler toilets, undermount sinks, main bath 5 ft fiberglass tub/shower with single chrome valve and shower (**no frame, glass door or slider) **can add as an option

Rheem heat pump water heater

Pex waterline, pvc drains and vents.

Washer/dryer hooks ups.

Front and back exterior faucets.

Electrical, Cable, Speaker and Alarm

Standard code wiring and plugs, cable tv wiring.

Recessed lighting in kitchen, living room, stairway and master bedroom.

Strip wall lights in bathrooms with mirror, ceiling fan with light and exhaust vented.

Cabinet underlighting is optional.

Recessed lighting under garage roof, total 5 exterior lights. Generator box or back up is optional, pricing upon request.

Ceiling fan boxes installed, fan/lighting is optional

Wired for alarm, speaks and cameras. Equipment is optional.

Heating - A/C

Gas propane furnace Rheem or equal - HVAC

Cabinet/Countertops, Vanities

Allowance: \$13,500

Insulation

Walls - R21, Garage Ceiling - R30, Attic - R38 (blown in)

Windows & Doors

Front door, back door at deck - single glass patio door

Silvertine windows with black trim, white interior vinyl with screens. Awning and doublehung mullions.

Garage Door with Openers

(3) 9'x9' doors with glass at top

Garage door side mount openers

Finish Door Trim and Stair Railings

(2) panel masonite doors with black hardware and paint 2 finish coats.

Door and window trim 1 x 4" pine painted, base 1 x 5" painted.

Stairs treads wood finish with polyurethane or paint.

Oak banister and rail w/metal round black ballisters.

Drywall

½" sheetrock throughout, taped, finished and primed

Moisture proof in bathroom and 5/8th fire code in garage ceiling and as needed.

*Elevator optional - quote upon request.

Septic and Water System

Drilled well with tank and pump.

3 bedroom septic system.

Finish Flooring

Flooring for the living space, kitchen, living room, bedrooms, bath, closets, laundry and common area - allowance \$11,000

Decks

Optional - quote upon request.

*by plans, pressure treated framing w/composite deck floor and rails

Siding

Board & Batten Vinyl with black metal wrap trim, vinyl vented soffits, black corners

Painting

Prime walls and finish coat with egg shell finish paint, one color. Multiple colors - optional.

Trim prime and two coats of semi gloss paint finish.

Stairs, rails - finish with 1 coat sanding sealer and 1 finish coat polyurethane finish.

Paving

****OPTIONAL**

Asphalt apron at the street entrance

Main driveway finished with reclaimed asphalt in place compaction rolled.

Landscaping

Loam and seed to disturbed areas.

