



# MATERIALS AND SPECIFICATIONS

## Excavation—

All required excavation and backfilling required to construct contractual house. Backfilling and final grading to be completed in such a manner as to insure the proper drainage of water away from the house. All footings to bear on suitable undisturbed soil or compacted gravel. Excavation for all utilities, i.e.; electric, oil, telephone, and cable to be as required.

## Foundation—

House Walls: 10" thick poured concrete- 3,000 P.S.I.  
Garage Walls: 8" thick poured concrete- 3,000 P.S.I.  
Footings: 20" wide by 8 to 12" deep

## Concrete Slabs—

Basement- 3,000 P.S.I. concrete poured to a depth of 4" with steel trowel finish.  
Garage- 3,000 P.S.I. concrete poured to a depth of 4" with steel trowel finish.  
#6 reinforcing mesh to be installed in garage slab. Garage slab to be pitched for proper drainage.

## Waterproofing—

One coat of mulsified asphalt applied to all areas of house foundation that are backfilled.

## Footing Drains—

4" PVC perforated pipe covered with 8" to 12" washed gravel, shall be installed around the perimeter of house and drained to a lower elevation away from the house. Inside footing drain installed for potential radon gas elimination.

## Basement Windows--

Two #2820 Anderson awning window units with screens to be installed—size 2'8"x2' high.

## Heating and Cooling—

Central gas fired hot air heating system and central air conditioning cooling system.

System guaranteed to heat house to 70 degrees to 0 degrees outside temperature and cool house to 70 degrees when outside temperature is 90 degrees. Boiler and A/C condensers to be sized to guarantee above parameters.

Duct system to be made up as follows:

- Trunk lines- insulated duct board
- Branch lines- insulated flex duct

Two- 7 day programmable thermostats

## Electrical—

Service- Underground 200 AMPS with a 40 breaker panel  
Cable and TV outlets- 2 each included in price-  
each additional @ \$130.00 ea.

\*smoke detectors will be installed as per code

## Chimney—

One chimney with wood chase-located as per plans

## Fireplace—

One zero clearance prefab fireplace w/firebrick interior - model  
Wood mantle with granite surround

## Exterior Walls and Framing—

LVI Beams- to be sized as per plans  
Wood Framing- SPF Grade 2 or better  
Building Paper - Tyvek wrap  
Sheathing - 7/16" OSB plyscord  
Roof Deck - 3/4" OSB plyscord  
Floor Decks - 5/8" OSB fir plywood. Glued and nailed to floor joists.  
Bridging - wood bridging  
Attic - 5/8" OSB plyscord

## Exterior Finishes—

Trim - Fascia-white aluminum  
Soffits-white vinyl (venting)  
Siding - Market Square by Crane

## Roofing—

Shingles - Architectural roof shingles with 30 yr limited warranty  
Underlayment- 15lb. Felt w/ 3'0" front/ice barrier along eaves line of roof  
Flashing - Aluminum  
Gutters/Leaders - Continuous aluminum gutters (white)—gutters to be standard 5" and leaders standard 2"x3"  
Ventilating - continuous ridge venting or louvered vents and soffit vents



## MATERIALS AND SPECIFICATIONS CONTINUED

### Flooring—

Hardwood Flooring- #1 red oak- sanded, Coat of polyurethane with a natural finish located in -Kitchen/Dinette, Family Room, Dining Room, Living Room, upstairs hallway, entry and office or any other location.

Ceramic Tile- \$4.00 sq. foot allowance located in- Powder Room, Hall Bath,

Master bathroom and whirlpool surround  
Carpeting- Entire second floor bedrooms to be chosen from builders samples

\*laundry room will be tile

### Windows—

Andersen Windows series 200 double hung windows with grilles and removable screens

### Doors—

Front entry—ThermaTru w/sidelights - \$1200.00 CREDIT

Interior- six panel masonite colonial doors

Garage- One 16'x7' fiberglass insulated garage door or two 9'x7' insulated garage door

### Interior Trim—

All wood interior trim and base molding will be colonial as per builders Selections.

### Kitchen and Bathrooms -

Choice of cabinetry made by Wellborn Cabinet with soffits over all cabinets,

Installed as per plan design and per builder's selection.

Granite counter tops for kitchen and granite counter tops for bathrooms as Per builders selections

Single bowl stainless steel or white cast iron sinks are available

Appliance credit of \$2500.00

Plumbing fixtures—one piece combination

Aker fiberglass tub/shower or equal

-fixtures to be Kohler or American Standard or equal

-whirlpool tub will be made by Aker or equal

-laundry room will have full sized laundry sink

### Insulation—

R30 (9") Fiber glass batt insulation on all living area ceilings with Attic space above.

R19 (6") Fiber glass batt insulation on all exterior vertical walls

R19 (6") Fiber glass batt insulation on basement ceiling

R30 (9") Fiber glass batt insulation below floor of room over garage

### Walks—

Flagstone walkway- 2'x3'x1' laid in compacted sand

### Deck/Patio—

Wood Deck-12x24 pressure treated (2x8 beams, 2x6 rails, 5/4x6" deck)

Patio-12x24 poured concrete

### Landscaping---

-40' radius cleared and seeded of all disturbed areas

-20 shrubs and mulch in front of house, or an allowance of \$400 will be given--- (warranty optional)

### Driveway---

--blacktop driveway from street to the front of the garage - 10' wide with a 30' turnaround area and 15' wide at mouth

--driveway consists of a 3' compacted item #4 base and 3" compacted blacktop

\*\*\*for a period of 2 years, we do not recommend parking on the driveway from April through September, and we do not take responsibility for any blemishes to driveway if this is not adhered to.

### Miscellaneous---

Ceiling heights-- basement-9'

1<sup>st</sup> floor-9'

2<sup>nd</sup> floor- 8'

--2 exterior frost free 3/2" hose bibs- 1 in front and 1 in rear

--2 exterior lights at front door

--1 exterior light at rear door

--2 exterior GFI receptacle's (one in front and one in rear)

--2 exterior spot lights (one above garage and one in rear)