

SPECIFICATIONS

Meets the ICC IBC-2021 codes.

1. Foundation
 - a. Professionally engineered.
 - b. 3000 psi concrete.
 - c. 5" thick panel.
 - d. Wire mesh at Patios, Porch, and tiled areas.
 - e. Broom finished Patio and Porch.
 - f. Based on a height of no more than two feet.
2. Framing
 - a. Professionally engineered.
 - b. #2 and better lumber.
 - i. 2 x 4 walls.
 - ii. 2 x 6 walls at plumbing.
 - c. 7/16" radiant barrier roof decking.
 - d. All plans have a nine foot wall plate height.
 - e. Bedroom ceilings are nine feet. Living areas at least ten feet.
 - f. Green 7/16" Huber Zip System sheathing.
 - g. 16" OC framing for wall studs.
 - h. Blocking for bathroom grab bars and your favorite paintings.
 - i. Engineered beams where necessary.
 - j. 18" open web floor trusses for two story home.
 - k. 1 1/8' Advantech subfloor glued and screwed for two story home.
 - l. Pressure treated posts where applicable.
 - m. Fascia is 2 x 6 grooved wood.
 - n. Fiber cementitious vented soffit at overhangs.
 - o. Fiber cementitious 4 x 8 soffit panels for Porch and Patio.
3. Flatwork
 - a. 800 sf allowance for 3000 psi concrete driveway and walkways.
 - b. Broom finish.
 - c. Concrete pad for HVAC compressor.
 - d. Driveway, approach, and apron reinforced with rebar.
 - e. Based on a flat lot.
4. HVAC
 - a. Generally 15 SEER by Carrier, Goodman, or Trane manufacturer.
 - b. Heat pump.
5. Plumbing
 - a. PEX waterlines
 - b. 30' Sewer tap from house to property line with no more than a 30' dig not needing a rock saw.
 - c. 30' long waterline connection from house to meter at property line not needing a rock saw.
 - d. All electric.
 - e. One 50 gal water heater.
 - f. Pre-plumbed for water softener.
 - g. Waterline connection for refrigerator.

- h. Four hose bibbs. One on each exterior wall.
- i. Allowance for plumbing fixtures. Generally for each:
 - i. Kitchen sinks, \$300.
 - ii. Kitchen sink faucet, \$250
 - iii. Pot-filler faucet (wall mounted), \$450.
 - iv. Kitchen garbage disposal, \$200
 - v. Utility Room sink, \$150.
 - vi. Utility Room sink faucet, \$150.
 - vii. Bathroom faucet, \$100.
 - viii. Bathroom pedestal, \$300.
 - ix. Shower faucets with showerhead are \$300.
 - x. Soaking (Garden) tub, \$1000.
 - xi. Soaking tub faucet, \$300.
 - xii. Regular bathtub, \$500.
 - xiii. Toilet with seat, \$400.

6. Electrical

- a. Allowance for Lighting fixtures. Generally, a lump sum includes:
 - i. Interior lighting.
 - ii. Ceiling fans with standard poles for up to ten foot ceilings.
 - iii. Bathroom and Utility Room with heat-vent-lights and vent-light.
 - iv. Exterior lighting for house (not landscape lighting).
 - v. Plans currently priced with:
 - 1. Ceiling fans in Living Room and Bedrooms.
 - 2. Wall mounted lights for each bathroom sink.
 - 3. Up to six recessed lights in Kitchen.
 - 4. Two wall mount brackets at Garage Wall
 - 5. One wall mount bracket light each at Patio and Porch.

7. Roofing

- a. 30- year Owens Corning' Oakridge standard color shingles.
- b. Synthetic underlayment.
- c. Ridgevents to cool attic. (Not used if attic is foam insulated)

8. Windows

- a. Vinyl single hung windows Plygem Builder Series 1100.

9. Exterior Doors

- a. \$2000 allowance for front door. Generally 8' door.
- b. Exterior patio doors generally are metal insulated.
- c. Plygem Builder Series sliding patio doors vinyl.

10. Fireplace

- a. Prefabricated metal.

11. Insulation

- a. Blown-in-Blanket (BIBS) in:
 - i. R-15 for (2x4 walls)
 - ii. Soundproof for plumbing walls.
 - iii. Soundproof for Master Bedroom sharing living area walls.
- b. Fiberglass batt
 - i. R-30 at ceiling joists for attic.

- ii. R-11 sound proofing between first and second floor.
 - c. Optional foam insulation for attic and/or walls.
- 12. Sheetrock
 - a. 5/8" thick at exterior walls including Garage wall at living entry and ceilings.
 - b. 1/2" thick throughout.
 - c. Your choice of light to medium orange peel or Monterrey texture.
 - d. Other textures optional.
- 13. Exterior Masonry
 - a. All stucco with integrated paint on all sides except where rock is noted on front elevation.
- 14. Paint
 - a. Sherwin Williams Emerald Series
 - b. Interior:
 - i. One color for walls, one color for ceiling, one color for trim materials.
 - c. Exterior
 - i. One color for soffit and one color for fascia.
 - d. Trim carpentry materials (baseboards, door casing, interior doors, exterior fiberglass and metal exterior doors, window stools and aprons, mouldings, interior doors, etc...):
 - i. One color oil base paint.
 - e. Front Door if solid wood
 - i. Minwax stain.
- 15. Trim Carpentry
 - a. Masonite brand 6'8" interior doors.
 - i. Hollowcore in secondary bedrooms, Study, and closets.
 - ii. Solidcore MDF at Master bedroom for privacy.
 - b. Trim
 - i. 1x5 finger jointed pine baseboards.
 - ii. 1x4 finger jointed pine door casing for all doors.
 - iii. 24" MDF shelving in all bedroom closets and Study.
 - iv. 16" MDF shelving for Kitchen pantry.
 - v. Finger jointed pine windowsills and aprons.
- 16. Cabinets
 - a. Allowance of \$10,000.
- 17. Tile
 - a. \$2.25/sf allowance.
 - b. Backsplash at Kitchen up to bottom of cabinets and Vent-a-hood square pattern.
 - c. Shower walls tiled up to ceiling.
- 18. Mirror and Shower enclosures.
 - a. Mirrors run across countertops.
 - b. Standard chromed framed shower doors in Master Bath.
 - i. Optional butted glass.
- 19. Bathroom and Door Hardware
 - a. Allowance of \$1000 to generally cover:
 - i. Front door lockset.
 - ii. Doorknobs and handles.
 - iii. Bathroom hardware:
 - 1. Towel racks.

2. Toilet paper dispenser.
3. Grab bars.

20. Flooring

- a. Tile throughout except at bedrooms and closets. \$2.25/sf allowance.
- b. Carpets in bedrooms and closets. \$3/syd allowance includes padding.

21. Appliances

- a. \$3000 allowance to cover:
 - i. Stove/range/cooktop(down draft is extra)
 - ii. Vent-a-Hood
 - iii. Oven
 - iv. Refrigerator

22. Other

- a. 10 year structural warranty on foundation and frame by 2-10 Structural Warranty.
- b. Pest control tubes.
- c. \$3000 landscaping allowance.

These are general specifications intended to arrive at a base price. All plans are customizable to the clients' tastes. Prices are likely to change and assume the best scenario of property, terrain, and access to build on. Allowances include tax and transportation of materials.