

General Specifications for
Lindemann Subdivision
Pheonix

>>>>>>>><<<<<<<<<

PROJECT DESCRIPTION

Single Family Ranch Style Home With, 3 Car Garage, 2 Baths and 3 Bedrooms, 1474 Sq. Ft.
Optional Lower Level Finish With 1 Full Bath and 2 Bedrooms 940 Sq. Ft.

SITE WORK

- * Excavation and Backfilling: Building excavation, backfill, and rough grading as per site plan
- * Site Utilities: See Mechanical and Electrical section.
- * Lawns & Soil Preparation: Entire lot to be finish graded and sodded. An allowance has been made for trees and shrubs
- * Waterproofing ADS: 3" perimeter ADS and or Form a Drain continuous both sides of footing

CONCRETE

- * Foundation Wall: 8" and or 4'x8" wall on 8"x16" continuous footing as per plan
- * Garage Floor: 4" concrete with re-rod 24" on center
- * Basement Floor: 4" concrete over poly-vapor barrier
- * Driveway: 4" concrete with re-rod 24" on center
- * Approach: 6" concrete
- * Sidewalks: 4" concrete 4' wide with 2 continuous rods

MASONRY

- * House Front: Masonry to be stone as shown on front elevation. Buyer may choose alternate material of similar price. Can elect to upgrade with an additional charge for increased labor and or material costs.

METALS

- * Structural Steel: Steel beams and columns as per plan.

WOODS AND PLASTICS

- * Exterior Walls: 2" x 4" studs, 16" o.c. with 7/16" O.S.B. sheathing, house wrap, and vinyl siding. 2x6 wall upgrade available
- * Interior Walls: 2" x 4" studs, 16" o.c. or as shown on plans
- * Roof System: Engineered roof trusses 24" o.c. with 1/2" OSB sheathing
- * Floor Systems: T.J.I floor joists, size and spacing by manufacturer with 3/4" T & G OSB subfloor glued and nailed to I-joists.

- * Millwork: 2.25" Casing and 2.75" Base Pre- Finished Oak, Honey Oak stain. Buyer may choose other types, styles, or colors offered by builder. Specific selection may constitute an upgrade.
 - * Cabinets: Oak kitchen and bath cabinetry with flat panel door style, in Honey Oak stain. Buyer may choose other types, stains, or styles, offered by builder. Specific selection may constitute an upgrade.
 - * Counter Tops: Kitchen will be Post Form laminate countertops with raised roll edge, in a stock pattern and color. Lavs will be cultured marble with integral oval shaped bowl. Buyer may choose from countertops offered by builder or elect to upgrade or downgrade based on established countertop allowance.
 - * Closet Shelving: All clothes closet shelving is vinyl-coated wire with at least one shelf and rod in each clothes closet. Four shelves in linen closet.
 - * Exterior Deck: Decks will be treated or wolmanized dimensional lumber with Cedar Decking and Rail
 - * Underlayment: ¼" Structure Wood or equal (by flooring contractor and included in flooring allowance)
- THERMAL AND MOISTURE PROTECTION**
- * Foundation: Hydrocide waterproofing or equal applied to exterior walls below grade
 - * Basement, Garage, Walls: 3 ½" R-13 friction fit batts
 - * Exterior Walls: 3 ½" R-13 friction fit batts or 5 ½" R-19 for 2x6 walls
 - * Boxsill: 6" R-19 Kraft-faced batts stapled in place
 - * House to Garage Wall: 3 ½" R-13 Kraft-faced batts stapled in place
 - * Cathedral Ends: 3 ½" R-13 Kraft-faced batts stapled in place
 - * Ceilings: R-49 Blown in Fiberglass (garage ceilings extra)
 - * Baffles: Placed in every truss
 - * Shingles: Certain Teed Landmark 30 color selected by buyer.
 - * Siding: Double 4 vinyl siding, color selected by buyer, with white aluminum soffits and fascia,
 - * Gutters and Downspouts: White, seamless .32" thick aluminum gutter with 0.24" thick aluminum downspouts.

DOORS AND WINDOWS

* Exterior Doors:

Front entry doors – Fiberglass 6 panel or as shown on plans
Garage to House – Steel 6 panel

* Patio Doors:

Vinyl sliding, white with insulated Low E glass

* Garage Overhead:

Overhead door 16' x 7' steel, raised panel insulated with opener
2 remotes and 1 keyless

* Interior Doors:

Pre-hung – oak hollow core with oak veneer jamb
Bi-fold – oak hollow core oak veneer jamb

* Finish Hardware:

Schlage Plymouth style, entrance, privacy and passage locks
Satin Nickel finish, deadbolt at front entry door.

* Mirrors:

Polished edge 36" high, width 6" less than vanity width.

* Windows:

Vinyl sliders, and single hungs, white with insulated
Low E glass

FINISHES

* Gypsum Wall Board:

Ceiling – 5/8" or 1/2' high strength with spatter spray finish
Walls – 1/2" sheetrock with spatter spray finish
Garage – 5/8" sheetrock with one coat tape

* Floor Covering:

Laminate in main entry, living room, dining room and kitchen.
Carpet in bedrooms, stairs and lower landing. Ceramic tile in
master bath, hall bath, laundry and garage entry. Buyer may
choose from floor coverings offered by builder, or elect to
upgrade or downgrade based on established flooring allowance.

* Paint & Stain:

Interior walls and ceilings will be primed once and finish
coated using a single color selected by buyer. Multiple colors
available as an upgrade.
Front entry door will be latex enamel color selected by buyer. All
other exterior doors will be painted white.
All trim and interior doors will be pre-finished. All window sills,
wall caps etc. finished to match trim.

SPECIALTIES

* Toilet and Accessories:

One toilet paper holder per bathroom.
One 24" towel bar per bathroom.
One towel ring per 1/2 bathroom.
All accessories in chrome finish.

EQUIPMENT:

* Appliances:

Clean steel finish, dishwasher, refrigerator, microwave and
range. Allowance includes delivery and set up Buyer may
choose from appliances offered by builder or elect to upgrade
or downgrade based established appliance allowance.

PLUMBING

* Fixtures:

1-Pearl CS 53 60"x36" white acrylic built in whirlpool with Moen 2353 single handle control and diverter spout

1-Aqua Glass 826036 60x36 white fiberglass tub/shower with Moen 2353 Posi-Temp single handle control

1-Aker SHLS-48 48"x36" white fiberglass shower module with Moen 2352 Posi-Temp single handle control

2-Mansfield 130-160 white toilets with seats and supplies

3-Mansfield 1916 SRO 19.5x16.5 white self rimming lavs with Moen 4621 single handle control

1-Dayton Elite DSE3322 33x21 20 gauge stainless steel self rimming double compartment sink with Moen 7432 single handle control with hose and spray attachment

1-Insinkerator Model Badger 5 garbage disposal (wiring by electrical contractor)

1- Plumbing connection for dishwasher

1- Water line for refrigerator

1- Guy Gray washer box

2-Woodford 17 frostproof sillcocks (location by builder unless prearranged)

1-50 gal. Guardian Hi-Eff. Glass lined water heater (venting by HVAC contractor)

1- By Pass set up for future water softener

1- 3/4" water meter set up (wiring by electrician)

Waste rough in under concrete for future basement bath.

2" floor drain, in furnace area.

Radon Pit with 3" piping to attic.

All plastic pipe and fittings to complete waste and vent piping.
All copper and plastic pipe and fittings to complete supply lines
All black pipe and CST pipe and fittings to complete gas lines from meter to furnace, water heater and fireplace (any other gas appliance requiring gas and or installation will be extra)
All in ground or non walkout basements will include a sump pump and piping to ext. Sump pumps are not included for walk out basements.

HEATING AND AIR CONDITIONING

* Equipment:

Lennox G43UF-70 70,000 BTU 92% eff. Furnace
Lennox ACX 14-36 36,000 BTU 14 Seer high eff. AC
Venting for water heater, bath fans, range and dryer
Provide all duct work and registers
Provide and install Programmable Thermostat
Start up furnaces and air conditioners

ELECTRICAL

* Electrical Services:

Wire and panel adequate in size to accommodate temporary furnaces, air compressor and power tools. All outlets and switches as required by local code. Additional outlets, switches, TV or phones will be \$40.00

Pre-wiring for 5 TV

Pre-wiring for 4 telephones

Laundry room to have 100V washer & 220V dryer plugs

Install weatherproof plugs

Supply and install 2 fan lights

2 Ceiling fan rough ins (1 switch for ea. Inc)

Install wiring for gas furnace

Install wiring for electric air conditioner

Hook up all electrical appliances – dishwasher, disposal & oven

All switches shall be the 15 AMP quiet type-white

All plugs shall be ground type – white

All plates for switches and plugs are to be white

Chime wiring only for 1 door

Supply and install 6 smoke detectors and 2-CO2 sensors

200AMP services

Install 2 water meter wires

Also inc. are 4 recess lights flat trim, and 1 recess eye ball

4 recess sloped trim and 2 recess tub lights