



**Straub Homes, Inc.**

<http://www.straubhomes.us>

Building Standards of Excellence  
for all Straub Homes

### Pre-construction

- Home-site evaluation with owner
- Custom designing and drafting
- Written detailed estimate
- Financing reference available
- Qualified Contract
- Local building permit (up to \$500)
- Temporary electric service install

### Excavation and foundation

- Topsoil preserved and replaced upon final grade
- Excavation of full basement and footers
- Custom-formed footers
- Poured concrete footers and post pads
- 4" PVC continuous perimeter footer tile covered with gravel
- Down spouts and footer tile piped up to 100' away from the house
- 12 course, 8" block walls with horizontal reinforcing wire and vertical re-bar with cores poured with concrete to code
- \*Poured 8" thick concrete walls with vertical and horizontal steel re-bar option available
- 12" walls for brick homes
- Spray-on asphalt-based damp-proofing covered with Dow board R-5
- Interior basement walls waterproofed with dry-lock
- Bracing of basement walls
- Back-filling of the area around the new basement

## Basement

Up to 3 vinyl hopper windows included

\*Egress window option available

1 floor drain, minimum

\*Bathroom plumbing rough-in floor option available

4" concrete floor over granular fill material and vapor barrier

GFCI receptacle for sump pump as needed

Minimum 1-GFCI receptacle

## Quality Home Construction

Premium grade framing material from local supplier

On-site stick-built construction

Laminated wood or steel beams on steel posts

Treated wood sill plate

Yellow pine 2" x 10" floor joists on 16" centers

Tongue and groove 3/4" OSB sub-floor fastened with glue, nails and screws

8' ceilings

\*9' ceilings option available

2x6 stud framed walls, 16" on center

Exterior walls covered with 7/16" OSB

Double top plate on all interior and exterior walls

Structural-engineered truss package

House wrap on house and garage

OSB roof sheeting with clips

Synthetic roof under-layment

Ice-guard along eaves and valleys

Continuous ridge vent

Fiberglass shingles

\*Steel roof option available

\*Fireplace options available

### Windows and exterior doors

Premium Low-E, vinyl, tilt-in windows  
Optional internal grids all windows, discussed with owner  
All windows sealed to house  
Provia steel or fiberglass pre-finished painted exterior doors, with jamb cladding  
Schlage lock sets with satin nickel finish  
All exterior doors keyed alike  
Dead-bolts on all exterior doors

### Mechanicals

All mechanicals to current code, by licensed tradespeople

### Plumbing

\*Sump pump option available if necessary  
Premium fiberglass tubs or tub showers  
PVC sewer lines  
PVC or PEX supply lines  
50 gallon water-heater, electric  
\*Tank-less water-heater, gas, option available  
Ice-maker supply line to kitchen fridge location  
Laundry tub in laundry room  
Washer machine accommodations  
Dishwasher accommodations  
Mansfield or equivalent commodes  
Stainless-steel double-bowl 8" deep sink  
\*Farmhouse sink option available  
Delta or Moen fixtures discussed with owner  
2 - Exterior freeze-proof hose-bibbs minimum

### Heating and cooling

All duct work, supplies and returns  
High-efficiency furnace with slide-in filter  
13 Seer air conditioning unit  
Energy-saving programmable thermostat

## Electrical

Square D "QO" 200 amp service  
GFCI and AFCI circuits as required by code  
1 - ceiling light wiring in each room  
Paddle-fan wiring in family room and all bedrooms  
Up to 12 interior recessed lights  
Exterior coach light wiring per plan  
Inter-connected smoke detectors with battery back-up on  
each level and in every bedroom  
Carbon monoxide detectors  
Exhaust fans in all bathrooms, vented to exterior  
Circuit for space-saver microwave  
Circuit for refrigerator  
Island receptacle(s)  
1-telephone receptacle  
1- TV receptacle in family room and 1 in each bedroom  
Front door bell  
2 - Exterior GFCI's, minimum

## Insulation

Air infiltration caulked and sealed  
R-19 batted insulation exterior walls and rim joists  
R-49 blown-in house attic  
House blower-door test certification

## Exterior

D4D Dutch lap .044 siding  
\*Vinyl shakes feature option available  
\*Board n' batten vertical siding option available  
\*Stone veneer option available  
Shutters or window wraps on front elevations  
Aluminum fascia and ventilated soffit  
Aluminum seamless gutters and down spouts  
Dimensional shingles  
\*Columns or other feature options available

## Garage

Man door with half-glass  
4" concrete floor with re-bar  
3 - GFCI receptacles, minimum, on 20 amp circuit  
Insulated garage walls  
Interior walls and ceiling drywalled and textured finish  
Insulated over-head doors with slide security lock

## Interior drywall and paint

1/2" drywall on walls  
5/8" drywall on ceilings that are on 24" centers  
House ceilings textured with flat-trowel ceiling  
Interior walls 1-coat of primer and 2 top-coats of satin sheen paint  
Choice of 5 Sherwin-William colors

## Cabinets and counter-tops

Allowances discussed with owner  
Meeting with custom designer  
Cabinet and counter Lay-out approved by owner  
Dove-tailed drawer boxes  
Soft-close doors and drawers  
Crown moulding  
Wood toe kick under all kitchen cabinets and vanities  
High definition laminate with back-splash  
\*Granite or quartz tops options available

## Interior trim (our trademark)

Premium grade hardwood by local supplier  
Custom fitted and installed on-site, by experienced craftsmen for high quality detail  
Pre-finished stain or painted on-site  
Choice of stain or paint color  
3-1/2" Solid hardwood casing  
5 1/2" Solid hardwood baseboard  
Box newell posts  
Super-duty hand railings  
\*Site-built cubbies options available  
All openings hardwood jambs and casing  
All windows hardwood jambs and casing with sill-extensions

### Interior doors and hardware

Solid core-doors hinged doors on poplar jambs  
Paint-grade doors, choice of paint color  
\*Veneer wood doors choice of stain color option available  
Satin nickel hardware  
Schlage door knobs  
Privacy locks on all bedrooms and baths  
Handrail brackets, door bumpers  
Melamine shelving and clothes rods in clothes closets  
Melamine or vinyl coated shelving in linen closets and  
pantry

### Floor coverings

Flooring allowance discussed with owner  
Selections and layout as chosen by owner  
1/4" under-layment beneath vinyl flooring

### Final Grading

Positive grade around foundation for proper drainage  
Bulldozer grade of disturbed areas 30' radius of house

### Misc

Supervision: Company owner with building experience on  
job-site daily  
All labor provided by experienced local tradespeople  
Written change orders  
Clean job-site  
Removal of all construction debris  
Toilet facilities on site  
Pre move-in cleaning

### Warranty

1-year full house warranty for labor and materials  
10-Year basement damp proofing warranty  
All applicable supplier warranties