

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