

## **STANDARD CONSTRUCTION SPECIFICATIONS AND FEATURES FOR MICHAEL'S RUN**

### **EXCAVATION AND SITEWORK**

1. Clear property of trees and stumps, where necessary, for driveway, decks, house and sewage area.
2. Excavate land for house foundation. Backfill and grade to standard or existing grade using soil from excavation.
3. Home will include paved macadam driveway with a 20x20 turnaround.
4. Grading shall be rough machine grade approximately 15' around house with 2 loads of clean fill, hand raked.
5. Exterior perimeter drains and tail drains as per site conditions. Perimeter drains with 2B stone and 4" plastic perforated pipe to daylight.

### **FOOTINGS AND FOUNDATION**

1. Poured concrete footers, 8" x 16" minimum. Footers installed below frost line (approximately 40" below grade).
2. Basement walls to be 8" poured concrete or 10" concrete block 8' high. per plan and site conditions.
3. Basement slabs are 4" of concrete 3000 psi or better over 4" of crushed stone with a 4 mil plastic vapor barrier.
4. Radon mitigation system vented through roof.

### **FRAMING AND EXTERIOR**

1. All foundations to have fiberglass sill seal and 2" x 6" pressure treated sill plate anchored approximately every 8'.
2. All framing material shall be #2 construction grade or better.
3. All main girders to be manufactured wood laminated beams with steel concrete filled columns spaced as required by plan.
4. All exterior wall framing shall be 2" x 6" construction; 16" on center with 7/16" OSB sheathing.
5. 2" x 4" studs, 16" on center garage walls.
6. 2" x 4" studs, 16" on center interior partitions.
7. Floor joists to be 2" x 10", 16" on center with solid wood bridging.
8. Floors to be ¾" Advantech tongue and groove with staggered joints, nailed and glued.
9. Ceiling joists on second floor shall be 2" x 8", 16" on center.
10. Cathedral ceilings to be 2" x 10", 16" on center.
11. Roof rafters 2" x 8", 16" on center.
12. Roof shall be constructed with 7/16 OSB sheathing, 15 lb. felt paper, 30 yr. Architectural Shingles, (choice of color), with ridge vents where required by plan.
13. Roof shall be installed with ice and water shield, and drip edge.
14. Home will have aluminum seamless gutters and downspouts.
15. Maintenance free vinyl siding over housewrap, with vented soffit and proper vent to cathedral ceilings. Partial brick or stone on front per plan.
16. All windows are Interstate Low E, Argon gas filled thermopane vinyl windows, double hung, with a lifetime warranty, with screens; grids on front elevations; basements will have project out windows with screens, per site conditions.
17. Insulated steel six panel exterior doors.

## **INTERIOR FEATURES AND TRIM**

1. Colonist six-panel, triple hinged, pre-hung interior doors; bi-fold doors on all closets.
2. Colonial 3 1/2" trim package - painted.
3. Custom manufactured stairs, as per plan
4. Shelving is white vinyl vented with integral clothes rod and support where necessary.
5. Kwikset lever locksets in polished brass.

## **PLUMBING AND BATHROOMS**

1. Home shall have main shut off valve, as well as toilets and sinks will have individual shut off valves.
2. Home to have 2 outside frost free hose bibs.
3. Main interior water supply lines are Wersbow 3/4" system with 1/2" feeder lines, with direct connection to the water heater to maximize water pressure. Waste lines are PVC schedule 40.
4. Electric hot water heater to be 80 gallon high, efficiency, quick recovery.
5. Washer and dryer hook-ups.
6. Kohler or equivalent upgrade (elongated toilets).
7. Full bathroom will include 5' aquaglass fiberglass shower/tub unit, cultured marble vanity top, as per plan, on custom wood vanity, mirror, toilet tissue holder, towel rack, shower bar (chrome) installed.
8. Pedestal sink in Powder Room.
9. Whirlpool tub with tile surround and 4' fiberglass shower with glass door in master bath.

## **ELECTRICAL**

1. 200 amp electric service minimum, 30 circuit panel.
2. Four cable TV jacks.
3. Four telephone jacks.
4. All outlets and switches shall be wired to code.
5. Copper wire throughout.
6. Switched receptacle in living room, family room and bedrooms,
7. Home will have smoke detectors as per local codes, hardwired with battery backup.
8. Exhaust fans in all bathrooms switched separately from light and vented to exterior.

## **QUALITY KITCHEN**

1. Custom solid wood cabinets. Choice of stain.
2. All cabinets are manufactured by skilled craftsman under strict quality control standards.
3. Each cabinet bears the kitchen cabinet manufactures association certification labels which insure compliance to ANSI standards.
4. Finish: All wood parts are finished with a durable, catalyzed varnish, highly resistant to moisture, food stains, fruit, alcohol, grease, soap and detergents. Cabinet interiors are finished with natural wood grain laminate. Both interior and finishes meet or exceed KCMA testing and all other accepted industry tests.
5. Packaging: All cabinets are individually packaged to ensure their reaching the customer in the same fine condition they leave the factory. In conjunction with carton suppliers, a program of continually monitoring the performance system is maintained.
6. Hardware: All cabinets are equipped with concealed, heavy-duty self closing hinges. Choice of handles or knobs available.

7. Custom beveled edge counter tops in your choice of color. Corian and granite counter tops are an upgrade option.

#### **INTERIOR WALLS AND FLOOR COVERING**

1. Ceramic tile floors in foyer and all baths.
2. Durock concrete board used under all ceramic tile.
3. Generous carpet allowance, \$25.00 square yard.
4. Interior painting: two coats (off white) plus touch up.
5. All homes to be professionally cleaned.
6. Crown molding in living room, dining room and one story foyer plans.
7. Chair rail molding in dining room.