



STANDARD CONSTRUCTION SPECS

- **Site Prep and Finish**

- Stripping of topsoil
- Erosion Control methods implemented (typically silt fence around the build site)
- Excavation of the foundation w/24" "over-dig"
- Backfill of foundation footings with a minimum of 18" pea-gravel
- Over-dig areas where traffic shall be considered are backfilled with Pea-Gravel to top of foundation.
- We strongly encourage over-dig areas be backfilled with Pea-Gravel to 12" from grade (cost is an extra)
- Driveways & sidewalks to be 6" stone; 3" base-coarse topped with 3/4" traffic bond (concrete to be installed six-twelve months after completion of home)
- Finish landscape shall include final grading, grass seeding with straw covering, two hardwood trees, two pine trees, four bushes and 200 square feet of mulched planting bed area.

- **Foundation and Concrete**

- 10" thick Footing (utilizing up to 25% fly ash) with "form-a-drain" drain-tile system and one sealed sump crock and pump with direct venting to exterior for potential radon elimination.
- 10"thick x 8'10" tall poured concrete foundation (utilizing up to 25% fly ash).
- 4"-6" Pea-gravel and vapor barrier installed under basement concrete floor
- 4" concrete basement floor (utilizing up to 25% fly ash) power-trowel w/saw-cut control joints.
- 4" of Pea-Gravel installed under 5" concrete garage floor (utilizing up to 25% fly ash) power-trowel finished with saw-cut control joints.

- **Framing**

- Wood Framed Homes
 - Panelized Construction
 - 2"x 6" House walls (framed in "staggered-stud" construction method with 2"x 4" studs) with single bottom plate and double top plate (exception: When

utilizing 1-1/2" lightweight gypcrete, a double bottom plate shall be substituted for the single plate).

- All window and door openings to utilize finger-jointed or engineered studs as King studs
- All cabinet walls to utilize finger-jointed or engineered studs
- All floor joists to be engineered I-Joists at 16" O.C.
- All roof trusses to include a 10" tall "energy-heel" and be shall be spaced 24" O.C. (max.)
- Sheathing:
 - All walls shall be 1/2" OSB
 - All floors shall be 3/4" Tongue and Groove OSB
 - All roofs to be 5/8" OSB
- ICF Homes (Insulated Concrete Forms)
 - Below grade and above grade construction
 - Floor systems to be Engineered I-Joists or Steel trusses and concrete floors
 - Garage walls to be conventional wood-framed 2"x 4".
 - Interior walls to be conventional 2"x4" wood-framed
 - Gable Ends of the roof system to be trusses (not ICF)
 - Basement to be dry-walled complete
 - Window Bucks installed with double 2"x 10" frames
- **Windows and Doors**
 - Windows shall be "Windows by Unlimited" Brand, (30% better performance)
 - Optional windows shall be Pella or Jeldwen Brand, aluminum clad exterior with wood interior
 - Entry Door, Fire Door and Service Doors shall be fiberglass with aluminum exterior cladding and bored for deadbolts
 - Exterior swinging doors (i.e.-French Patio Doors) shall be multi-point latching
 - Hardware shall match door handle color selection (i.e.-Brushed Nickel , Oil Rubbed Bronze, etc.)
- **Exterior Façade:**
 - Siding: Shall be one of: Stone, Brick, Prefinished Cement or Prefinished LP Smartside
 - Soffit: Shall be primed LP Smartside with factory venting at eaves and non-vented at rakes/gables
 - Fascia: Shall be primed Miratec or primed LP Smartside
 - Aluminum is an option for soffits and fascia
 - Gutters: Shall be 5" continuous aluminum with 3"x 4" downspouts
 - Roofing: Shall be a 40 year Elk brand Dimensional Shingle
- **Plumbing:**
 - Roughing shall include PVC Drain Waste & Vent piping, PEX supply piping & steel gas piping

- Finish plumbing shall be American Standard, Delta, Moen or Kohler Fixtures
- Toilets shall be “dual-flush” by Gerber
- Shower heads to be low volume with auto shut-off temp sensing (“Evolve”)
- **HVAC:**
 - Geothermal for heating, cooling and 65% Domestic Hot Water Supply with horizontal loop bed
 - An HRV (Heat Recovery and Ventilation) System
 - Bath venting to be connected to HRV System or a minimum 80CFM silent, vented to exterior
 - Range Hood to be 150CFM minimum and vented to exterior.
- **Electrical:**
 - 200amp 40 space service panel
 - Code Required switches, outlets and circuits
 - Interconnected smoke detectors and one Carbon Monoxide Tester
 - CFL bulbs wherever possible
 - LED lighting wherever possible
 - Dimmer switches wherever possible
- **Insulation:**
 - Walls: 1” BASF – Comfort Spray Foam and 4.5” of Pro-Pink = R-24-R-25 total “R” value of wall
 - Option to 4.5” spray foam = R-30
 - Box-Sills: Spray-Foam = R-21
 - Attics: Non-Settling Cellulose = R-50
 - Foundations: 2” Polystyrene = R-10 (to top of foundation and aluminum flashed for protection)
 - Windows/Doors: Non-expanding foam
 - Vapor Barrier at all exterior walls and ceilings surfaces
- **Drywall:**
 - Walls: 1/2” high-strength and standard 1/2”
 - Ceilings & Firewalls: 5/8”
 - Green-Board at all Bathroom/higher moisture areas
 - Standard texture is sand; smooth finish or knockdown textures are available for extra cost
 - Primed Complete and Painted Complete, one color. Multiple colors are available for extra cost.
- **Millwork:**
 - 3-1/2” casing – prefinished oak
 - 5-1/2” baseboard – prefinished oak

- 1/2" x 5/8" shoe molding at all hard surfaces
- Four-panel prefinished Rotiata Pine doors.
- Cabinets are full-custom or semi-custom and are designed on a per-job basis
- Cabinet hardware to be selected on a per-job basis.
- **Floor Coverings**
 - Hardwoods such as bamboo, Lyptus or locally milled for main areas
 - Natural stone tile/Slate or Marmoleum for kitchen, baths and mudrooms
 - eco-friendly carpet for bedrooms, living rooms and stairways (P.E.T or Corn-oil Based)
- **MISC:**
 - Construction adhesives to be "HENKEL" low VOC
 - Paints to be Sherwin Williams "Pro-Green 200" or "Harmony" (low and no V.O.C . finishes)
 - Clear coat finishes shall be Low VOC water-based products.
 - Garage Doors:
 - Steel raised panel
 - Insulated core
 - Steel flat panel interior (white)
 - Whisper-drive opener and touch-pad
 - Interior and Exterior Door Hardware: Shall be Kwik-Set.
 - All Homes are warranted for defects in product or workmanship for **two full years** from the date of issuance of the occupancy permit.
 - All Homes are warranted for structural defects in product or workmanship for **ten full years** from the date of issuance of the occupancy permit.