



04/10/2019

Standard Materials List:

Walls:

Exterior walls, 2x6, 16" o.c. with 7/16" wafer board sub sheeting covered with Tyvek.

Interior walls, 2x4, 16" o.c.

Trusses:

Engineered, 8' ceiling height

Most plans have a Vaulted Ceiling in main great room and a roof pitch between 4:12 and 6:12, dependant on plan.

Siding:

Pre-Finished HardiBoard Lap, 7" overlap

Exterior Trim:

Man doors are metal clad, trimmed garage doors, no window trim.

Shingles:

Malarkey, brand, architectural, 30yr.

Windows:

Amsco, low-e, white vinyl, single-hung or slider - depending on plan.

No grills.

Doors:

Exteriors, Front Door decorative Element glass 1/2 lite, steel insulated with metal wrap jambs. Other steel doors, 2 panel. Interiors, Hollow Core, 2 panel. Door knobs through-out. Choice of brass, brushed nickel or oil rubbed bronze hardware.

Deck:

Front Porch is wood, stained. No back deck; steps off of sliding glass door.

Insulations:

R-21 Fiberglass batts in the walls with a 6mil vapor barrier, R-49 blown in attic.

Heating:

Gas forced air, Goodman furnace 96.6% efficient. A/C coil installed. A/C and or Propane would need to be bid.

Plumbing:

Stainless steel, double basin, kitchen sink, porcelain bathroom sinks. 2'6"w. fiberglass tub/shower inserts. Fixtures are Moen in Brantford style, chrome finish. 50 gallon hot water tank. 2 outside hose bibs.

Electrical:

Includes 150 Amp Service. All rooms are wired to code including GFI receptacles, and smoke alarms where necessary. Bedrooms and LivingRm includes 1 telephone jack/tv jack. Recessed lighting in Kitchen, hallway/s and covered porch. Ceiling light/fan for Living Room area and Master Bedroom. Chandelier in Dining Room. Vanity lights above each Bathroom sink. Other areas have flush mount ceiling lights.

Wall Texture/ Finish:

Orange peel texture, rounded corners.

Sherwin-Williams paint in satin finish. One paint choice for whole house.

Trim:

MDF, 'Square' Craftsman style. Sheetrock wrapped and trimmed out on sill. Sherwin-Williams paint in Semi-Gloss finish.

Flooring:

IVC Vinyl for Bathrooms and Laundry Room

CCA Global Partners carpeting, SV540 series, 10 yr and lifetime warranties for Bedrooms and Living Room areas. (Living Room area can be switched to wood laminate at no additional charge)

TAS Home, Bourbon Street series wood laminate with 26 yr warranty for Living Room, Dining Room, Kitchen and Entrance areas.

Cabinetry:

Choice of Aristokraft's Oakland (oak) or Sinclair (birch) series, or Marquis Express, birch cabinets in Windsor (shaker) style doors. Stained. Both feature dovetail joinery and include crown molding.

Counter-top:

Wilsonart Laminate with choice of beveled or flat edge.

Appliances:

4 piece kitchen package. Stainless-steel Whirlpool. Electric range with glass stove-top. Side by side refrigerator with water/ice. Dishwasher. Above the range microwave.

Closets:

We use a white metal closet rod system for all hanging rods and shelving.

Driveway:

Road-mix

Garage:

Unfinished. Sheetrock, fire-taped.

Garage Doors, Amarr, Lincoln 3000, automatic opener

Notes:

Well, Septic, Propane, Utility Hook-ups, etc., will need to be bid in addition to house cost, depending on lot/subdivision, along with any extra dirtwork (sloped hill, rocky, etc.).

To keep costs down for our clients, our standard prices do NOT include door stops, cabinetry pulls/knobs, gutters, any exterior concrete flat work or any landscaping. Those would be considered 'upgrades' and can be bid.

Any change orders once construction is under way are subject to time/materials plus 20% mark-up.