

S. GERALD MUSSER, BUILDING SPECIFICATIONS

Excavating – includes all excavation – excludes blasting and rock removal & additional fill

Footers – 20" x 8" 2500 PSI concrete

Foundation – basement - 8" poured concrete walls

- garage – 8" concrete
- type S mortar – for block parging
- tar to grade or equivalent
- 4" drainage pipe – 2/B stone – footer drain
- 10" anchor bolts – 64" on center

Girder – 8" steel beam

- 3" steel columns

Concrete – 4" 3500 PSI for basements, sidewalks, porches garage

Framing – 2" x 6" treated plates with sill seal

- 2" x 10" joists
- ¾" tongue/groove Advantech flooring glued and screwed
- 2" x 6" exterior walls 16" O.S. sheeted with ½" aspenite & typar wrap
- 2' x 10' headers
- 5/8" CDX fir plywood – roof
- 15 pound felt paper
- 2" x 6" faceboards

Doors – as per plan – Thermotruie Smooth Star or Portrait Steel with everstraight sill

Windows – as per plan – White Pre-finished Anderson Tilt Wah with screens and grills

- (2) basement windows

Siding – Wolverine – Weathershield – color choice

- soffit & fascia & spouting – color choice

Roofing – Elk 30 year fiberglass architectural shingles – continuous ridge vent

Electrical – 200 AMP service – inspected

- receptacles & light boxes – customer choice – per electric code
- 5 recessed lights
- Light/fan ceiling fixtures for each bathroom
- (2) exterior receptacles

- (1) flood light
- (4) cable jacks
- (4) phone jacks
- Lighting allowance – as per proposal
- Smoke detectors – 1 each bedroom, 1 each floor

Baths – as per plan – Auker one piece tub/shower combo – Briggs or Vortech commode

Vanities – as per plan

Plumbing – (1) double bowl stainless steel kitchen sink with Moen faucet

- Moen single lever faucets throughout
- Washer & dryer hook-up
- Aqua-pex water lines
- Copper/brass fittings
- (2) exterior drain faucets
- 40 gallon Rudd water heater

Insulation- Applegate blown-in cellulose

- exterior walls – R-19
- ceilings – R-38
- garage walls – R-11 (batts)
- basement ceiling – R-21

Interior – ½” drywall

- paint & painting included, “Museum White” color (garage excluded)
- Colonial trim (stained trim is optional – additional cost)
- Colonist doors

Kitchen – Custom made – allowance per proposal

- appliances – allowance as per proposal

Floor Covering – carpet and vinyl allowance - \$20.00 square yard installed

Heat – 90%+ efficiency gas warm air with central air conditioning (East Evergreen Estates only)

- electronic air filter & humidifier (optional)

Garage – two cars attached – garage door openers included

Driveway – 880 square feet allowance

Lawn – grading & seeding included (up to ½ acre)

Landscaping - \$1,000 allowance (East Evergreen Estates only)

Building permits included