



PUBLIC WATER

SEPTIC SYSTEM

Septic system per plan

FOUNDATIONS

- 8" x 16" 3000 psi concrete footing
- #4 grade rebar reinforcing 3000 in footing
- 8" x 8" high poured 3000 psi concrete wall w/horizontal rebar
- Asphalt water seal coating on basement walls
- 4" drain pipe to sump it as needed
- Basement windows with screens per plan
- 2x4 24" O.C.. stud exterior walls, insulate R-11 unfaced FSK wrap

CELLAR FLOOR

- 4" thick 3000 psi, small stone concrete, smooth finish, 6" slump, 6 mil poly vapor barrier below slab, Saw cut control joists as required throughout basement

GARAGE FLOOR

- On site material for backfill, compacting every 12"
- 4" thick 4000 psi concrete floor
- Saw cut control joists throughout floor as required
- Floor pitched toward overhead door for drainage

GARAGE WALLS & CEILING

- Walls 2"x4", 16" O.C. per plan
- 2" x 6" house, garage wall
- Garage ceiling to be insulated with R-30 fiberglass insulation if living space above
- Walls & ceiling to be 5/8" fire code gypsum, taped & painted

SUBFLOOR

- 2" X 6" pressure treated sill seal polyethylene gasket fastened with anchor bolts per plan
- 2" x 10" floor joists 16" O.C., 2 x 10 blocking if necessary, TSI joist per plan
- 3/4" tongue & groove OSB, glued, nailed & screwed

FRAMING

ROOF

- State approved truss system per plan
- Fiberglass insulation, roof R valve, 38 Kraft faced
- 5/8" OSB sheathing with spacing clips as needed
- Stepped fascia

WALLS

- 9' ceiling height 1st floor, 8' on second floor per plan
- Fiberglass insulation wall system R value, high performance
- 4 mil clear poly vapor barrier
- Housewrap, Owens Corning
- Expandable foam caulking between window & doorframes and respective openings
- Vents at all soffits used for attic ventilation
- 2" x 6" 16" O.C. exterior wall studs
- 7/16" strand board for exterior sheathing OSB
- 2" x 4" 16" O.C. studs for interior partitions
- 1/2" gypsum wallboard for all walls, finish with 3 coats joint compound, sand smooth
- Sheetrock corners & wall ceiling intersections are backed with solid framing
- Drywall clips not used, drywall screwed, not nailed
- 5/8" moisture resistant gypsum all baths with showers
- 5/8" sheetrock on truss ceiling applications if spacing is 2' O.C.

ROOFING

- 30 year fiberglass/asphalt Architectural shingles, Owens Corning
- Ice & water shield all crickets, valleys, eaves
- Aluminum step flashing where walls meet roof
- Galvanized metal drip edge
- 15 lb felt paper underlay
- Owens Corning ventilation system with shingle caps

EXTERIOR FAÇADE

- Premium vinyl siding, vinyl vented soffit system
- Aluminum fascia with step

COLLETTE CONSTRUCTION CORP

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POINTE WEST

EXTERIOR DOORS

- Therma Tru front door and other exterior doors
- Insulated fire door, garage to mudroom
- Overhead door with opener and remote, glass optional

LOCKSETS

- Schlage, satin nickel on brass

WINDOWS

- Andersen 200 series insulated, double hung windows with screens per plan
- Insulated casement windows with screens per plan
- Grills per plan

ELECTRICAL

- 200 amp underground service
- Underground phone & cable service
- State code white devices
- Smoke detectors hard wired w/battery backup, each bedroom, each level
- Carbon Monoxide detectors all levels of home
- 2 ea exterior GFI receptacles
- 4 ea interior garage lights, 2 interior garage receptacles
- 4 each cable tv outlets, telephone outlets
- Prewire bedrooms for overhead lighting, wire light & switch lighting for walk in closets
- 8 recessed ceiling fixtures
- Light/vents for powder room, main bath, master bath
- Electric eye lamppost with head 25' from house
- Lighting Fixture package allowance \$2,500

HEATING & VENTILATION

- Natural gas, forced hot air furnace with Hepa filter
- Air conditioning and humidifier

FIREPLACE OPTIONAL

- Heat 'N Glo 32"-36" natural gas, direct vent fireplace, custom mantle selections, 6" granite front

PLUMBING

- Pex tubing water supply throughout house, supply shut off at all sinks
- Water line for refrigerator ice maker with shut off
- PVC waste lines
- 2 frost free exterior faucets, front & rear of house
- 50 gallon power vent, natural gas hot water tank

FLOORING

- Prefinished oak hardwood floors at 1st floor entry foyer, hall, kitchen, nook, dining room per plan
- Tile bathroom & mudroom 1st floor
- Wall to wall carpet with 6 lb pad all other locations except 2nd floor bath tiled

STAIRS

- Oak treads, pine painted risers, main set with oak spindles
- Southern yellow pine tread w/riser, sheetrocked stairwell for basement set

RAILINGS

- Oak colonial style railing with newel posts per plan for main stairs
- Basement stair with pine loaf style handrail
- Stair railings, natural oak finish, 6010 rail
- Stair balusters, prefinished white

TRIM

- 3 1/2" Colonial casing around windows and doors
- 5 1/2" Colonial baseboard and base shoe where applicable

INTERIOR DOORS

- Solid core smooth skin 6 panel interior doors per plan
- Hardware brushed nickel, brass or oil rubbed bronze finish per selection

INTERIOR PAINTING

- One color throughout
- Walls & ceilings, one coat primer, one coat flat finish
- Trim & doors, one coat primer, one coat semi-gloss

EXTERIOR PAINTING

- Exterior doors, 2 coats semi-glossed enamel
- Main entry door painted
- Overhead garage doors prefinished white

KITCHEN

- Stainless steel double bowl sink, Kohler® or equivalent
- Moen faucets or equivalent
- Cabinetry per plan, Kraftmaid®
- Laminate countertops with backsplash

APPLIANCES

- 30" Gas Range
- Microwave above range
- Refrigerator
- Dishwasher

LAUNDRY ROOM

- Washer easy access water shut off
- Dryer electric outlet, dryer vented to exterior with rigid pipe
- Wire shelving above washer/dryer
- Ceramic tile floor



POINTE WEST

MAIN BATH

- Lavatory, faucets, tub/shower, single handle shower valve
- Water closet
- Molded marble sinks per plan
- Ceramic tile floor
- Moen or equivalent fixtures, polished chrome

MASTER BATH

- Dual sink vanity, faucets, 1 pc fiberglass shower
- Water closet
- Molded marble sinks per plan
- Ceramic tile floor
- Moen or equivalent fixtures, polished chrome

POWDER ROOM

- Pedestal lavatory
- Water closet
- Ceramic tile floor
- Moen or equivalent fixtures, polished chrome

VANITIES

- Vanities per plan, molded marble tops, bath mirrors
- Oval mirror over pedestal sink

SHELVING

- Bedrooms, laundry areas, linen closets, pantry, entry closets and coat closets wire type, wood option, metal painted rod, California style

CENTRAL VAC: Optional

SECURITY SYSTEM: Optional

LANDSCAPING AND WALKWAYS

- Clear, grading & hydroseed front, sides and back approximately 6000 sf
- 36" wide concrete walkway driveway to front door
- \$1,000 allowance for planting package
- 10x12 Pressure treated deck w/o rails

DRIVEWAY

- Rubble base with 2 ¼" blacktop, street to garage include length and width allowance

