

# STANDARD SPECIFICATIONS FOR CUSTOM BUILT HOMES by R A Barrick

**FOOTERS:** 8" x 22" - 3000# concrete

**FOUNDATION:** 8" Thick - 8' high poured concrete foundation walls, with one coat of Watch Dog Waterproofing sprayed on below grade. All unexcavated areas shall have a minimum of 4 courses, 8" cmu to provide frost protection.

**FOOTER DRAIN:** Perforated 4" sewer & drain pipe continuous around exterior of footer, pipe shall drain to positive outfall whenever lot warrants, otherwise it shall be run inside footer to sump pump pit. Approx 18" of 2B limestone shall be installed over drain pipe under silt barrier.

**RADON PIPE:** Perforated 3" sewer & drain pipe shall be run continuous around inside footers within stone and under slab. Pipe shall be run to underside of ridge vent in attic space.

**BASEMENT SLAB:** 3 1/2" thick 3500# concrete placed over plastic vapor barrier and a minimum of 3" of 2B limestone. Slab shall be sawcut @ intersecting column lines or offsets to help control cracking.

**FRAMING:** 2x6 treated wall plates fastened to wall straps or anchor bolts on plate sealer.

8" x 18# steel beam - with 3" adjustable steel mono-posts when necessary to provide intermediate bearing.

2x10 floor joist with metal strap bridging when suitable.

3/4" T & G "Advantech" or equal flooring glued & nailed to joists.

2x6 precut 8' exterior stud walls @ 16" O.C. - all party walls & garage walls shall be 2x4

2x10 Headers (per plan) - spans over 10' shall have LVL headers

7/16" OSB Exterior Wall sheathing

Engineered Roof Trusses @ 2' O.C. when applicable.

1/2" - OSB Roof sheathing w/ 4 - H clips per sheet

1' front & rear overhangs

30# felt paper under 30 year architectural shingles

Aluminum dripedge continuous around roof edge

Shingle over ridge vent on most models.

**INSULATION:** R-38 Ceiling Insulation where possible; R-21 Walls; R-30 Basement Ceiling.

**WINDOWS:** Double-hung vinyl windows with welded frames per plans. Low E glass, Full Screens.

**EXTERIOR DOORS:** Steel clad or fiberglass insulated - per plan, adjustable sills, magnetic weatherstripping at steel doors. Vinyl Sliding Glass Door as per plan when shown.

**SIDING AND GUTTERS:** Vinyl siding standard .042 thickness, Double 4 or Dutch lap. Vinyl accessories include moldings, trim & soffitt, etc. Facia shall be aluminum. One piece aluminum gutter with aluminum downspout. Shutters on front of house as per plan.

**VENEER:** brick or stone per builder choice, and as per plan.

**EXTERIOR FRONT PORCH & SIDEWALKS** (as per plans): 3500# concrete, control joints where necessary. (NOTE: Rear or side Decks, Patio Slabs, etc. even if depicted on plan will be determined by builder after grade of lot has been determined.) All plans are priced based upon basement being totally below grade. Basement Doors, Bilco Doors, Windows, etc. priced upon request.

**GARAGES:** Insulated 2 X 4 walls completely drywalled w/ 1 coat of paint. Prefinished Steel Garage door w/opener.

**ELECTRIC:** 200 AMP underground service with 40 circuit load center. All wiring shall meet National Electrical Code. Living Room shall contain minimum 2 switched receptacles or be wired for Fan/Light. Bedrooms shall contain center light w/ optional ceiling fan/light box & wiring. Fan/Light combination in all Baths. Three CATV and 3 Telephone Jacks. Electric inter-connected smoke detectors with battery backup, door chimes with door push buttons. Two exterior GFI protected outlets. Standard Light Fixtures package.

**PLUMBING:** All Schedule 40 PVC drainage. All supply lines shall be Pex Fixtures - 1 piece fiberglass tub & shower, Water Saver toilets per model. Double bowl stainless steel kitchen sink. Faucets - Moen or equal, single lever chrome. 52 gallon Electric Hot Water Heater. Frost free front & rear hose bibs. Wall case washer & dryer hook-up where applicable. Garbage Disposal.

**HEATING & AC:** 13 Seer Heat Pump w/ electric backup - sized per model. Units can be upsized to accommodate future basement finish. Priced upon request.

**WALL FINISH:** 1/2'drywall. 5/8" fire rated drywall on Garage/House wall. Paint - 2 coats, one color through out.

**INTERIOR DOORS & TRIM:** Pre-hung 6-panel hollow core doors. Colonial baseboard & casing. All doors & trim painted with semi-gloss - 1 color throughout.

**STAIRS:** Yellow Pine box stairs with painted balusters and stained handrail.

**FLOOR COVERINGS:** Carpet, with 6# pad standard, 1 color throughout as per plan. Vinyl installed over approved underlayment as per plan in kitchen & baths. Ceramic tile or Hardwood at entry.

**KITCHEN:** Raised panel oak or maple. Laminate counter tops w/ 4" back splash. Open soffitt over cabinets. No pulls included.

**VANITIES:** Oak or maple vanities - with 1 piece marble tops & plate glass mirrors.

**APPLIANCES:** Standard GE Smooth Top Range, Dishwasher and over-the-stove Microwave. Stainless steel, etc. priced on request.

Drawings or Prints showing porch railing, whirlpools, fireplaces, etc. are for depiction purposes only. Pricing upon request for these options Rear Patio Doors may have either a concrete patio or deck, builder's option.