



## STANDARD SPECIFICATIONS MELROSE PLACE

### Foundation

- 8"x20" concrete footings
- 8"x10" poured concrete foundation walls with reinforcement rods from footer to walls every 6'
- 8" concrete walls garage and porches as per plan
- Sump pump or permanent daylight drain
- Asphalt coated moisture proofing foundation walls to grade
- Galvanized anchor bolts
- Plastic vapor barrier under concrete
- 4" thick concrete basement floor with stress control strips
- 4" thick concrete garage floor with stress control strips
- 4" concrete porches
- Steel rebar in garage and porches
- 2 vinyl clad basement windows with screens
- 4" diameter steel support posts as per plan
- Steel I beams main support points as per plan

### Framing

- 2"x6" pressure treated plates with sill sealer
- 2"x10" floor joists, 16" O.C. with wood bridging
- 2"x4" interior wall studs
- 2"x6" center bearing walls
- 2"x4" exterior walls
- 2"x4" garage walls
- All framing done 16" O.C.
- Pre-engineered roof trusses and/or stick built spf # 2 trussing as per plan
- ¾" T&G OSB flooring that is glued and nailed
- ½" OSB roof sheathing with H clips
- ½" OSB exterior sheathing on exterior walls
- 8' first and second floor heights
- Front load garages
- Exterior house wrap

### Roofing

- Pre-engineered roof trusses
- 15 lb. felt paper
- 30 year self-sealing shingles
- All aluminum drip edge
- Fully flashed with aluminum
- Ridge vent
- Ice and water guards under all shingled valleys

### Exterior (maintenance free)

- Maintenance free double 4" vinyl siding
- Seamless aluminum gutters and downspouts
- Aluminum soffit and fascia
- Variety of siding and trim colors to choose from
- Raised panel shutters
- Stone, stucco, or brick accent on front of house as per plan
- Macadam driveway over stone base (single coat ID 3)
- Concrete service walk with rebar
- Lot graded and seeded (disturbed area only)

### Doors and Windows (maintenance free)

- Steel insulated metal doors
- Sliding door in kitchen nook with screen and air space grills as per plan
- All applicable door hardware is included
- Half glass sidelights at front door as per plan
- Single hung, tilt-in, insulated glass windows with low E-glass
- Screens and air space grilles included in all windows
- Insulated garage doors
- All applicable window hardware included
- Bilco door as per plan, primer paint only

### Insulation

- R/13 exterior walls
- R/30 ceilings
- R/19 floors (over unheated areas only)
- Superseal air infiltration insulation home package system
- Fire caulking and fire stopping

### Heating and Air Conditioning

- High efficiency gas forced heating system
- 13 seer central air conditioning
- trunk line in basement
- metal ducts throughout home
- Low profile floor vents
- Hi-low returns where applicable

### **Electric, TV, and Phone**

- 200 amp service
- Builder quality lighting package
- Electric meets or exceeds national underwriters code
- 2 GFI outside receptacles
- Front doorbell
- 2 TV jacks
- 2 phone jacks
- GFI safety outlets (garage, basement, kitchen, and vanities)
- Hardwired smoke detectors with battery backup, one on each floor, one in each bedroom
- Exhaust fan/light combination in all baths

### **Plumbing**

#### **Master Bath**

- One piece fiberglass shower unit 3' or 4' with shower curtain rod as per plan
- Soaking tub as per plan
- Single lever delta faucets on vanities and shower
- Kohler water saver toilet

#### **Secondary Hall Bath**

- One piece fiberglass tub/shower unit with shower curtain rod as per plan
- Single lever delta faucets on vanities and shower
- Kohler water saver toilet

#### **Powder Room**

- Single lever delta faucet on vanity
- Kohler water saver toilet

#### **Kitchen**

- Delta single lever faucet
- Separate spray attachment
- 1/3 Hp garbage disposal

#### **Plumbing Mechanicals**

- Pex piping with manabloc manifold system for water lines
- Front and Rear frost free exterior spigots
- High efficiency water heater 50 gal gas or electric
- Washer and dryer hookup in basement or as per plan

#### **Kitchen and Vanities**

- Flat panel oak kitchen and vanities
- Self cleaning electric range and matching ductless hood (white or black)
- Energy saver dishwasher
- Stainless steel double bowl sink
- Formica countertops
- Cultured marble vanity tops
- Mirrors over vanities
- Chrome finish fixtures

### **Interior Wall, Ceiling, and Trim**

- ½" drywall glued and screwed
- Interior wall paint antique white
- Trim painted semi-gloss white
- Garage completely dry walled with 5/8" fire rated on ceiling and walls adjacent to living areas
- Colonial trim accents throughout home ( paint grade)
- 4 ¼" baseboard molding
- 2 ½" Trim cased
- Window sill
- Stairwell includes stained hand rail and base plate, painted spindles, boxed treads with carpet
- Chair railing and crown molding in formal dining room
- Masonite 6 panel bi-fold doors as per plan
- Masonite 6 panel interior doors with 3 hinges

### **Floor Coverings**

- Tile floor in kitchen and baths with ½" underlayment under all tile on wood floors as per plan
- Tile floor in nook area and laundry room
- Wall to wall carpet in all other rooms (as per plan) Choice of variety of colors and textures, Berber, plush, or sculptured