



EXAMPLE TEMPLATE

General Specifications for _____ Residence

Total Price: TBD Lot Description:

Special Note: This specification sheet is not all inclusive. Please refer to the plan for size, location, and special call outs.

Site Work: Basement will have at least 1 egress window/ daylight/ walkout

Excavation: Shall be of the proper depth to balance out the dirt from the dig with the dirt required for the back fill. No hauling of the dirt has been included in the price unless specifically noted. Dig, back fill, rough grade and finish grade included in price and/or allowances. Any other dirt work, fill or hauling will be extra cost.

Foundation: Foundation walls shall be 8" X 96" brick formed 3500# poured concrete with two #4 re-bar in the 104" walls. Footings shall be 16"X8" - 3500# poured concrete. All 104" foundation walls shall be waterproofed to finished grade with a 4" rock and tile system around the perimeter inside and outside the foundation. Sump pump pit shall be as drawn – includes sump pump unless drain tile is run to daylight.

Rough Grade: Shall be as to make the site drain properly and to conform to the

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adjacent ground. It is

understood that every attempt shall be made to settle the over dig around the foundation and the sewer ditch, however, further settlement may occur overtime.

Flat work: Concrete shall be of the 4000# test or better.

Basement floor – 3.5" concrete over 4" clean rock and visqueen

Garage floor – 4" concrete with fiber mesh over uniform base underpinned at foundation

Stoop- 6" concrete with fiber mesh

Driveway: 4" concrete with 1/2' ' re-bar 4x4 grid pattern 5500 psi mix over uniform base. 900 square foot allowance. \$5 per square foot.

Patio: 17x12, 4" concrete with 1/2' ' re-bar 4x4 grid pattern, uniform base

Stoop stamped with wood planks and recessed step.

Private walk: 4' wide from driveway to front stoop, with 2, 1/2" re-bar running parallel with walk

City walks according to code

Framing:

2X6 Treated plate over sill seal

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11 7/8 Silent floor TJI

Floor Joist @ 16" on center

Sub floor of 3/4" OSB tongue and groove, glued and screwed to joist

Exterior walls 2X6 - @ 16" O.C. 9' first floor

Interior Walls 2X4 @ 16" O.C.

Exterior Sheeting is 7/16" OSB

Roof structure is engineered trusses; except where noted on print

Roof sheathing is 15/32" OSB with "H" clips between the trusses

2X12 Headers over windows and load bearing openings. See print for any specific call outs.

Soffits/overhangs – See print

See print for special call outs

Tyvek or similar product as house wrap

Future finish exterior basement walls framed 24" on center. Exterior only- No framing of future finished interior walls

Exterior Selections:

Siding: Vinyl, Royal Estate Select D4 Colorscapes Premium colors, choice of

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Soffits and Fascia: Aluminum

Front porch: Aluminum Soffits

Back porch: Aluminum soffittts

Shingles: 30 Year architectural shingles

Certainteed Landmark Designer shingles, choice of colors.

Certainteed roled, Ridgevent

Synthetic roofing underlay.

Drip Edge: Aluminum, to match color of Soffits

Stone: J&N Manufactured Stone or similar product, choice of colors and styles with drainage mat

Garage Doors: (1) 16x8

(1) 9x8 insulated

Style: Carriage Model: No hardware included

Operators: (2) Liftmaster 8365 Wifi, Chaindrive Key less Entry: Yes (1)

Exterior Doors: See print for door style

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See attached: Exhibit A

All exterior doors are insulated steel doors with deadbolt and maintenance free cladding

Aluminum wrap: 2x6 Bands around windows and doors, according to print.
Rake boards according to print. See print for call-outs

Front Porch: Aluminum wrap cladding

Windows and Patio Doors: See Print for Style

Type: Pella 250 Series or Lindsay Earthwise windows- depending on availability

Plumbing:

All plumbing work to meet or exceed city codes

½ pex water lines, ½ hp garbage disposal

¾ basement rough in

Sump pump per print

See attached: Exhibit B

Exterior spigots: (2) location to be determined by buyer

Additional Plumbing:

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See attached: Exhibit B

Vanity tops: Allowance included with cabinets

Water heater: Navien Tankless water heater

Stools" White, Maxwell

Bath Bays: White

Ceramic Tile Shower in Master Bath, style TBD in flooring and tile allowance

Kitchen Sink: Stainless steel (included in cabinet and tops allowance)

Laundry sink: 10 Mustee Self Rim

Faucets: Exhibit B

Electrical:

All electrical work to meet or exceed city codes

200 amp service, Cat5 phone lines, RG6 Coax

Fan/Can/Light combinations in Master Bathroom, and Main Bath

LED under cabinet lighting in Kitchen

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Bedrooms, Family

Room and Covered Porch will be wired for ceiling fan with light

Unfinished basements will have porcelain fixtures

Total recessed cans:

Kitchen Great Room Front Porch
 Hallway Basement steps Back Porch
 Main bath Master bath

Garage Outlets: Garage Lights:

Basement outlets: (1) by electrical panel

Exterior Outlets:

Dryer: 220 or gas

Range: 220 or gas

Cable TV: Rg6 Coax Family room and all bedrooms

Phone Jacks – CAT5 Wire Kitchen pantry

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TV hookups: Great

room, kitchen and smurf tube ran for future TV hookups above fireplace

TV: Consists of electrical, cable and CAT 5 wire

Heating and Air Conditioning:

All work to meet or exceed city codes

Furnace: Super high efficiency 2 stage Goodman furnace

Air Conditioner: 2.5 to n 15 Seer Goodman air conditioning system

Trion Air Bear filtration system

Thermostat: Emerson Programmable WiFi Model #thwifi1005

Microwave exhaust fan: Vented hood to exterior.

All duct work sealed and taped.

Exterior Deck: Concrete patio 17X12. Cedar Wood landing and steps to patio, per print

Insulation:

Sidewalls: 2X6 Construction with R-19 blown in cellulose

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Garage insulation walls:

R-13 Batts. Ceiling attic R-19 blown.

Attic: Living area with R-50 Garage attic R-19

Basement: 2X4 Construction with R-19 Batts or Vinyl insulation hung

Interior Selections and Colors:

Sheetrock:

Walls – ½" drywall with smooth finish

Ceilings – Heavy ½" or 5/8" drywall (textured finish)

Walls and ceiling will have 1 coat of primer, 2 coats of paint. Choice of color (up to 5 colors)

Garage finish – Primer paint only. Garage finish is prone to cracking due to seasonal temperature changes. Builder not liable for cracking.

Cabinets and Counter tops:

See Attached: Exhibit C

Kitchen cabinetry: Windsor door style, Birch with Stone Stain, Traditional Overlay, 7/8 Ext Soft Close Drawers

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Custom wood hood

similar in style to previous McCoy Homes.

Master Bath & Main Bath cabinetry: Windsor door style, Birch with Stone Stain, Traditional Overlay, Vinyl exposed, $\frac{3}{4}$ Ext. Dovetail Close drawers

Kitchen counter tops: Cambria Promo Line- Includes your choice of 5 Colors (White Frost, Peppercorn white, Pearl grey, Mystic grey, Toasted Almond); Eased Edge profile, No backsplash included. Standard stainless steel sink.

Master Bath and Main counter tops: Onyx Cultured Marble, Unlimited color choice in glossy finish, any bowl shape, Back and Side splashes included

Laundry Countertop: Laminate, Stock color, standard edge.

Trim:

Doors: White, Livingston style door, Hollow core, Choice of panels

Door Hinges and Hardware: Interior knobs standard finish

Base: White 5 1/4 Eased edge (9/16 x 5 1/4")

Casing: White 3 1/4 Eased edge (11/16 x 3 1/2')

Handrail: Stained Poplar railing with Black iron spindles and poplar stair caps

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Mantel: Custom wood mantel : choice of 8x8 stained or customary McCoy Homes barn beam

Built In: Based off Exhibit F

Stair railing: Poplar 6010 solid handrail and Poplar 4076 box newel plain 5" base posts with iron spindles (\$500 allowance) or 2x2 white spindles

Fireplace: Gas

Direct Vent, White Mountain Hearth, 36" Tahoe Premium series with standard logs

brick and standing pilot light and blower.

Mantel: Tile, Included in Flooring Allowance. 8X8 box mantle.

Floor Coverings: See attached: Exhibit D

Homeowner can chose from Builder Grade styles of flooring.

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Allowances:

Mirrors and shower doors: \$300

Landscape: \$1,000

Flooring: \$19,000

Sod, Finish Grade: \$7,000

Appliances: \$2,000

Cabinets, tops: \$12,600

Closet Shelving: \$1,500 See attached:

Lighting: \$2,000 (Includes bulbs)

Exhibit E

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