

General Specifications for  
Sandhill Estates  
Oakland  
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PROJECT DESCRIPTION

Single Family Ranch Style Home With, 2 Car Garage, 2 Full Baths and 3 Bedrooms, 1750 Sq. Ft.  
Optional Lower Level Finish With 1 Full Bath and 2 Bedrooms 1081 Sq. Ft.

**SITE WORK**

- \* Excavation and Backfilling: Building excavation, backfill, and rough grading as per site plan
- \* Site Utilities: See Mechanical and Electrical section.
- \* Lawns & Soil Preparation: Entire lot to be finished graded and sodded. An allowance has been made for trees and shrubs
- \* Waterproofing ADS: 3" perimeter ADS drain outside of foundation

**CONCRETE**

- \* Foundation Wall: 8' or 4'x8" wall on 8"x16" continuous footing
- \* Garage Floor: 4" concrete with re-rod 24" on center
- \* Basement Floor: 4" concrete over poly-vapor barrier
- \* Driveway: 4" concrete with re-rod 24" on center
- \* Approach: 6" concrete
- \* Sidewalks: 4" concrete 4' wide with 2 continuous rods

**MASONRY**

- \* House Front: Masonry to be stone and or brick as shown on front elevation. Buyer may choose alternate material of similar price. Can elect to upgrade with an additional charge for increased labor and or material costs.

**METALS**

- \* Structural Steel: Steel beams and columns as per plan.

**WOODS AND PLASTICS**

- \* Exterior Walls: 2" x 4" studs, 16" o.c. with 7/16" O.S.B. sheathing, house wrap, and vinyl siding. 2x6 wall upgrade available
- \* Interior Walls: 2" x 4" studs, 16" o.c. or as shown on plans
- \* Roof System: Engineered roof trusses 24" o.c. with 1/2" OSB sheathing
- \* Floor Systems: T.J.I floor joists, size and spacing by manufacturer with 3/4" T & G OSB subfloor.

- \* Millwork: 2.25" Casing and 2.75" Base Pre- Finished Oak, Honey Oak stain. Buyer may choose other types, styles, or colors offered by builder. Specific selection may constitute an upgrade.
- \* Cabinets: Oak kitchen and bath cabinetry with flat panel door style, in Honey Oak stain. Buyer may choose other types, stains, or styles, offered by builder. Specific selection may constitute an upgrade.
- \* Counter Tops: Post Form laminate countertops with raised roll edge, stock pattern color. Buyer may choose from countertops offered by builder or elect to upgrade or downgrade based on established countertop allowance.
- \* Closet Shelving: All clothes closet shelving is vinyl-coated wire with at least one shelf and rod in each clothes closet. Four shelves in linen closet.
- \* Exterior Deck: Decks will be treated or wolmanized dimensional lumber with Cedar Decking and Rail
- \* Underlayment: ¼" Structure Wood or equal (by flooring contractor and included in flooring allowance)

#### **THERMAL AND MOISTURE PROTECTION**

- \* Foundation: Hydrocide waterproofing or equal applied to exterior walls below grade
- \* Basement, Garage, Walls: 3 ½" R-11 friction fit batts
- \* Exterior Walls: 3 ½" R-13 friction fit batts or 5 ½" R-19 for 2x6 walls
- \* Boxsill: 6" R-19 Kraft-faced batts stapled in place
- \* Overhead: 9½" R-30 Kraft-faced batts stapled in place
- \* House to Garage Wall: 3 ½" R-13 Kraft-faced batts stapled in place
- \* Garage Under: 9 ½" R-30 friction fit batts with 5/8" Tuff-R
- \* Cathedral Ends: 3 ½" R-13 Kraft-faced batts stapled in place
- \* Small Lids: 12" R-38 Kraft-faced batts stapled in place
- \* Flat Lids: 12" R-38 Blown in Fiberglass (garage ceilings extra)
- \* Baffles: Placed in every truss
- \* Shingles: Certain Teed Landmark 30 color selected by buyer.
- \* Siding: Double 4 vinyl siding, color selected by buyer, with white aluminum soffits and fascia,
- \* Gutters and Downspouts: White, seamless .32" thick aluminum gutter with 0.24" thick aluminum downspouts

#### **DOORS AND WINDOWS**

- \* Exterior Doors: Front entry doors – Fiberglass 6 panel with 1 sidelite  
Garage to House – Steel 6 panel
- \* Patio Doors: Gerkin sliding, white vinyl, insulated Low E glass
- \* Garage Overhead: Overhead door 16' x 7' steel, raised panel insulated with opener  
2 remotes and 1 keyless (windows if any as shown on plans)
- \* Interior Doors: Pre-hung – oak hollow core with oak veneer jamb  
Bi-fold – oak hollow core oak veneer jamb
- \* Finish Hardware: Schlage Plymouth style, entrance, privacy and passage locks  
Satin Nickel finish, deadbolt at front entry door
- \* Mirrors: Polished edge 36" high, width 6" less than vanity width.
- \* Windows: Gerkin sliding, white vinyl, with insulated Low E glass

### **FINISHES**

- \* Gypsum Wall Board: **Ceiling** – 5/8" or 1/2' high strength with spatter spray finish  
**Walls** – 1/2" sheetrock with spatter spray finish  
**Garage** – 5/8" sheetrock with one coat tape
- \* Floor Covering: Vinyl in entry, kitchen, nook, baths and laundry  
Carpet in all other finished areas  
Ceramic tile around fireplace and hearth also whirlpool tub  
Buyer may choose from floor coverings offered by builder, or elect to upgrade or downgrade based on established flooring allowance.
- \* Paint & Stain: Interior walls and ceilings will be primed once and finish coated using a single color selected by buyer. Multiple colors available as an upgrade.  
Front entry door will be latex enamel color selected by buyer. All other exterior doors will be painted white.  
All trim and interior doors will be pre-finished. All window sills, wall caps etc. finished to match trim.

### **SPECIALTIES**

- \* Toilet and Accessories: One toilet paper holder per bathroom.  
One 24" towel bar per bathroom.  
One towel ring per 1/2 bathroom.  
All accessories in chrome finish.
- \* Fireplace: Lennox model 3328 direct vent (or equal)

### **EQUIPMENT:**

- \* Appliances: Stainless steel, dishwasher, refrigerator, microwave and range.  
Allowance includes delivery and set up  
Buyer may choose from appliances offered by builder or elect to upgrade or downgrade based on an established appliance allowance.

## PLUMBING

### \* Fixtures:

1-Pearl CS.63 72x36 white acrylic whirlpool tub with Moen 2353 Posi-Temp single handle control

1-Aqua Glass 826036 60x36 white fiberglass tub/shower with Moen 2353 Posi-Temp single handle control

1- Aqua Glass 816036 60x36 white fiberglass shower with Moen 2353 Posi-Temp single handle control

2-Mansfield 130-160 white toilets with seats and supplies

3-Mansfield 1916 SRO 19.5x16.5 white self rimming lavs with Moen 4621 single handle control

1-Dayton Elite DSE3322 33x21 20 gauge stainless steel self rimming double compartment sink with Moen 7432 single handle control with hose and spray attachment

1-Insinkerator Model Badger 5 garbage disposal (wiring by electrical contractor)

1- Plumbing connection for dishwasher

1- Water line for refrigerator

1- Guy Gray washer box

2-Woodford 17 frostproof sillcocks (location by builder unless prearranged)

1-50 gal. Guardian Hi-Eff. Glass lined water heater (venting by HVAC contractor)

1- By Pass set up for future water softener

1- ¾" water meter set up (wiring by electrician)

Waste rough in under concrete for future basement bath.

2" floor drain, in furnace area.

Radon Pit with 3" piping to attic.

All plastic pipe and fittings to complete waste and vent piping.  
All copper and plastic pipe and fittings to complete supply lines  
All black pipe and CST pipe and fittings to complete gas lines from meter to furnace, water heater and fireplace ( any other gas appliance requiring gas and or installation will be extra)  
All in ground or non walkout basements will include a sump pump and piping to ext. Sump pumps are not included for walk out basements.

## HEATING AND AIR CONDITIONING

\* Equipment:

Lennox G43UF-90 90,000 BTU 92% eff. Furnace

Lennox 13ACD36 36,000 BTU 14 Seer high eff. AC

Venting for water heater, bath fans, range and dryer

Provide all duct work and registers

Provide and install Programmable Thermostat

Start up furnaces and air conditioners

**ELECTRICAL**

\* Electrical Services:

Wire and panel adequate in size to accommodate temporary furnaces, air compressor and power tools. All outlets and switches as required by local code. Additional outlets, switches, TV or phones will be \$40.00

Pre-wiring for 5 TV

Pre-wiring for 4 telephones

Laundry room to have 100V washer & 220V dryer plugs

Install weatherproof plugs

Supply and install 2 fan lights

2 Ceiling fan rough ins (1 switch for ea. Inc)

Install wiring for gas furnace

Install wiring for electric air conditioner

Hook up all electrical appliances - dishwasher, disposal & oven

All switches shall be the 15 AMP quiet type-white

All plugs shall be ground type - white

All plates for switches and plugs are to be white

Chime wiring only for 1 door

Supply and install 6 smoke detectors

200AMP services

Install 2 water meter wires

Also inc. are 10 recess lights flat trim, 2 recess eye balls