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## Specifications for construction

House plan: The Hawthorne (51772HZ)

Sq footage: Under air- 2,818 Total under roof- 3,418

### **FOUNDATION:**

- Mono slab Foundation
- 20 loads of fill dirt for pad preparation
- Under slab Termite Treatment
- Vapor barrier under entire foundation floor

### **Structure of home:**

- 8" CMU block walls
- Engineered trusses with 6/12 roof pitch with 12/12 pitch on Garage
- CDX plywood for Roof sheathing covered with synthetic underlayment
- Interior wall framing includes 2x4 studs @ 16" center built to plans

### **Efficiency and Comfort Features:**

- PGT Low E: ENERGY SHIELD MAX Black on Black Windows
- Open cell spray foam on all ceilings and R13 on internal walls
- R-max on interior CMU walls (R6)
- 4 ton, 15 Seer Carrier performance series high efficiency split HVAC system
- Exhaust venting for dryer, bathrooms and Kitchen Hood range

### **Plumbing:**

- 1050 gallon Septic System (7 loads of fill dirt included)
  - No lift pump included in price, **if needed the expense is on the owner**
- 1 Gas instant tankless water heater 199,000 BTU
- Delta Faucets and shower heads through out



- Kohler Toilets
- Kohler Tub in Bath 2&3
- 4 hose bibs
- Well included

#### **Electrical:**

- 200 Amp Electrical Service Panel
- LED can lights per plans throughout
- Black ceiling fans per plans
- 2 pendant lights over island
- 2 door pendants on exterior by front door
- 2 black fans on back porch
- Vanity lights above vanity in each bathroom
- TV outlets wired
- 4 flood lights ran in each corner of house in the Soffit
- 2 outlets on front corners in the Soffit

#### **Interior Finishes:**

- 9'4 Ceilings throughout whole house
- Light orange peel dry wall finish with light knock down ceiling
- 1 coat of primer and 2 coats of paint – color of your choice
- Vinyl Plank Floating floor in main area, and bedrooms
- Tile in bathrooms and Laundry Room of your choice
- Walk in shower and garden tub or freestanding tub for Master bath, Tub/Tile Combo in bath 2 and bath 3
- Vinyl plank- Glue down or floating floors through main living and bedrooms
- 6'8 Solid Core 2 panel interior doors on Master Bedroom, Master bath entry & Toilet room, Laundry room, Bath 2&3, Bed 2&3
- 6'8 Hollow Core 2 panel interior doors everywhere else
- 5 ¼ baseboards throughout
- Mudroom cabinet bench with shiplap and hooks
- Kwikset handles throughout
- Pull down attic access stairs
- Wire shelving in all closets



- Glass shower door in master
- Marsh cabinets in Atlanta style; 42 inch uppers in kitchen
- Marsh cabinets in Atlanta style; 36 inch uppers in laundry room
- Marsh cabinets in Atlanta style for all bathroom cabinets
- Marsh cabinets in Atlanta style- Base, No uppers. In Pantry
- March drawers/bench in Atlanta style for mudroom
- Marsh base Cabinets in Atlanta style next to fire place with 2 floating shelves
- Granite Level 2 or below, or Quartz Group B or below throughout
- Black metal framed mirrors in all bathrooms
- GE or LG Appliance Package
  - Gas stove top with oven
  - Refrigerator
  - Dishwasher
  - Microwave above range
- Non-vented Gas log Fire place of your choice
- Brick/Stone on lower half of fire place, the rest to be shiplapped

#### **Exterior:**

- Stucco Board and Batten on front exterior, with textured stucco on 3 other sides
- Stucco Columns that look like wood
- Aluminum soffit and fascia (Black or White)
- Asphalt shingle (Color of your choice)
- Front door: 8 FT 2/3 lite fiberglass wood grain or smooth (6 lite)
- Back doors: 8 FT Full lite fiberglass wood grain or smooth
- Exterior Garage door: 8 FT Solid Fiberglass Smooth
- Interior Garage doors: 6'8 Solid Fiberglass Smooth
- Metal or vinyl porch ceilings on front and back
- Exterior painted with primer and 2 coats of Sherwin Williams paint; Color of your choice
- Painted or Stained Stucco Columns and Header per plans; Stain color of your choice
- Painted or Stained exterior doors; Stain color of your choice
- 16x8 Garage door
- 26x22 Concrete pad outside of garage
- 20 pallets of Bahai sod where needed after construction is completed



## Notes:

1. Permits **are included** in the price.
2. Builder's risk insurance **is included** in the price.
3. Land clearing is **NOT included**. We can perform this work, but it will be at the owner's expense.
4. Power brought in by the utility provider **is NOT included** in the price and will be at the owner's expense. We can assist with coordinating with the engineer and walking the line with the power company's engineer to ensure proper placement.
5. All line items have budgets. Selection-based line items can be changed. If the new selection **exceeds** the budgeted amount, the price increase will be reflected through a change order. If the selection is within the allowance, the change will still be documented by a recorded change order.