

S. GERALD MUSSER, BUILDING SPECIFICATIONS

Excavating – Includes all excavation – excludes blasting and rock removal & additional fill

Footers – 20" x 8" 2500 PSI concrete

Foundations – Basement – 8" Poured concrete walls

- Garage – 8" concrete
- Type S mortar – for block parging
- Tar to grade or equivalent
- 4" Drainage pipe – 2/B stone – footer drain
- 10" Anchor bolts – 64" on center

Girder – 8" Steel beam

- 3" Steel columns

Concrete – 4" 3500 PSI for basements, sidewalks, porches garage

Framing – 2" x 6" Treated plates with sill seal

- 2" x 10" Joists
- 3/4 " Tongue / groove Advantech flooring glued and screwed
- 2" x 6" Exterior walls 16" O.S. sheeted with 1/2 " aspenite & typar wrap
- 2' x 10' Headers
- 5/8" CDX fir plywood – roof
- 15 Pound felt paper
- 2" x 6" Faceboards

Doors – As per plan – Thermotruie Smooth Star or Portrait Steel with everstraight sill

Windows – As per plan – White Pre-finished Anderson Tilt Wah with screens and grills

- (2) Basement windows

Siding – Wolverine – Weather shield – color choice

- Soffit, fascia & spouting – color choice

Roofing – Elk 30 year fiberglass architectural shingles – continuous ridge vent

Electrical – 200 AMP service – inspected

- Receptacles & light boxes – customer choice – per electric code
- 5 R lights
- Light / fan ceiling fixtures for each bathroom

- (2) Exterior receptacles
- (1) Flood light
- (4) Cable jacks
- (4) Phone jacks
- Lighting allowance – as per proposal
- Smoke detectors – 1 each bedroom, 1 each floor

Baths – As per plan – Auker one piece tub / shower combo – Briggs or Vortech commode

Vanities – As per plan

Plumbing - (1) Double bowl stainless steel kitchen sink with Moen faucet

- Moen single lever faucets throughout
- Washer & dryer hook – up
- Aqua-pex water lines
- Copper / brass fittings
- (2) exterior drain faucets
- 40 gallon Rudd water heater

Insulation – Applegate blown-in cellulose

- Exterior walls – R-19
- Ceilings – R 38
- Garage walls – R-11 (batts)
- Basement ceiling – R – 21

Interior – 1/2 “drywall

- Paint & painting included “Museum White” color (garage excluded)
- Colonial trim (stained trim is optional – additional cost)
- Colonist doors

Kitchen – Custom made – allowance per proposal

- Appliances – allowance per proposal

Floor Covering – Carpet and Vinyl allowance - \$20 per square yard installed

Heat – Gas warm air with central air conditioning

- Electronic air filter & humidifier (optional)

Driveway – 880 square feet allowance

Lawn – Grading & seeding included (up to ½ acre)

Building Permits included