



Parks & Tolpa Construction Corporation

Fine Homebuilding

Standard Spec Sheet

Site work and excavation

- 100' set back with driveway 12' wide, water, and electric trench
- excavate basement, backfill, final grade
- standard 3-bedroom septic

Foundation

- 12" block, 12 courses
- concrete footer with rebar per architect plan
- crock with sump pump
- Formadrain for foundation footings
- vapor barrier under basement slab
- *Conproco* waterproofing on outside block walls
- basement windows per plan

Framing

- LSL joists FF, TJI joists SF, 3/4 T&G *Gold Edge* or equivalent floor (glue & nailed), 2x6 exterior walls, 2x4 trusses, 7/16" OSB walls
- 1/2" advantec or equivalent roof deck, *Tyvek* house wrap, HF 2x4 interior walls
- HF 2x4 garage walls, steel I-beam posts per plan, 9' ceilings 1st floor

Windows and Exterior doors

- *Anderson* 200 series low-E prefinished with GIA per plan
- *Masonite* brand fiberglass insulated doors

Roof

- *CertainTeed* lifetime warranty Architectural style shingle
- ice and water shield per building code
- 15# roofing felt
- ridge vent-shingle vent

Garage overhead door

- urethane insulated 1 3/8" thick steel door per plan with opener

Siding

- *CertainTeed* Mainstreet 4" clapboard vinyl siding
- continuous ventilated vinyl soffit vent
- aluminum fascia trim
- shutters and exterior trim per plan

Gutters

- 5" seamless aluminum K-type gutters and downspouts to grade

Heating

- 95% high efficiency gas fired forced air furnace
- appropriate ducting and return air ducts

Plumbing

- *Pex* water lines and PVC drains
- 40-gallon gas direct vent water heater
- *American Standard* or *Mansfield* lavs and toilets
- single lever *Moen* or equal faucets
- double bowl stainless 33"x22" kitchen sink
- two frost-free exterior hose faucets
- one-piece fiberglass tubs and showers
- washer and dryer connections

Electrical

- 200-amp service with 100' underground wire
- electrical walkthrough with builder/electrician/owner
- receptacles, GFCI, and switches per electrical code
- smoke and carbon monoxide detectors per code

Insulation

- enhanced energy performance package (foam and caulk)
- R-21 sidewalls, *CertainTeed* membrane
- R-41 ceiling
- R-11 full basement wall

Drywall

- all interior walls and ceilings to receive 1/2" drywall
- joints to receive tape, three coats compound, and sand
- ceilings to receive poinsettia texture effect
- garage to receive 5/8" drywall per firecode

Paint

- walls primer coat and one finish coat washable
- low luster finish (up to three colors, rails, stain, and two finish coats)
- trim and doors to receive two coats semigloss

Trim package to be painted

- 6-panel masonite doors per plan, Georgian knobs
- 2 1/4" casings and 3 1/4" baseboard all-colonial design

Kitchens and baths

- *Wellborn* cabinets and vanities
- square maple recessed panel (7 colors)
- *Formica* or *Wilsonart* art countertops
- mirrors over vanities, vanity width and 42" height
- slider doors on 4' to 5' showers, chrome obscure
- swing door on shower up to 3', chrome obscure glass
- curtain rods over tubs

Lighting

- \$1200 light fixture allowance
- 3 telephone outlets and 3 cable outlets
- 3 recessed lights
- 1 standard color ductless hood range
- 6 lights in basement, 2 lights in garage
- exhaust fans in bathrooms
- 1 range plug and 1 dryer plug

Carpet

- no-wax vinyl flooring in baths, kitchens, and utilities
- stain protection carpet throughout (color of choice)

Sidewalk

- concrete 30' length x 4' width
- permits and fees by owner

Options

- ceramic tile and hardwood floors
- well pump package
- basement walkout
- smooth ceilings
- additional paint colors
- fireplace, interior and exterior stone
- stain trim package
- Energy Star rated
- air conditioning
- *Cedar Impressions* shake siding and exterior stone

Pricing subject to onsite conditions