

APPENDIX 1 – Starnes Residence

Material Specifications

Foundation

- Continuous (24"w x 10"d) concrete footing with 2 pieces #4 rebar on exterior foundation wall of house, at interior piers of house, front portico, rear porch and garage
- Continuous block masonry wall on exterior walls including front portico
- 16" x 16" block masonry interior piers
- Brick masonry piers on rear porch
- Foundation vents and crawl space access door as per foundation plan
- 2x8 P/T sill plates
- Foundation vertical rebar and straps/bolts at 4' oc on exterior wall as required per IRC code

Wind Zone & Seismic

- 100 MPH wind zone and seismic zone D2 construction

Floors

- 2x10 (SYP#2) floor joist system, 16" on center
- Double 2x10 rim joists
- Triple 2x10 girder system
- 3/4" tongue and groove "Advantec" OSB water resistant floor decking, glued and nailed
- R-19 floor insulation - batted
- Carpeting with 6 lb re-bond pad and tack strip in all bedrooms and bedroom closets. See allowances.
- Tile floors in entry foyer, dining room, great room, kitchen, breakfast, hallways, master bath, bath 2, bath 3, powder room and utility. See allowance.
- Tile floor w/ brick border on front portico. See allowance.
- Tile fireplace hearth. See allowance.
- Tile platform and surround at whirlpool, and tile shower in master bath. See allowance.

Exterior Walls and Features

- 2 x 4 exterior walls, 16" on center
- R-13 exterior wall insulation - batted
- 7/16" OSB exterior wall sheathing
- Dupont Tyvek house wrap
- Brick veneer exterior
- Brick soldier water table
- Brick soldiers below soffit frieze as per plan
- Brick soldiers with keystones on front gable window at bedroom 3, on front elliptical arched window at dining room and on arched opening at portico

- Two (2) 12" wide x 42" high brick HVAC enclosure walls (approximately 6' and 4' "L" shaped)
- Angled "L" steel lintels over all window and doors
- Vinyl board & batten or shake siding at garage shed dormer
- Colonial paneled vinyl shutters on front elevation as per plan
- Gable vents on front gables as per plan

Exterior Doors and Windows

- Front door by Abby United - 6-0x8-0 Wrought Iron Entry (Design #: DE161-A2) with scroll work from Design #: DE157-A2.
- Front door lock and handle set with deadbolt (see hardware allowance)
- Master bedroom door – 2868 fiberglass insulated full glass door and transom w/ fixed grilles (smooth painted surface) with keyed locksets and deadbolts, hinge selection by purchaser
- Breakfast area door – 2868 fiberglass insulated full glass and transom w/ fixed grilles (smooth painted surface) with keyed lockset and deadbolt, hinge selection by purchaser
- Hall/garage entry door – 3068 steel insulated 6 panel door, fire rated (smooth painted surface) with keyed lockset and deadbolt, hinge selection by purchaser
- Garage entry doors – two (2) 2868 fiberglass insulated 9-lite glass doors w/ fixed grilles (smooth painted surface) with keyed lock sets and deadbolts, hinge selection by purchaser
- Garage doors – 9 x 7 Amarr insulated vinyl coated metal doors and ½ horse power openers, style and color by purchaser – see allowance
- Moss 240 series all vinyl, double hung, thermopane low "E" windows with grills and screens (see revised floor plan and cost estimate for size and shapes)

Interior Walls and Ceilings

- 2 x 4 interior walls at 16" oc with smooth finished ½" drywall
- 2 x 8 ceiling joists at 16" oc with smooth finished ½" drywall
- 11' high ceilings in great room, dining room, entry and entry hall area (see plan)
- 12' Pullman ceiling in great room as per plan
- 10' high ceilings in kitchen, breakfast and study
- 9' high ceilings elsewhere except 8' high ceiling at bath 3
- 9' high framed ceilings (2 x 6 ceiling joists) and vaulted rafters in bonus room over garage (see plan)
- 10' Pullman ceiling in Master bedroom and Bedroom 4
- Drywall painted with primer coat plus two finish coats
- R-11 interior sound wall insulation – batted at powder room walls, utility/laundry room walls, bath 3 walls, wall between great room and master bedroom and walls between bath 2 and master bedroom

Roof Systems

- R-30 fiberglass ceiling insulation – batted or blown
- 12/12 roof pitch, 2 x 6 rafters 16" on center
- 2 x 8 ridge board
- Rafter support bridging and purlins as per code
- 7/16" OSB sheathing
- 12" front and rear fixed overhangs and 12" gable end overhangs
- Conventional rafter tails and lookout blocks (no swoops) – see plan changes
- 6" fascia and rake board
- 1 x 6 frieze board
- 1 x 2 shingle mould
- Vinyl soffit
- PVC trim coil on fascia, rake, frieze and shingle mould
- Tamko "Heritage" architectural 30 year self sealing fiberglass shingles
- Shingle-over ridge vent
- No roof vents/dormers/cupolas on front elevation – see plan changes

Interior Doors, Mouldings, Cabinets and Hardware

- 2-panel smooth finish composite hollow core interior doors by Masonite (primed and painted white), hinge selection by purchaser
- 8'-0" cased openings as per plan (primed and painted white)
- 5 ¼" x 9/16" base (GM 218) throughout (primed and painted white)
- 3 ¼" x 11/16" casing (WM 444) throughout (primed and painted white)
- Three piece ceiling crown in great room, dining room, study, entry and gallery – crown (4 5/8" x 9/16" - WM 47) w/ inverted base (3 ¼" x 9/16" - WM 623) (primed and painted white)
- One piece ceiling crown (4 5/8" x 9/16" - WM 47) in master bedroom, master bath, master closet, bedroom 2, bedroom 3, bedroom 4, bath 2, bath 3, bedroom hall areas, kitchen/breakfast areas, utility laundry room and powder room (primed and painted white)
- One piece ceiling crown (4 5/8" x 9/16" - WM 47) at Pullman ceilings in great room, master bedroom and bedroom 4 (primed and painted white)
- Two piece chair rail in dining room – chair rail (1 1/16 x 3 – WM300) with backer (9/16 x 5 ¼ - GM 504) (primed and painted white)
- 10" wide box beam 10' off finished floor with three 10" round smooth columns (10'h) with base and cap between dining room, entry and gallery – see floor plan
- 10" wide box beam 10' off finished floor with two 10" round smooth columns (10'h) with base and cap between great room and gallery – see floor plan
- Window sills with stool and apron
- Custom wood shelving in all closets as per revised floor plan (primed and painted white)
- Custom built entertainment center at right wall in great room – 8' long x 2' wide x 31" high base cabinets with 4 doors with wall TV enclosure with book cases per design by purchaser (primed and painted white) (see plan and allowance)
- Custom built fireplace mantel per design by purchaser (see allowance)

- Interior and exterior door lock sets (see allowance)

Kitchen

- Cabinets (purchaser to select – see allowance)
- Cabinet pull hardware (purchaser to select – see allowance)
- Kitchen sink (purchaser to select – see allowance)
- “Delta” Kitchen faucet (purchaser to select – see allowance)
- Solid surface countertops (purchaser to select – see allowance)
- “GE” or “Whirlpool” Appliances – double wall oven (microwave/oven combo), 36” cook top, unvented hood, and dishwasher (purchaser to select – see allowance)

Baths

- Vanity cabinets (purchaser to select – see allowance)
- Vanity cabinet pull hardware (purchaser to select – see allowance)
- Vanity tops and side splashes (purchaser to select – see allowance)
- Wall mounted mirrors (purchaser to select – see allowance)
- “Toto” high profile elongated toilets (see allowance)
- “Lasco” acrylic open tub shower - in bath 2 and bath 3 (see allowance)
- Walk-in tile shower in master bath (see allowance)
- 5' Lasco Oval Drop-in Whirlpool w/ tile surround platform (see allowance)
- “Delta” Faucets (purchaser to select – see allowance)
- Accessories – towel bars, paper holders, towel rings, towel hooks (purchaser to select – see allowance)
- Quiet exhaust fans in each bathroom

Electrical Systems

- Two (2) Cutler Hammer 200 amp main service panels (40/40) with copper bus (400 amp total)
- Whole house surge protector on each main service panel
- All wiring 12 gauge or better
- AC/DC smoke detectors as required by code
- Ceiling fans mounted with reinforced boxes
- Ceiling fan/lights separately switched
- Dining room ceiling light fixture mounted with reinforced box
- Pre-wired for ceiling fan/lights in great room and all bedrooms as per plan
- Interior recessed lights as per plan (see recessed lighting allowance)
- Exterior recessed lights as per plan – seven (7) on rear porch ceilings, four(4) in rear porch soffit (see recessed lighting allowance)
- Four (4) exterior wall lights between garage doors and entry door (see lighting allowance)
- Four flood fixtures on rear garage, rear porch and rear house eaves as per plan (see lighting allowance)
- Four (4) zero ballast fluorescent 8’ two tube ceiling fixtures in garage (see lighting allowance)

- Six (6) electrical GFI outlets in garage
- Seven (7) exterior GFI receptacles – one (1) on front porch, three (3) on rear porch, one (1) between garage openings and one (1) at each HVAC condensing unit
- Electric range receptacle (4 prong)
- Electric dryer receptacle (4 prong)
- Door chime at front door and garage entry door (see lighting allowance)
- Pre-wired for garage door openers
- Pre-wire for 7.1 home theater surround sound system
- Six (6) phone jacks, six (6) cable jacks as per purchaser
- Light fixtures and fans by purchaser (see lighting allowance)
- 2" electrical conduit stubbed from panel box to attic for future wiring to unfinished room over garage

Heating and Plumbing Systems

- Two (2) "Rudd" HVAC Heat Pump systems (13 SEER) – split systems with blower units in attic and condensing units outside, and with perimeter ceiling registers/boots and wall return air filter grills.
- 36" Buck Stove" ventless gas fireplace w/ gas logs in great room (see allowance)
- Rinnai tankless gas hot water system – located on exterior wall at Kristy's closet (see allowance)
- Individual shut off valves at toilets and sinks
- PEX water supply lines
- PVC drain, waste and vent lines
- Washer plumb-box with shut-offs
- Icemaker water supply plumb-box with shut-off

Garage

- Three (3) bay garage with 4" slab floor over vapor barrier above (see plan changes)
- Finished sheetrock at ceiling and walls (primed and painted in garage area)
- Framed unfinished room over garage – approximately 17'6" x 36'.
- Unfinished stairs with ¾" subfloor treads to room over garage
- Twin shed dormer centered over middle garage door (see plan changes)
- Gable end at rear of garage ILO hip (see plan changes)
- 2852 window at gable end (see plan changes)
- Storage in unfinished room above garage - 12' x 24' Advantec subflooring temporarily nailed

Portico (front)

- Covered portico (approximately 8' by 10') – see plan
- Continuous block foundation with front brick skirt, concrete base floor over metal pan, and ceramic tile on floor w/ front brick border
- Fanned out brick steps with solid brick corners
- "Wrought Iron" rail system on steps
- Arched brick header with soldier course and keystone at front opening

- Trimmed out ceiling band (primed and painted white)
- Beaded vinyl ceiling

Porch (rear)

- Rear covered open porch (approximately 12' x 28' and 5' x 20")
- P/T 2" x 8" floor joist 16" oc with 2" x 10" girders and outside band
- "Miratec" trimmed out floor band (primed and painted white)
- P/T #1 prime 5/4" x 6" radius decking (stained)
- PT laminated 8" square columns (primed and painted white)
- "Miratec" trimmed out ceiling band and box beam (primed and painted white)
- Beaded vinyl ceiling
- P/T steps w/ 5/4" x 6" radius treads, and 1" x 8" risers
- P/T rail system on porch and steps with 6" x 6" posts/caps at base of steps

Allowances

See allowances on construction cost estimate

Warranty

- One year builder's warranty
- Manufacturer's product warranties as stated
- Owner's Warranty Manual