

Sample Spec Sheet for “Sunset View”

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*The below specifications are for sample purposes only and only apply if shown on the floor plan or elevation.

Pre Sale: Specifications

1. Excavation and Clearing:
Bearing Soil: Sand and Rock
2. Foundation:
Footing: Concrete mix 5 sack, 3000 PSI, Reinforcing: 2-#4 Rebar
Foundation Walls: Concrete mix, 5 sack Reinforcing: 2-#4 Rebar
Sills: 2X6 pressure treated hem-fir
Foundations Sealing: None
Downspout drains: 4” drain pipe to storm pipe at street
3. Flat Surface Concrete:
Garage Floor: 5 sack concrete mix 4” thick
Garage Apron, sidewalk, front porch, patio: 5 sack, 4” thick, aggregate finish.
Driveway from approach apron to street, concrete or asphalt pavement.
4. Rock work: (Upgrade – some models)
Rock veneer, stacked stone, two non tapered pillars on front porch.
Front of garage, approximately 42” on sides of garage door.
5. Fireplace:
Great Room: Brand, Lennox 3530
Fuel Type: Natural Gas
Chimney Material: Metal Veneer Surround: Tile
Mantle: Wood, Stained or Painted
6. Floor Framing:
First Floor: #2 BTR Hem Fir Dimensional, sized by engineer.
Second Floor: LPI I Joists, sized by engineer.
Beams: #2 BTR Doug Fir Posts: #2 Doug Fir
Sub-Floor: T&G OSB Size: 4’x8’ Thickness: ¾”
Underlayment under tile: Hardibacker
7. Exterior Walls: Per Plan
Studs: Stud grade, Hem/Fir, 2”x6” 16”o.c.
Stud height: First floor: 104 5/8” Second Floor: 92 5/8”
Wood Frame: Grade and Species: #2 BTR Hem/Fir #2 BTR/plate material
Double wall construction on all exterior walls
Sheathing on exterior walls: Thickness: 7/16” Material: OSB
Siding: Hardiplank lap siding on all exterior walls with 7” exposure
Front Gables: Hardiplank Shingles, painted.
Soffits: Front Porch: LP Smartside panels
Building Paper: Tyvar, Tyvek, or equal

Painting Exterior: One color body two color trim
Painting material: Sherwin Williams or Kelly Moore, latex

8. Partition framing (interior walls):

Studs: Stud grade, Hem/Fir Size 2"x4" Spacing: 16"o.c.

9. Roof

Framing: Manufactured trusses: Over majority of home

Hand cut infill roof framing: Material 2"x6" Hem/Fir Spacing: 24" o.c.

Sheathing: 7/16" OSB

Roofing Material: 30 year architectural composition Brand: Pabco or Ikco

Underlayment: 15# ASTM felt vapor barrier

Venting: Continuour ridge vent

Fascia: Primed white wood

10. Electrical Wiring:

Service: Underground

Wiring: Non-metallic cable per code

Panel Amps: 200

Recessed Lighting: 18 standard cans and trims

Ceiling Fans: One Location: Great Room

Phone Jacks: 7 Cable TV Outlets: 7

Lighting Allowance: \$1,100.00

11. Insulation:

To meet or exceed current Washington State Energy Code

Flat ceilings: R-49 Blown fiberglass

Walls: R-21 fiberglass batts

Floor: R-30 fiberglass batts

Garage: None Supply pipes: wrapped

12. Plumbing:

Hot water hose bib in front by garage

Kitchen Sink: Dayton 3322-8-4 stainless steel, 8" depth

Kitchen Faucet: Moen, Chateau

Lavatory Sinks: Gerber 20"x17" oval white china

Lavatory Faucets: Moes, Chateau, MO-4925, Lever handle

Toilets: Gerber EB

Shower Valves: Moen, Chateau, Lever handle, MO-TL-183

Tub/Shower Combo: Maxx Tesea 63

Master Shower Pan: Five foot pan

Master Bath Tub: 30x60 Soaking Tub Timeless

Master Bath Tub Valve: MO-T-990

Refrigerator and washer boxes: 1 each

Water Supply: Pex Sewage Disposal: ABS

Shower Door in Master Bath: Chrome with clear glass.

Hot Water Tank: 50 gallon gas

13. Heating:

Forced Air Furnace: Model: York 95% Efficient

Fuel: Gas

Thermostat: Digital

Gas Outlets: Fireplace, Rough in only for **Range /Oven**

14. Gutters and Downspouts:

Seamless aluminum, 5" K-Line

15. Windows and Exterior Doors:

Brand: Milgard or Cascade

Frames: Vinyl

Insulating factor per state energy code, including Low E glass

Skylights: None

Front Door Allowance: \$450.00

Side Light to be framed in

Storage Room Door Allowance: \$225.00

Back Door off Great Room: Sliding Glass Door, included in window package

Garage Door: Steel panel door light insulation.

16. Interior Finish:

Sheet Rock: Gypsum wall board with light orange peel texture

Interior Doors: Colonist Tex. 6 panel hollow core doors painted white

Interior Trim: Stained or Painted. Some models.

Full wrap windows in all downstairs living space

All other windows to have sill and apron only

Door Hardware: Shlage, impression or round style in satin nickel or bronze finish

17. Cabinets:

Brand: Aristokraft Style: Recessed panel Wood: Birch Finish: Stained

Kitchen Uppers: 42" height

Laundry Room: One base cabinet next to washer and dryer, 30" uppers over washer and dryer

Master Bath Linen: Wood framed with door

No cabinets in Storage Room

Crown moulding in kitchen only

18. Flooring and Counter Tops:

Allowance: \$7400.00

19. Appliances:

Allowance: \$1300.00

20. Garage Finish:

Sheet rocked and fire taped only.

21. Lanscaping:

Allowance: \$2000.00

22. Clean up:

Professional cleaning inside, removal of all debri

23. Washington State Sales Tax