

Standard Multi-Family Building Spec Sheet



Buyer: _____

Contact Phone # _____

Physical Address: _____

Legal Description: _____

House Sq Ft : _____

Garage Sq Ft: _____

Builder Signature: _____ Date: _____

Listing Licensee: _____ Date: _____

Buyer Signature: _____ Date: _____

Buyer Signature: _____ Date: _____

Selling Licensee: _____ Date: _____

Site Work

- All Clearing Necessary for House and Septic
- 100' Extension for Electrical Service (Overages due at/or Prior to signing)
- 100' Extension for Gas Service (Overages due at/or Prior to signing)
- Drive way capped with 3/4 minus
- Back Fill the Foundation
- Grading to Include Rough Grading
- 2% Drainage Slope within 20' of Building**
- 60' Gravel Base Driveway.

*Landscaping, Lot Leveling and/or Topsoil are not included.

**If lot allows.

Foundation

- 16"x10" Concrete Footings
- Solid Poured Wall Foundation
- Sprayed On Damp Proofing

Exterior

- Vinyl Siding w/ Soffits 1 Color Body/1 Trim OR:
- T-111 on 3 sides w/ OSB Lap on Front 1 Color Body/ 1 Trim
- Vented Ridge Cap
- All Eaves and Valleys have Ice & Water Shield
- 30-Year Malarkey Highlander Laminated Roof Shingles(60mph Wind Warranty)

Energy Efficiency

- Five Star Standard w/ Five Star Plus upgradeable
- Insulated Exterior Man and Garage Doors
- R-21 Insulation in Crawl Space Perimeter
- R-21 Insulation in Framed Exterior Walls
- R-50 Insulation Blown in Ceilings
- Premium, Argon Gas, Vinyl Windows and Screens

Well

- 120' Well depth allowance provided by builder. Also provided is water service from well to within 100' of house, line to house, pump and water test(As Per Lender).

*Buyer pays for all additional well expenses, including but not limited to: Softeners, Filters, Bladders, Sand Screens, Holding Tanks, Perforation, Additional Depth, Additional Distance.

Septic

- Builder will provide a DEC septic as per bedroom count of house plan.

*Buyer pays for additional septic expense, Including but not limited to: Sand Liners, Mound System, Pressurized Systems, Curtain Drains and/or Lift Stations if required by engineers.

Plumbing

- 2 hose bibs
- One gas meter per unit

Interior

- Interior Walls Textured Drywall with Bullnose Corners
- Interior Wall Finish: Eggshell
- Custom Built-In Shelving in All closets
- Doors: 6 Panel McKinley Oak Hardware: Brushed Nickel
- Door and Window Trim: 2-1/4" McKinley Oak
- Window Sills: Solid Oak
- Gridded Windows available at request for free(front only)
- Front Door is 3'6" wide w/ 1/2 Glass

Kitchen

- Basic Cabinet Layout on Floor Plan
- Cabinet Selection of Hickory or Oak
- Waterline for Ice Maker
- Electric Range
- Sink: Double Stainless with Sprayer, Chrome Faucets and Hardware
- Countertops: Granite with matching granite edging and back splash.

Bath

- White Fixtures: Sinks, Toilets, Tubs, Etc.
- Chrome Faucets and Hardware
- Fiberglass Tub/Shower Combination(Curtains and Enclosures not included)

Garage

- Exterior 3' Insulated Fiberglass 6 Panel Door(Plan Dependent)
- 2 Ceramic Light Fixtures per bay
- Interior Sheet-rocked, Mud and Taped
- 8' Tall Garage Doors with one (1) remote.

Electrical

- 200 amp Service
- White Toggle Switches and Outlets
- 1 Exterior Outlet
- Telephone Outlets in Living Room, Kitchen, and bedrooms
- TV Outlets in Living Room and Bedrooms
- Smoke Detectors & CO Detectors as per code
- 1 Head Bolt Heater per unit
- Ceiling fan/light combo pre wired in Living Room and Master Bedroom
- One Electric meter per unit plus separate meter for well

*All electrical to meet NEC Standards.

Laundry

- Electric Dryer

Standard Single Family Building Spec Sheet



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 Buyer Signature: _____ Date: _____
 Selling Licensee: _____ Date: _____

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- 100' Extension for Gas Service (Overages due at/or Prior to signing)
- Drive way capped with 3/4 minus
- Back Fill the Foundation
- Grading to Include Rough Grading
- 2% Drainage Slope within 20' of Building**
- 100' Gravel Base Driveway.

*Landscaping, Lot Leveling and/or Topsoil are not included.

**If lot allows.

Foundation

- 16"x10" Concrete Footings
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- Sprayed On Damp Proofing

Exterior

- Vinyl Siding w/ Soffits 1 Color Body/1 Trim OR:
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- Vented Ridge Cap
- All Eaves and Valleys have Ice & Water Shield
- 30-Year Malarkey Highlander Laminated Roof Shingles

Energy Efficiency

- Five Star Standard w/ Five Star Plus Available
- Insulated Exterior Man and Garage Doors
- R-21 Insulation in Crawl Space Perimeter
- R-21 Insulation in Framed Exterior Walls
- R-50 Insulation Blown in Ceilings
- Premium, Argon Gas, Vinyl Windows and Screens

Well

- 120' Well depth allowance provided by builder. Also provided is water service from well to within 100' of house, line to house, pump and water test (As Per Lender).

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Plumbing

- 2 hose bibs

Interior

- Interior Walls Textured Drywall with Bullnose Corners
- Interior Wall Finish: Eggshell
- Custom Built-In Shelving in All closets
- Doors: 6 Panel McKinley Oak Hardware: Brushed Nickel
- Door and Base Trim: 2-1/4" McKinley Oak
- Window Sills: Solid Oak
- Gridded Windows available at request for free(front only)
- Front Door is 3'6" wide w/ 1/2 Glass

Kitchen

- Basic Cabinet Layout on Floor Plan (Allowance TBD)
- Cabinet Selection of Hickory, Birch or Oak
- Waterline for Ice Maker
- Gas and Electric for Range
- Sink: Double Stainless with Sprayer, Chrome Faucets and Hardware
- Countertops: Granite with matching granite edging and back splash.

Bath

- White Fixtures: Sinks, Toilets, Tubs, Etc.
- Chrome Faucets and Hardware
- Fiberglass Tub/Shower Combination (Curtains and Enclosures not included)
- Master Bath Tub and Shower upgrade with tile (Plan Dependent)

Garage

- Exterior 3' Insulated 6 Panel Door
- 2 Ceramic Light Fixtures per bay
- Interior Sheet-rocked, Taped & Primed
- 8' Tall Garage Doors with one (1) opener

Electrical

- 200 amp Service
- White Toggle Switches and Outlets
- 1 Exterior Outlet per Man Door
- Telephone Outlets in Living Room, Kitchen, and bedrooms
- TV Outlets in Living Room and Bedrooms
- Smoke Detectors & CO Detectors as per code
- 1 Head Bolt Heater
- Ceiling fan/light combo pre wired in Living Room and Master Bedroom

*All electrical to meet NEC Standards.

Laundry

- Gas and Electric Hook ups