

Standard Building Spec

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)
- 100' Gravel Base Driveway
- Back Fill the Foundation
- Grading to Include Rough Grading
- 2% Drainage Slope within 20' of Building**

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

**If lot allows.

Foundation

- 16" x 10" 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 Plus Available
- Insulated Exterior Man and Garage Doors
- R-21 Insulation in Crawl Space Perimeter
- R-21 Insulation in Framed Exterior Walls
- R-50 Fiberglass 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 normal 3-4 bedroom septic as per 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.*

Interior

- Interior Walls Textured Drywall with Bullnose Corners
- Interior Wall Color: 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, Birch or Oak
- Waterline for Ice Maker
- Gas Line for Range
- Sink: Double Stainless with Sprayer, Chrome Faucets and Hardware
- Countertops: Granite from Wasilla Granite
- 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

- 1 Exterior 3' Insulated Steel 6 Panel Door
- 4 Ceramic Light Fixtures
- Windows as per building plan
- Interior Sheet-rocked, Taped & Painted
- 8' Tall Garage Doors

Electrical

- White Switches and Outlets
- 1 Exterior Outlet for front and rear of house
- Telephone Outlets in Living Room, Kitchen, and bedrooms
- TV Outlets in Living Room and Bedrooms
- Smoke Detectors & CO Detectors as per code

*All electrical to meet NEC Standards.