

W. 18TH STREET CUSTOM

EXHIBIT A – SPECIFICATIONS

1/27/2014

FOUNDATION:

Piers

- Piers Built According to Structural Engineer's Specifications and Design
- Piers will be Inspected and Approved by the Engineer of Record Prior to Concrete Installation
- 3000 PSI Mix Concrete
- Termite Flashing Installed at Pier Caps
- Crawl Space to be Graded for Positive Drainage Away From the Home
- Garage to be Conventional Slab with 3000 PSI Mix Concrete

Foundation

- Built According to Structural Engineer's Specifications and Design
- **Anthony Power Beams®** for Structural Support Per Plan
- Treated 2"x12" SYP #2 Floor Joists @ 16" On-Center
- **Simpson®** Anchors per Plan
- Subfloor - 1-1/8" Tongue and Groove **LP Top Notch Orange Plus®** or Equal
- **Icynene®** or Equal Closed Cell Spray-In Foam Insulation

STRUCTURAL:

Framing

- Roof, Wall and Floor Framing Designed and Inspected On-Site by Structural Engineer
- 2x4 or 2x6 Walls @ 16" On-Center Throughout According to Structural Engineer's Specifications & Design
- Exterior Wall Bottom Plates Installed on **Dow Weathermate®** Sill Seal
- 18" Open Web Engineered Trusses for Floor Joist Framing at Second and Third Floors
- **Anthony Power Beams®** for Structural Support Per Plan
- Subfloor - 1-1/8" Tongue and Groove **LP Top Notch Orange Plus®** or Equal
- Ceiling Joist #2 SYP 16" On-Center, Size Per Structural Engineer's Specifications & Design
- 1/2" CDX Sheathing Installed per the Structural Nailing Pattern Plan on all Exterior Walls
- **Simpson®** or Equal Hurricane Strapping to Local Code Requirements

Building Envelope

- Building Envelope Inspected On-Site by Waterproofing Engineering Firm
- **DuPont Tyvek CommercialWrap® D** Building Wrap
- **DuPont Tyvek FlexWrap®** Or Equal Seals Against Air & Water Penetration at Window Sills
- **DuPont Tyvek FlashTape®** or Equal Seals Against Air & Water Penetration at Window & Door Jambes
- **GAF StormGuard®** Ice & Water Shield Used on the Underside of All Horizontal Under Hangs
- 1 3/4" Plastic Cap Nails to Secure Building Wrap

Roofing

- 7/16" OSB Roof Decking
- 40 Year **GAF Timberline®** or Equal Composition Shingles
- 30# Felt Underlayment
- Stainless Steel Flashing w/ Welded Corners
- Galvanized Drip Edge Flashing
- 5" Painted Seamless OGEE Gutters
- 4" Round Painted Downspouts

Exterior Materials *(varies by plan and elevation)*

- Clay Brick Exterior Skirting at Front and Rear Elevations
- Wrought Iron Vent Covering at Brick Skirting
- **James Hardie® Smooth** Material for Siding, Trim, Soffit, and Fascia
- Stained or Painted Bead Board Paneling at Porch Ceilings per Plan
- Balcony Railing per Plan
- Pre-Cast Fiberglass Columns
- Operable Painted Shutters
- Pressure Treated Wood Lattice
- **Fypon®** Window and Door Crossheads
- **IPE Brazilian Hardwood** 1"x4" on Exterior Patios and Porches
- **Sherwin-Williams®** or Equal Exterior Latex Paint on Siding, Trim, Soffit, and Fascia

Windows

- **Milguard®** or Equal Fiberglass Windows
- Painted Fiberglass Interiors
- Double-Paneled Insulated Glass Thermally Broken
- **SunCoatMAX®** Low E3 Glass
- **DuPont Tyvek® FlexWrap®** or Equal at Window Sills

- **DuPont Tyvek FlashTape®** or Equal at Window Jambes

Exterior Doors

- Custom Made Mahogany Wood Door (Stained) (Picked from Pre-Approved Door Options)
- **Milguard®** Fiberglass Exterior Doors w/ Three Point Locking Hardware for Increased Security
- Multi-Point Hardware is Stainless Steel to Resist Corrosion
- Simulated Divided Light Factory Applied to Inside and Outside of Glass Per Plan
- Fiberglass Door Pans for Added Waterproofing

Thermal Insulation

- **Icynene®** or Equal Open Cell Sprayed-In Foam Sealed Attic System
- **BIBS®** or Equal **R-23 Value** On Vertical 2"x6" Exterior Walls
- **BIBS®** or Equal **R-15 Value** On Vertical 2"x4" Exterior Walls
- **Icynene®** or Equal Open Cell Sprayed-In Foam at All Sloped Ceilings or Inaccessible Areas
- Expandable Foam Polyseal at All Exterior Openings and Base Plates
- Closed Cell Foam Insulation Under First Floor Framing
- **Dow Weathermate®** Sill Seal at All Exterior Wall Bottom Plates

Drywall

- Gypsum Board Screw Applied
- 1/2" Throughout
- Rounded Corners Throughout
- Finish Level 4 on Walls & Ceilings
- Finish Texture - Light Roll
- Mildew Resistant **XP®** or Equal Gypsum Board at Tubs and Shower Surrounds
- Mud Set Tile in Bathroom Tub/Shower Surrounds

Garage

- Conventional Slab Foundation
- Wall, Ceiling, and Roof Framing per Structural Engineer's Specifications and Design
- **James Hardie® Smooth** Material for Siding, Trim, Soffit, and Fascia
- 1 - Paneled Metal Overhead Door
- 1- Automatic Garage Door Opener and Two Push Button Controls
- Garage Interior to be Unfinished Exposed Framing with Fluorescent Lighting
- Concrete Approach from Alley

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MECHANICALS:

Heating & Air Conditioning

- Manual J & S Load Calculations per Energy Analysis & Verification Firm
- 16 SEER **Dave Lennox®** Condensing Unit(s) Zoned Per Floor Per the Manual J Load Calculation
- **Honeywell®** or Equal Touch Screen Thermostat(s)
- **Lennox®** MF-1 High Efficiency Pleated Air Filter(s)
- R-6 Insulated Duct Work with Mastic Sealed Joints
- All HVAC Units and Duct Work is Located in Conditioned Space
- Wood Return Air Grill on First Floor

Electrical

- All Light Fixtures Including Recessed Cans
- Ceiling Fans Locations per Plan
- Gas & Electric Exterior Carriage Lights per Plan
- All Lighting Locations at Time of Rough-In Wiring to be Field Verified with Client
- Copper Branch Circuit Wiring - Sizing Per Code
- Aluminum Underground Electrical Supply Wiring
- All Electrical Wall Outlets Downstairs Installed in Baseboards (Except at Built-Ins)
- Structured Wiring Package – Includes Alarm, Data, Phone and TV Wiring (Allowance \$1,850)
- 10 Outlets per Circuit Max., No Lighting on Same Circuit as Receptacles

Plumbing

- **Navien®** or Equal Tankless Water Heater
- **Uponor PEX®** or Equal Water Supply Plumbed in a Trunk and Branch System
- Install Isolator Kits on Tankless Units.
- Gas Piped to Fireplace, Cook Top, Furnaces, Dryer, Tankless Water Heaters, Gas Lamp(s), and Gas Grill Location
- Exterior Hose Bibs at Front, Rear, and Garage
- Air Bath Tub in Master Bath
- **Hansgrohe®** Plumbing Fixtures (Per Standard Selections)

Fireplace

- **Heatilator®** or Equal 42" Wood Burning Pre-Fabricate Fireplace Location per Plan
- Custom Wood Fireplace Mantle Per Plan
- Brick Veneer Fireplace Hearth per Plan

FEATURES:

Appliances

- **Viking®** Stainless Steel Appliance Package (Per Standard Selections)
- 36" Cooktop w/ Vent Hood Above
- Built in Refrigerator
- Built in Double Oven
- Microwave, Dishwasher, and Sink Disposal
- Optional – Under Counter Beverage or Wine Refrigerator

Flooring (Per Standard Selections)

- Wood Flooring at Specified Locations, Hallways, and First Floor
- Stone/Porcelain Tile at Specified Locations
- Stone Tile in Master Bath, Secondary Baths, and Utility Room
- Carpet in Bedrooms, Game Room, and Closets
- **IPE Brazilian Hardwood 1"x4"** on Exterior Patios
- Brick Overlay on 1st Floor Porches

Countertops, Backsplash, & Tile Surrounds (Per Standard Selections)

- Kitchen Countertops ¾" Granite Slab w/ 1-½" Edge
- Kitchen Backsplash Stone Tile
- Master Bathroom ¾" Marble or Granite Slab w/ 1-½" Edge
- Master Bathroom 4" Backsplash
- Secondary Bathroom Vanity Tops ¾" Marble or Granite Slab ¾" Edge w/ 4" Surround
- Utility Room ¾" Granite Slab w/ ¾" Edge w/ 4" Backsplash
- Ceramic or Porcelain Tile Bath Tub/Shower Surrounds Set at Interior Door Height +/- Per Tile Size

Interior Doors & Trim (Per Standard Selections)

- 8'-0" or 6"-8" Tall **Solid** Core Interior Doors (Paint Grade) Two Panel
- Plinth and Block Casing with Header at Interior Doors per Plan
- Interior Window Casing to Match Interior Door Casing per Plan
- Base - 8" MDF Base Boards with PM-5 Cap (Paint Grade) 1st Floor
- Base - 6" MDF Base Boards with PM-5 (Paint Grade) 2nd and 3rd Floors
- Duplex Crown All 1st Floor and Master Bedroom (Paint Grade)
- Single Crown in all Main Areas and Bedrooms (Paint Grade). This Excludes Utility Room, Closets, Garage and Pantry.
- Window Stool 1-1/2" Half-Round Front w/ C-196 Moulding (Paint Grade)
- Paint Grade Box Beams per plan.

Cabinets (Per Standard Selections)

- All Cabinets Custom Job Built per Plan (Paint Grade)
- Cabinet Door Overlay With Raised Panel in Kitchen, Living Room, Powder Bath, and Master Bathroom
- All Other Cabinet Doors Overlay Type w/ Lip Moulding (Paint Grade)
- Cabinet Boxes ¾" Birch Plywood w/ Poplar Face Frames (Paint Grade)
- **KV®** or Equal Full Extension Drawer Guides Throughout
- 35mm Euro Style Hinges on Raised Panel Overlay Doors
- **Youngdale®** or Equal Hinges on Overlay Doors w/ Lip Moulding
- Master Closet has Custom Job Built Hanger Boxes and Built-Ins per Plan
- Secondary Closets Include Shelf and Rod per Plan
- All Cabinets in Kitchen, Master Bath, Secondary Baths and Other Built-ins per Plan to be Paint Grade
- Master Closet has Built-In Closet Boxes per Plan
- Secondary Closets Include Shelf and Rod per Plan
- Cabinet Door and Drawer Front Options per Standard Selections

Stair Parts (Per Standard Selections)

- Stained Oak Stair Treads on All Stairs with Painted Risers and Skirt
- Stained Wooden Handrail Rail and Balusters per Plan

Hardware (Per Standard Selections)

- Interior and Exterior Door Hardware
- Cabinet Pulls and Handles
- Towel Bars, Paper Holders, Door Stops, and Closet Rods

Glass and Mirrors (Per Standard Selections)

- Frameless Style 3/8" Clear Glass Shower Enclosure for Master Shower
- Semi-Frameless Style ¼" Clear Glass Shower Enclosure in Secondary Baths per Plan for Location
- Mirrors Are ¼" Glass
- Master Bath Mirrors Cased w/ Paint Grade Wood C-196 Moulding
- Free Floating Mirrors in Secondary Bathrooms

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FINISHES:

Paint

Interior

- Sherwin Williams® or Benjamin Moore® Paints and Minwax® Stains
- Two Coats Flat Latex Paint on Ceilings (One Color)
- Two Coats Flat Latex on All Interior Walls (Three Colors Total)
- One Coat Primer on All Interior Trim and Cabinets
- Two Coats of Semi-Gloss Oil Based Enamel on Interior Trim (One Color)
- Light Rolled Texture on Walls and Ceilings
- Stain Grade Trim and Cabinets One Coat Stain w/ Two Coats Clear Sealer

Exterior

- Sherwin Williams® or Benjamin Moore® Paints
- One Coat Primer w/ Two Coats Latex on All Siding (One Color)
- One Coat Primer w/ Two Coats Latex on All Trim, Soffit, and Fascia (One Color)

Flatwork

- 3-1/2" Thick 3,000 PSI Concrete
- #3 Re-Bar @ 15" O.C
- Front Walk to be Concrete with Clay Brick Overlay
- Light Broom Finish on Driveway and Other Flatwork
- 1"x4" Pressure Treated Wood Expansion Joints
- All City Walks Installed per Plan and City Code

Landscaping & Irrigation (\$7,500 Allowance)

- Professionally Designed and Installed Landscaping
- Professionally Designed and Installed Irrigation System
- All Underground Piped Drainage
- \$7500 Allowance to Include Plants, Irrigation, Drainage, Finish Grading and Fencing

ENERGY EFFICIENCY:

Qualification

- Röhe & Wright is a Certified **Residential Energy Services Network** (RESNET) **Energy Smart Builder**
- All Röhe & Wright Homes Adhere to the **Home Energy Rating System** (HERS)
- Each Home is Given a **HERS Index Score** to Rate Overall Energy Efficiency
- HERS Calculations, Inspections, and Scoring Performed by a Third Party Energy Engineer

Inspection

- Visual Inspections for Proper Installation of the HVAC System, Thermal Insulation, Windows, Exterior Doors, and Building Envelope are Performed On-Site Inspections by a Third Party Energy Engineer

Testing

- HVAC Duct Leakage Test
- Diagnostic Blower Door Test
- Tests Measure the Amount of Air Tightness Integrity of the Building Envelope, Air Tightness Integrity of the HVAC Distribution Ducts, and the Air Tightness Integrity and Effectiveness of Insulation Inside Walls and Ceilings

Building Products

- Commercial Grade **DuPont Tyvek®** or Equal Building Envelope Products
- **Dow Weathermate®** Sill Seal at All 1st Floor Exterior Wall Bottom Plates
- Windows & Exterior Doors – Industry Leading **SHGC & U-Factor** Ratings
- Windows Use Thermally Broken Construction w/ Double Pane **Low E Glass** Emulsion
- Exterior Doors Have Double **Pane Low E Glass** Emulsion (Per Plans Location)
- Blown-In Blanket System **BIBS®** or Equal On Exterior Walls Highest R-Value Available
- Conditioned Space Sealed Attic System Utilizing **Icynene®** or Equal Open Cell Sprayed-In Foam
- 16 SEER **Dave Lennox®** Condensing Unit(s) Zoned for Greatest Efficiency
- **R-6** Rated HVAC Distribution Duct
- All HVAC Units and Ducts Installed in Conditioned Space
- **Honeywell®** or Equal Touch Screen Programmable Thermostat(s)

- High Efficiency Natural Gas **Navien®** Tankless Water Heater(s)

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