

KURK★HOMES

Custom Builders

2020: KURK HOMES FEATURES and SPECIFICATIONS

1) **LOT PREPARATION**

1a - Tree Clearing - All trees and stumps under slabs will need to be removed. Trees within 10' of foundation are to be removed to maintain structural integrity. Additional trees and underbrush removal, as well as lot debris will be competitively priced on an individual lot basis. Kurk Homes utilizes heavy equipment to remove trees and stumps in an efficient manner. Trees taken down by other means will be priced accordingly. Allowance of \$2,500 provided.

1b - Construction Access/Temporary Drive - Homeowner required to supply reasonable construction access to the home-site; preferably of crushed rock material over a culvert (specifications of access may be required by community and/or municipality). Upon homeowner request, this can be priced as an additional feature on the supplemental or on a change order at the time of pre-construction.

1c - Compacted Foundation Pads - This is a variable in new home construction building on personal property. Any fill required, as well as the construction of a foundation pad, are not included features.

1d - Utilities - Kurk Homes will assist in coordinating your family's utility connections. All deposits, set-up fees, and all costs to bring utilities to the home, underground & overhead, are not included features.

1e - Permits - Kurk Homes allocates \$1,000 towards building and septic permits for your home. Current permit pricing can be found online at each respective county or municipality's website. We will assist with the application process and document the approval, however you are responsible for fees above \$1,000.

1f - Surveys - Kurk Homes allocates an allowance of \$500 for the form survey. The boundary survey with benefit of title has to be presented before Kurk Homes can begin the preconstruction process. Any final surveys, elevation certificates or additional surveys required for permitting or financial institutions are not included features.

2) **FOUNDATION**

2a - Design - All foundations are designed and stamped by a Texas Licensed Professional Engineer (PE) and inspected by a code certified inspector prior to foundation pour.

2b - Material - Foundations will be post tension with cables stressed to meet PSI Standards. Concrete used will be at least 3,000 PSI rated. Steel reinforcing bars utilized for added strength per engineer design.

2c - Beam Depth - Kurk Homes will not build on compacted fill unless it is verified to a compaction rate of 95% or better with 6-10" lifts. Standard exterior beam depth is 30" and interior beam depth is 24". Cost adjustments may be necessary for lots with severe sloping or grading issues. All beams, exterior and interior, will be a minimum 6" below original soil or compacted fill per structural engineer design.

2d - 3-part Inspection Process - The engineer's code certified inspector will inspect the foundation makeup prior to concrete placement and is present during every foundation pour. The inspector will inspect the foundation again after form boards are removed, to ensure post tension cables have been stressed properly.

2e - Windstorm Engineering and Inspections - If your property is within Windstorm areas of Texas as defined by the Texas Department of Insurance, please budget \$3/total covered square footage for this feature.

2f - Rough Grade - After the foundation is poured, a rough grade will be performed after the form boards are removed when the framing stage commences. Kurk Homes will include 6" of fall within 10' of the foundation to establish positive drainage. Any additional grading or fill material needed, whether cosmetic or functional due to the specific property conditions, will be an additional cost.

7d - Foam Sealant - A Poly Foam Sealant is applied around all doors, windows. A foam or caulk sealant will be applied to all sole and top plates adjacent to conditioned rooms to reduce unwanted air infiltration. Additionally, all top plate penetrations are foam sealed.

7e - Sill Sealer - A foam sealer will be placed between the slab concrete and bottom plate at all exterior walls adjacent to conditioned rooms.

7f - Multiple Energy Inspections - Insulation is inspected by a code inspector prior to sheetrock. Prior to home completion a code inspector will conduct a duct blaster test to check air leakage in the HVAC system and a blower door test to check for air leakage inside the home.

8) **FIREPLACE(S) and CHIMNEY(S)** -

8a - Fireplace - When the plan is designed to have a fireplace, a 42" pre-fabricated wood-burning fireplace vented to the exterior with a gas log lighter is included. Fireplace surrounds are a carpenter built paint grade mantle or cedar rectangular mantle with a tile or sheetrock surround up to the mantle per plan.

8b - Chimneys - Hardie chimneys are standard; brick, stucco, and stone chimneys are available at a premium. Aluminum chimney caps are painted to match the exterior.

9) **SHEETROCK**

9a - Gypsum - 1/2" Wallboard with nailed corner bead. 5/8" fire rated wallboard between garage and living areas. All sheetrock is screwed to wall studs or ceiling joists after being nailed in place.

9b - Rounded Corners - Selected corners may be rounded "bull nose" bead.

9c - Green Board - 1/2" Water resistant "Green" Gypsum Wall board textured and painted is used in covered porches, porte cochere ceilings, wet areas behind sinks and tub/shower ceilings.

9d - Hardie Board - Waterproof Hardie Backer Board used behind every tiled tub and tiled shower surrounds.

9e - Finish - All Wallboard will be taped, floated, and sanded to a smooth finish. Medium knockdown texture is standard on the walls and on the interior and exterior ceilings, including attached garages. Detached garages do not have insulation or sheetrock.

10) **BRICK and STONE**

10a - American-Made Clay Brick utilizing galvanized brick ties and machine blended grey mortar mix. Our suppliers are Acme Brick and Boral Brick king size brick priced at \$379 per 1000 or less, with up to 70% brick and 30% Hardie included for elevations.

10b - Stone Limestone full dimensional stone priced at \$123/ton or less is included when the upgrade to stone is noted on the contract. Grey mortar is included as a standard feature.

11) **ROOFING**

11a - Shingles - Elk/GAF or CertainTeed Brand: Lifetime Warranty Class-A Fire rated shingles nailed (not stapled) to TechShield radiant barrier roof decking. These are dimensional/architectural shingles and they are available in approximately five color selections.

12) **ATTIC VENTILATION**

12a - Ridge Vents - Ridge Master plus Baffed type for superior ventilation.

12b - Soffit Vents - Continuous running soffit vents in all applicable areas.

13) **CEMENT FLATWORK & FINAL GRADE**

13a - Driveways - An allowance of 1,200 sq.ft. of flatwork will be provided for driveways, sidewalks, A/C pads, and stoops outside exterior doors. All concrete flatwork is constructed with 3000 psi concrete with #3 rebar placed 24" on center, each way, inside 1"x4" forms. Additional concrete can be priced accordingly. This does not include any base material that may be needed to compensate for any grade on the homeowner's property, prior to pouring the driveway.

13b - Final Grade - Final grade will meet the 20-year Structural Warranty specifications to ensure

custom-built shelf stack made of MDF, up to 36" wide by 80" tall. Additional shelf stacks available at a nominal charge.

15l - Kitchen & Vanity Cabinets - Standard cabinetry allowance is determined per plan and based on the following specifications: Raised or Flat panel Dark Maple and Oak in a variety of styles and stains; all cabinets utilize dove tailed drawers, full extension glides and European style hidden hinges and a door design eliminating the need for hardware; 4" Crown moulding on the cabinet uppers; standard locations include kitchen and island, vanities, 36" upper and lower in utility. Butler's pantry, mud rooms, and additional cabinetry built-ins (such as the family room or a wine room) would be priced above our standard allowance.

15m - Utility Sink - If the utility room is upgraded to include a sink, then the standard sink will be a 20" x 20" undermount stainless steel sink with a Moen Camerist chrome faucet.

15n - Kitchen & Vanity Countertops - Several choices of Level One Granite Counter Tops with choice of full Water Fall, Bull-nose, Ogee, or Square Edge. Two granite selections per house are included. Additional selections will be priced per design.

15o - Utility Countertops - Level One Granite to match kitchen OR bathrooms would be included.

15p - Bathroom Sinks & Backsplash - Undermount square or round porcelain sinks are included; two per master bath, and one per secondary bath. 4" backsplash against adjoining walls is provided.

15q - Kitchen Backsplash - All kitchen backsplashes will be tiled with your choice of tile within tile allowance, dependent on size availability.

15r - Mirrors - 42" high with varying widths per plan. Master Bath mirrors are custom trimmed in 3 1/2" painted wood casing

16) FLOOR COVERING

16a - Tile Floors - Tile is a standard feature in the following areas: Foyer, Family, Kitchen, Breakfast Area, Dining Room, Pantry, Utility Rooms, 1st Floor Hallways and all Bathroom(s). Scores of standard tile and grout selections available from 20", 18", 16" square sizes and others. Ceramic and porcelain tiles are included with a 3/16" grout size.

16b - Stained Concrete - Stained concrete (of one color) for post-tensioned foundations would be available as a standard feature in the noted tiled areas of the first floor in 16a. Chips, hairline cracks, and color variations are all typical characteristics in stained concrete and are not imperfections.

16c - Wood Flooring is available with a slight charge as a substitute for tile. Carpeted areas may be upgraded to wood as well.

16d - Carpet - Kurk Homes features a Shaw brand 100% PET carpet with a 6 lb., 1/2" rebound pad. This made-in-the-USA product provides a 10-year limited Manufacturer's Warranty.

17) PLUMBING

17a - Moen Plumbing Fixtures: Bathroom plumbing fixtures are exclusively Moen brand in the Eva, Brantford, and Dartmoor styles (Models: 6410, 6610, & 6805 respectively). Choice of finishes include: Oil Rubbed Bronze, Chrome, Brushed Nickel. 4" spread faucets are standard. 8" spread faucets are available at a nominal upgrade.

17b - Master Bath Tub: Acrylic jetted or "soaker" oval tub, 5', 5'6" or 6' depending on plan. Tubs will be placed on a tile tub deck with a tile skirt. Stand-alone tubs or claw foot tubs are upgrades available with our suppliers.

17c - Secondary Tubs: 5' white over steel with Moen pressure balanced tub and shower faucet.

17d - Master Bath Shower: Utilizing custom mud-set shower pans with 50 ML liner and tiled floor recesses into the foundation for the ultimate custom touch. Kurk Homes shower doors are clear safety glass with choice of elegant metal trim; Chrome, Brushed Nickel, or Oil Rubbed Bronze.

17e - Tub and Shower Surrounds: Several choices of tile over 1/2" Hardie Backer Board installed on walls to prevent water penetration. Tile installed on walls to 7' high. Floor is tiled by cutting wall tile to slope floor to drain. Secondary bathrooms also have choices of tile surround. Cultured marble surrounds available at a nominal cost.

20) HEATING & AIR CONDITIONING - ENERGY STAR inspections performed on every Home

20a - HVAC - Fully matched and professionally designed systems featuring energy saving natural gas heating (where available) and RUUD (or equal) 16 S.E.E.R. rated air conditioning. Each home will be calculated based on design, size, ceiling heights, and window placement to properly size the HVAC system for optimal energy efficiency. Homes over 3,000 square feet on first floor will either have two units or have a second zone for HVAC, per plan.

20b - Media Filter(s) and Fresh Air Return – For a healthier and more efficient home, a 5” pleated filter will be placed at the furnace and a fresh air return will draw air into the home. The fresh air vent will stub out of the exterior of the home. This will be done on a gable not located at front of the home, if no gable is available for this, will need to fur down a ceiling in a closet to allow to vent out under roof overhang. The vents are painted and have a damper cover.

20c - Ductwork - Energy Efficient Flexible R-6 ductwork fully sealed with Mastic to ensure proper air flow and strapped to remain secure.

20d - Air Returns - Properly sized air returns are standard, with an additional return in the Master Bedroom when possible, to help balance Master Bedroom air circulation. Bedrooms without air returns will have jump ducts.

20e - Sealing - All air returns and air ducts are securely sealed with mastic to prevent air loss.

21) SECURITY SYSTEMS

21a - Security System - All homes are wired for a security system as a standard feature. This includes wiring all operable windows and exterior doors. A centralized keypad, motion detector, and siren in attic are provided. Additional keypads are available at a nominal fee.

21b - Deadbolts - All exterior doors are equipped with thumb-latch deadbolts for added security.

22) APPLIANCES

22a - Built-In Appliances - A \$6,000 appliance allowance is provided with our suppliers. Kurk Homes shares our competitive pricing with our customers and has a 20% management fee added to our costs for insurance, convenience, reliability and warranty.

22b - Makeup Air - If you select a professional grade appliance (i.e. vent hoods over 400 CFM), makeup air will be required to comply with Energy Star, in which the makeup air is an additional charge. This will need to be addressed at the preconstruction meeting to prevent delays or further costs associated with modifying the HVAC after rough in.

***Please note:** With constant changes in the building industry, Kurk Homes reserves the right to substitute or change any product for an equal or improved product. All customers under contract will be notified of any changes or substitutions.*

Standards and Specifications as of 01.01.2020