

Sherpa Builders – Dare to Compare

2117 McClendon General Specifications

Cement Masonry Unit (CMU or Block) crawlspace design

- **Exceedingly stronger** than often used pressure-treated lumber
- **Much more resistant to pests** and more forgiving to water and moisture intrusion

2x6 wood frame construction

- **Considerably stronger** than most often used 2x4 framing against high wind loads caused by severe storms
- **Provides better insulated** home and reduced energy costs due to greatly increased wall cavity area for insulation and increased thermal break surface than traditional 2x4 framing

Complete high-end foam insulation envelope

- **Provides superior energy economy** while significantly reducing moisture air infiltration
- **Eliminates exposure to freezing air** that can freeze and burst plumbing pipes and cause massive flood damage as foam houses DO NOT introduce air into the house frame through perforated soffits like all traditional batting insulation houses do

PEX pipe plumbing systems

- **Reliability:** Use of PEX (crosslinked polyethylene) piping reduces the number of connections required in the system and thus reduces potential plumbing leaks. The few connections made are done using cold expansion rings or crimp fittings, eliminating the need for glue connections with can leach into the water with traditional PVC pipes
- **Freeze Resistant:** PEX is resistant to freezing due to its flexibility which means less likelihood of burst pipes if exposed to subfreezing temperatures

5/8" drywall construction throughout all walls and ceilings

- **Provides one-hour fire rating** per International Building Code (IBC) -- typical ½" drywall found in most spec homes is not fire rated
- **Provides a higher shear value**, meaning the house is stronger and can withstand higher wind loads
- **Improves noise reduction** and is much more durable than ½" drywall commonly used in most homes

Air conditioning mechanical equipment

- Energy Star Certified 2-stage cooling variable speed condensing furnaces (2)
- Improved ventilation via dedicated conditioned fresh air intake duct work
- High efficiency/volume, low noise exhaust fans

Security systems

- **Home security system** with programmable keypads in primary bedroom and door to garage
- **Perimeter security lighting** on exterior to light dark areas of home
- **Pre-wired exterior security cameras** locations for ease of installation of future surveillance systems

Audio/video prewire provided in multiple rooms for ease of future home audio and automation installation

Tankless water heater provides on-demand hot water reducing energy costs and eliminates water leaks from traditional tank style water heaters

Architectural high-profile roof shingles are more aesthetically appealing, are much thicker and durable, and provide a much higher wind rating than 3-tab shingles

Gutter screens on areas prone to tree debris

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High-End Appliances typically Thermador and Wolf

Durango Doors custom steel & glass entry door

Shop-built custom cabinetry utilizing self-closing undermount hardware for durability and ease of use

- Catalytic lacquer paint system provides furniture-grade finish on cabinets
- UV finish on interior of all cabinets to eliminate painting interiors which typically wears from daily use

High-end Marvin windows provide strong and durable fiberglass exteriors and interiors that are both striking and virtually maintenance-free

- Energy Star certified LoE2, U-factor 0.27, solar heat gain coefficient 0.19

Wood flooring throughout entire house except in wet areas – never carpet in any secondary areas

Porcelain tiles in all wet areas and entry

- **Tile to ceiling** in all shower/tub locations

Quartz countertops throughout with mitered edge design focal points in key areas

High-end plumbing fixtures throughout entire home

- Hansgrohe bath and shower systems in all bathrooms
- Toto sinks and toilets and high end tubs – never cheap metal tubs in secondary baths

Top quality decorative lighting fixtures including chandeliers and sconces in key areas

- Perimeter exterior sconces for soft up & down lighting

Pocket doors in key areas to maximize space where needed

We invite you to look at our most recent builds at www.sherpa-construction.com