

# Kolby Homes

DESIGN  BUILD

## Spec Sheet

### **General Conditions:**

- a) These specifications cover the below stated labor and materials for the plans submitted by above said buyers at above address.
- b) All work is to be completed in a workmanlike manner in accordance with all local, state, and federal codes and the plans and specifications.
- c) Unless otherwise stated in the specifications, the plans will govern construction unless overruled by code.

### **Permits:**

- a) Builder to furnish all necessary permits.

### **Surveys:**

- a) All necessary surveys are to be furnished by: ~~buyer~~ seller.
- b) Survey costs are not part of contract unless furnished by Builder.

### **Lot Condition & Preparation:**

- a) Placement of residence shall be governed by local building codes is applicable.
- b) Slab Height
  - i. Allowable average select fill height for slab is 12"
  - ii. Dramatic slope of lot requiring additional fill dirt will require extra costs to be incurred by Buyer.
- c) Tree and/or obstruction removal is included in bid
- d) Expenses incurred due to abnormal soil conditions (ex. Rock, quicksand, expansive soils, etc.) shall be passed on to Buyer.

### **Foundation:**

- a) The foundation will be based on the following:
  - i. Exterior and Interior beams – 12" wide
    - 1) 24" deep
    - 2) 5 - #6 rebar
  - ii. Stirrups - #3 on 30" centers
  - iii. Slab steel - #4 rebar on 16" centers each way
  - iv. Concrete –
    - 1) Depth of 4.5"
    - 2) 3,000 psi
- d) Termite treatment of slab included
- e) Vapor barrier of 6 mil poly included

### **Porches/Patios:**

- a) Concrete finish will be a light brush finish.

**Flatwork:**

- a) Driveway size: Refer to siteplan.
- b) Driveway finish: Light brush.
- c) Sidewalk size: Refer to siteplan.
- d) Sidewalk finish: Light brush.
- e) All flatwork to be constructed with 3/8" rebar @18" OCEW reinforcement.

**Framing:**

- a) All framing shall be according to plans unless not in compliance with building codes. Code shall overrule plans if applicable.
- b) Exterior Walls
  - i. Studs shall be 2" x 4" spaced 16" on centers unless otherwise noted
  - ii. Stud height shall be according to plan
  - iii. Bottom plates are #2 treated yellow pine
  - iv. Sheathing
    - 1) 7/16" OSB
    - 2) Other: Wind bracing per code
- c) Interior Walls
  - i. Studs shall be 2"x4" and/or 2"x6" as per plan
  - ii. Spacing at 16" on centers
  - iii. Wall height and ceiling features as per plan
- d) Ceiling Joists
  - i. Single story
    - 1) Material to be #2 yellow pine or better
    - 2) Spacing to be at least 16"
    - 3) Span determines board size (2x6 minimum) as per code
- e) Rafters
  - i. Material
    - 1) #2 grade yellow pine and/or fir
    - 2) 2x6 for all common rafters
    - 3) 2x8 for all hip, ridge, and valleys
  - ii. Spacing 16" on center
- f) Decking
  - i. 7/16" OSB unless noted otherwise
  - ii. Covered with 30# felt paper
- g) Soffit & Cornice
  - i. Soffit: Vented Hardiboard
  - ii. Cornice: 1x6 Hardiboard
- h) Siding
  - i. Material: Hardiplank
  - ii. Vapor barrier: Tyvek house wrap
- i) Porches
  - i. Columns: 6x6
  - ii. Ceilings: LP Soffit

**Garage:**

- a) Interior wall finish-out: Drywall – taped, floated, and painted
- b) Door(s)
  - i. Size(s): As Per Req.
  - ii. Material: raised panel metal, non-insulated
  - iii. Openers: Belt-drive operator with 2 remotes included

**Roofing:**

- a) Material: 30 year composition shingle
- b) Underlayment: synthetic
- c) Ventilation: ridge and eave vents
- d) Eave strip: 1x2 galvanized DL color coded to shingles

**Windows:**

- a) Material: Vinyl
- b) Glass: Low – E
- c) Color: TBD
- d) Screens: ½ screens (fiberglass) for all operable windows
- e) NOTE: Plan dictates all sizes, light patterns, and operations

**Exterior Doors:**

- a) Entry Door:
  - i. Material: Builder's Choice
- b) Other doors will be fiberglass, insulated, and double bored unless noted otherwise.
- c) Glass pattern of doors shall be according to plan.

**Insulation:**

- a) Exterior Walls
  - i. Batts
  - ii. R-13 for 2x4 walls
- b) Attic
  - i. Blown R-38
- c) Polyseal around all windows and doors

**HVAC:**

- a) Tonnage: 4 total tons
- b) Manufacturer: Builder's Choice
- c) Furnace: Heat Pump
- d) A/C:
  - i. Number of units: 1
  - ii. S.E.E.R. efficiency: 16 SEER

**Electrical:**

- a) Light fixtures: As built
  - i. Includes: All lights, ceiling fans, light bulbs, door bell and chime, flood lights, smoke detectors, and any other mounted fixture.
- b) Dimmers included: No
- c) Switches: Dacor flat
- d) Service size: 200 amp single phase
- e) Service: underground to house

**Specialty Wiring:**

- a) Phone: CAT 5
- b) TV: coax

**Plumbing:**

- a) All layouts according to plan. Building codes shall overrule (if applicable) any plans or specifications.
- b) Materials:
  - i. Wirsbo tubing for water lines
  - ii. PVC for all drains, vents, and sewer lines
- c) Water Well & Septic System – if applicable
  - i. Water well allowance: N/A
  - ii. Water line allowance: included
  - iii. Septic allowance: N/A
- d) Water Heaters
  - i. Number included: 1
  - ii. Gallon size (each): Builder's Choice
  - iii. Heating source: elec
- e) Gas stub-outs
  - i. Total number included: N/A
  - ii. Appliance/fixtures:
- f) Washer and dryer connection in utility

**Plumbing Fixtures: As built**

- a) Includes lavatory faucets and sinks, kitchen faucet and sink, shower and tub/shower faucet, master tub faucet, toilets

**Countertops:**

- a) Kitchen
  - i. Material: ~~granite~~ Quartz
- b) Kitchen Backsplash
  - i. Material: tile.
- c) Vanities
  - i. Material: ~~granite.~~ Quartz

**Mirrors:** at all baths

**Shower Enclosures:** Framed glass

**Interior Wall Finishes:**

- a) All interior walls to be ½” drywall taped and floated
- b) ½” concrete board around all tile showers and tubs
- c) Drywall finish
  - i. Ceilings: Monterrey
  - ii. Walls: Orange Peel
  - iii. Edging: Bullnose

**Painting:**

- a) Exterior - 2 colors included.
- b) Interior
  - i. Number of wall colors allowed: 1; eggshell finish
  - ii. Number of trim colors allowed: 1; semi-gloss finish
  - iii. Number of ceiling colors allowed: 1; flat finish
- c) Trim & Interior doors
  - i. Paint– one primer and one finish coat
    - 1) Finish: Semi-gloss
    - 2) Closet drywall and woodwork to be semi-glass finish same as trim color

**Interior Doors:**

- a) Material: hollow core masonite
- b) Pattern: square top 6'8"
- c) Hinges: Builder's Choice
- d) Casing: 2-1/2" Colonial

**Interior Trim:**

- a) Base moldings:
  - i. Material: FJ Pine"
  - ii. Size: 2-1/4"

**Hardware:**

- i. All door knobs and locks for interior and exterior doors
- ii. All bathroom hardware (towel rings, toilet paper holders, etc.)

**Cabinets:**

- a) All cabinets are paint grade