

# J. Talasek Homes LLC

## New Construction Building Specifications

4111 Sandhill Crane Way, Galveston, TX 77554

### Foundation:

- Excavation will allow for 4 loads of select fill for foundation pad and grading.
- Install 12"x12" piling on main structure of home, 8"x8" on all covered porches.
- First floor elevation will be approx. 12' from top of foundation to bottom of first story floor joist or 3' above Base Flood Elevation
- Concrete foundation 4"-4 1/2" 3000 psi @ 28 days 5 sack mix with 1 1/2" rock.
- Bell approx. 30"x30"x20" all around piling, drill rebar in all four sides of the piling.
- 6 mil black poly under slab.
- All exterior beams on foundation will be installed per engineered plan.
- Concrete drives/sidewalks include 1000 sq. ft. 4"-4 1/2" 3000 psi @ 28 days 5 sack mix with 1 1/2" rock.
- Expansion joints on driveways/sidewalks will be treated material no more than 16' on centers.
- All concrete spillage will be removed from property.

### Framing:

- Exterior walls will use 2 X 4 lumber, ground floor walls will use 2 X 4 lumber, interior walls will use 2 X 4 lumber unless 2 X 6 is needed for plumbing wall (plate height 10' per plan 1<sup>st</sup> and 10' per plan 2<sup>nd</sup> story).
- Engineered floor joist system on 1st floor.
- 2x12 treated lumber on all stringers, install two stringers on one side of each piling and two stringers on the opposite side of each piling, four stringers on each row of piling per engineer.
- Wooden blocks will secure all first story floor joist to stringers.
- All bottom plates in contact with concrete will use treated lumber.
- 5/8 CD sheathing on all exterior walls covered with house wrap.
- 19/32" OSB sheathing on interior shear walls per engineer.
- 2 X 6, 2 X 8, 2 X 10 or 2 X 12 ceiling joists depending on spans.
- (Contractor will size the material to the building codes)
- 2 X 6 rafters and 2 X 8 ridge.
- 5/8 osb tech shield roof decking covered with 30# felt.
- All framing 16" on center unless noted otherwise on plans.

- All nails in treated lumber, siding and exterior trim will use galvanized or stainless.
- All Simpson strapping installed per engineered plan.
- CS-16 x 36" flat metal strapping on all exterior door headers, window headers and floor to floor per engineer.
- MSTC-52 hold downs per engineer.
- H2.5A roof to top plate
- H2.5 top plate to stud
- H2.5 floor to support beam
- Wooden collar ties will secure rafter to rafter.
- All dimensional building materials will be Southern Pine #2 or Hemlock Fir #2 or better.
- Rafters and joist will be crowned up.
- Roof pitch per plan.
- Radiant adhesive tape around all windows and exterior doors.
- Install approx 8 sheets of 5/8" cdx plywood for a/c platform and attic storage.
- Install hot dipped galvanized bolts per engineered plan on piling to stringers, porch posts to beams, porch landings to post.
- Install treated porch decking.
- Install treated ballusters and top rail.

#### **Exterior Covering:**

- Exterior covering will have smart siding.
- Siding-(7/16"x 8"x16')
- Soffit-(7/16"x4x8 and 7/16"x16"x16' vented soffit).
- Facia and trim(3/4"x16').

#### **Windows:**

- Krestmark Brand, vinyl frame, impact glass, low-e glass, divided light per plan, design pressure per engineer.

#### **Roof Covering:**

- 40 year Owens Corning Trudef 130mph composition shingles with continuous ridge vents where applicable (standard gray color). Standing Seam Metal Roof

#### **Electrical Service:**

- All electrical will be installed to NEC Code.
- 200 amp service underground.

- Breaker box to be located per electrician.
- Install 2-3/4" conduits for phone and cable.
- Exterior WP GFCI adjacent to the HVAC compressors.
- Receptacles and switches-white, Switches Decora Rocker type.
- 70 interior LED recessed lights with IC housings, white baffle and trim.
- 12 exterior LED soffit lights
- Each circuit in panels will be labeled.
- Install separate circuit to any freezers or any other appliance or receptacle per plan requiring single circuit.
- Smoke detectors per code including bedrooms and hallways leading to bedrooms.
- Contractor will install outdoor and interior lighting per plan/owner will furnish per allowance.
- Install under cabinet lighting.
- Install under cabinet receptacles in kitchen.

#### **AC /Heating:**

- All a/c equipment including drains to be installed per code.
- All a/c heat equipment will be 14+ seer rating on residence.
- Install 2, 3 ton units on residence. A/C units will be zoned 1st and 2nd floor with a Ecobee thermostat on each floor.
- Flex duct R6 Flexible lined hung approx. 4'-6' on centers for residence.
- All joints will be taped and sealed with mastic including all other duct board connections for residence.
- All ducts will be installed to reduce the intrusion of walkways or room spaces for residence.
- Thermostats to be programmable.
- All exhaust fans vented to the exterior of residence.
- Install a float switch on AC unit's, each unit will have a disconnect per code.

#### **Plumbing:**

- All water lines will be Uponor PEX
- Piping is cross linked polyethylene tubing.
- All water lines will be insulated per code.
- 1 1/4" pvc water line from meter to residence.
- Install four hose bibs on exterior of residence per owner.
- Schedule 40 pvc for all venting and gray lines.
- Water and sewer connections will be ready for service.
- Contractor will install fixtures per plan/owner will furnish per allowance

**Insulation:**

- Blown in fiberglass with baffles.
- Approx. R-15 in exterior walls.
- Approx. R-30 in ceilings.
- Approx. R-19 batt insulation under 1st story floor.

**Sheetrock:**

- ½” sheetrock on walls and ceilings.
- ½” hardi backer on tile shower surrounds.
- All sheetrock will be nailed to hang sheetrock in place only, sheetrock will then be screwed.
- All square corners on residence.
- Light orange peel texture on walls

**Cabinets:**

- Custom built Benedettini Cabinetry
- Shaker style door with smooth panel inset.
- Hidden hinges on all cabinet doors.
- Full extension drawer slides.
- Soft close cabinet doors and drawers.
- All built-in cabinets will have crown molding at top of cabinets.
- Included cabinets as follows are paint grade.
- Kitchen, one vanity in each guest bathroom, Master Bath.
- All closets will have shelves and rods.
- Master closet will have built in shelving, two separate units.
- Pantry shelving.
- Hall closet shelving.

**Trim:**

- All door trim will be 3 1/2" LC-11 paint grade.
- All baseboards will be 5 1/4" LB-11 paint grade.
- Windows in living, dining, kitchen, master bedroom 3 1/2" LC 11 picture frame casing around bottom of windows.
- Stairwell will have oak treads.

**Paint:**

- Any exterior smart siding and trim will have SW Resilience applied.
- Pro-Mar 400 on walls.
- Painted woodwork will have water-base enamel.

- All interior walls will have one coat of sheetrock primer and woodwork will have one coat of laquer undercoater primer with two finish coats applied.
- Pro-Mar 700 primer/finish two coats on all ceiling.
- Color owners choice. All windows, exterior doors and any other exterior locations which need water proofing will be caulked around the perimeter.
- Homeowner will choose one color for all exterior walls, one color for trim.
- Homeowner will choose one color for interior trim, one color for ceilings and walls.

**Irrigation:**

- Install new control box, sprinklers and water piping for irrigation system.

**Contractor Items:**

- Contractor to provide building permit.
- Contractor to provide builders risk insurance.
- General liability insurance up to two million in coverage. Insurance will become the responsibility of the home owner when construction is complete.
- Construction site will be kept as clean and neat as possible until hauled off.
- Finished residence will be cleaned after completion of project.
- Contractor will install all conduit necessary to electric service pole(up to 100').
- Contractor will set temporary electric pole.
- Furnish Homeowner with windstorm and elevation certificates.

**Customer Items:**

- It will be the owner's responsibility to contact the electric provider to set up temporary and permanent power as well as a new water meter.
- Temporary electric service will be provided.
- Provide wind and flood insurance.

**Other Terms:**

- The residence is to be built, as close as reasonably possible, in accordance with the blueprints, specifications, and discussion furnished by Homeowner. All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard building practices. Any deviation from the blueprints, specifications and discussion set forth herein will be accepted only upon written change orders and may involve additional costs over and above this proposal, if agreed to by homeowner. Homeowner shall

take possession of the residence after all invoices have been paid and all conditions of this proposal have been met.

**Warranty:**

- Workmanship/materials 1year.
- Mechanical/HVAC/plumbing/electrical 2years
- Structure 10 years.
- Damage due to mother nature is not part of the warranty.

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