

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.
- 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

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

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:
- b) Kitchen Backsplash
 - i. Material: tile.
- c) Vanities
 - i. Material:

Mirrors: at all baths

Shower Enclosures:

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:
 - ii. Walls:
 - iii. Edging:

Painting:

- a) Exterior - 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-gloss 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