

What you do not see.

Foundation.

54 loads of select-fill brought-in.

The builder offers 10 year warranty for foundation. \* THROUGH ACES BUILDERS WARRANTY

Good dirt (select fill composed of clean sandy with a liquid limit less than 40 and a plasticity index between 7 and 10) was used. It is one of the most important building material for a very solid foundation.

The select fill dirt was tested and approved by soil company lab before it was brought-in.

Compaction was tested every 8th truck loads for minimum of 95% compaction rate by geochemical company personnel. A total of 54 loads were brought-in and tested all day till it pass. (very few builders do this very important step for a good foundation, Ask a builder if they can show you the paper work for compaction). The result was given to the engineer by the geotechnical company for review before proceeding .

We have the results for you to see.

The beams of the foundation were 14"wide as opposed to 12" wide, a standard. That means there were more concrete poured . A total of 140 yards of concrete were poured for the foundation.

27 yards of concrete was used for the driveway.

The beams were 3.6 Feet deep on the right side and 3 feet deep every where else. The standard is about 2.6 feet deep.

#6 and #4 re-bar was used as opposed to #5 and #3 and or Cable, the standard. It is constructed with 4" thick slab reinforced with #4 @16" o.c each way.

We have the engineering approval before concrete was poured and have the engineers stamped letter.

Wind load note.

Framing.

The structural framing has been designed for: 110 miles per hour /3 sec wind guest.

Holddown. ( simpson, sthd10) Cast-in concrete foundation was used at 22 places around the exterior.

Up-lift Anchor bolt( 5/8" DIA by 12" by 2" A.B hook anchor) w/3"by 3'1/4' smpson bearing plate washer was placed at all exterior walls. Heavy duty.

10 mills vapor barrier was used as opposed 6 mills, standard.

The framing was inspected and corrected by the engineer before it was covered up with insulation and plywood.

Also home inspecting company was used to check other areas before dry wall was installed.

The recommendation from the inspector was applied.

We have the paper work to show, including the name of the inspector company. in fact the same inspector was brought in again for re-check.

The sheathing and nail pattern was inspected by the engineer and we have the stamped approval letter.

The clips, straps and hold downs were approved by the engineer and we have the letter of approval.

The brick is acme brick, grade A, The best.

The paint was from Sherwin-williams for exterior and interior.

Wood for the stair is oak wood.

Widow is low E and SC.

All shower walls are hardi backer.

Siding, soffit and trim are all James hardie.

Insulation of doors, windows and attic was done by a reputable company.

The master bed room including master closet and upstairs bed room floor is engineered wood.

All the living room, hallways and dinning room floor is wood looking porcelain.

Very new in the industry:

Because heat rises up, the bed room upstairs is walled not only by the usual insulation but also by LP techshield to prevent as much heat as possible entering from the attic to the bedroom.

Buyers who are about to close on the house can receive the house's blue print.

Metal was used for the roof valley.

\*limited warranty