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## New Construction Specification Sheet

**Date:** June 21, 2023

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**Property:**

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**Builder:** Back 40 Builders, LLC

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**Purchaser Contact Phone & Email:** TBD

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**House Design Name:** 18706 Martinique

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**Plans:** Garcia & Hernandez Custom Homes

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**Design and Specifications:** Miller's & Co Designs, LLC

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**Purchase Price:** \$1,699,999.00

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- **Water Supply:** Public

- **Sewer:** Public

- **Foundation**

**Notes:** See plans: Both garage and home foundation walls to be 3000 psi poured concrete.

**Wall Footings:** 10 inch thick by 20 inch wide wall footings

**Column Footings:** 2' x 2 x 10

**Foundation:** All concrete beams with Brick facade shall be 12" x 18" with (2) #5 Rebar tops and bottom with #3 Stirrups @ 16" O.C Except for front wall where noted on Foundation Plans.

**Slabs:** 6" thick concrete slab with #3 Rebar grid @ 16" O.C. Grade 60 Rebar, 3000 PSI Concrete

- **Driveway-** Concrete with Brick Inlay

- **Walkway-** Concrete with Brick Inlays

- **Carpentry**

Floor Joists:	2x10 16" O.C. First and Second Floor
Floor Sheathing:	Sub-Floor shall be 3/4 inch Advantech
Underlayment:	1/2 " plywood for all tile
Girders/Headers:	Build up #2 SPF wood or laminated Veneer Lumbersize as required by local code
Bridging: over 8'.	1'x3" Wood cross bridging, install 1 row for spans over 8'.
Wall Studs:	2"x6" 24" O.C Ext. Walls 2'x4" 16" O.C Int. Walls. 2'x6" 16" O.C. Garage Walls.
Blocking: casework	Install #2 SPF Solid nailers for all cabinets and casework
Wall Sheathing:	7/16" OSB sheathing nailed 6" O.C
Roof Rafters:	2'x10" 16" O.C.
Roof Sheathing:	1/2" 5 ply CDX plywood nailed 6" O.C

Ceiling Strapping:	1x3 16" O.C wood strapping. Apply to ceilings that will receive drywall
Ceiling Joists:	2"x6" 16" O.C
Ceiling heights:	As per plans (height may vary within 1 1/2 inch).

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- **Roof Shingles:** Asphalt: Lifetime warranty architectural BP

**Notes:** Continuous ridge vent covered with roof shingles and aluminum shed step flashing where required. Gutters are NOT included. Should buyer wish to have installed, buyer shall pay for labor and materials.

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- **Exterior Covering:** Masonry and Hardie Siding

Windows, doors, Fascia and soffits to be wrapped with 1 inch by 4 inch white Hardie Cement Board.

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- **Windows:** Insulated Double Glass

**Notes:** Brand of window- Jeld-Wen

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- **Exterior Doors:** Solid Wood

- **Interior Doors:** Interior doors to be Hollow Core Masonite Molded Pane Series.

- **Garage Door** – Glass Panel on all doors. Glass will be obscured on the front, clear glass on the rear of the house.

**Notes:** Garage Doors are to be purchased and installed with Brisk Doors. With Side-mount motors.

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- **Front Steps and Decking:** Metal and Mahogany

- **Exterior Back Deck-** 3/8" Hardie Backer with Slate Tile

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- **Interior Wall Cover**

**Notes:** 1/2" sheetrock with taping and sanding is standard throughout the house. See further "Notes" Section of this form.

**Paint:** Sherwin Williams Brands Paints

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- **Ceilings – Sprayed**

**Notes:** Painted White

- **Insulation**

Location	Amount	R-Factor
Sidewalls	6"	R-19
Roof Cap	12"	R-38

**Notes:** The installation of insulation in construction will meet or exceed Chapter 214.5 which establishes minimum energy building standards for new residential construction. All insulation to meet or exceed 12.1.2010 updated energy code standards.

- **Flooring**

**Engineered Hardwood:** Epoxy flooring to be installed on the entire first floor. Engineered Hardwood Treads to be installed going to second floor throughout minus Wet areas.

**Tile:** Installed in all bathrooms and Laundry Room, if applicable. Tile layout and grout spacing to be installed per builder's discretion.

**Carpet:** No Carpet

- **Lighting/Electrical**

**Builder will install the following:**

Up to 5 prewired cable TV outlets.

All necessary wiring for appliances.

Recess lights (location determined by builder)

Up to 4 USB outlets 1 in Kitchen, 1 in master and 1 in each bedroom

Eight (8) Exterior GFI outlets.

Door chime purchased and installed by builder.

- **Kitchen Cabinets, Quartz Countertop and Sink Kitchen:**

- **Cabinets with crown, Countertops of Quartz, Double sink and hardware.**

**Full Bathrooms:** Cabinet(s), Countertops of Quartz with under mount sink and hardware.

**Half Bath:** Includes free-standing vanity and sink

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- **Bathroom Vanity Cabinets and Sink**

Custom Built Vanities using White Oak

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- **Kitchen Appliances.**

**Refrigerator:** Monogram 48" Built-In Side-by-Side Refrigerator

**Range:** Monogram 48" Professional Gas Range top with 6 Burners and Griddle

**Double Oven:** Monogram 30" Built-In Double Oven

**Microwave:** Monogram 2.2Cu Ft, Built-In Microwave Oven

**Vent Hood:** Monogram 48" Stainless Steel Professional Hood with Quiet Boost Blower

**Dishwasher:** Monogram 24" Fully Integrated Dishwasher

**Wine Fridge:** Zephyr 24" 138 Bottle Capacity

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- **Bath Fixtures/Plumbing:** See Builders Brochure for plumbing package. Includes any and all tubs, showers, toilets and pedestal sink.

**Notes:** All plumbing shall meet or exceed local and state codes. All drains, traps, and vents will be PVC (Must choose standard size shown on plans for tub and shower.)

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- **HVAC System-** Gas Furnace with Trane Cool Forced Air - 18 Seer 2 Stage Trane, with Variable Speed, 80% Furnace
- **Hot Water-** (2) Rheem Performance Platinum 11 GPM Natural Gas High Efficiency Indoor Recirculating Tankless Water Heater
- **Driveway-** Concrete with Brick Inlay
- **Walkway-** Concrete with Brick Inlays