

Stonegate Custom Homes

Fairview Plan Bid Sheet

Foundation walls

1. 4' and 8' tall as noted on plans
2. Walkout Basement
3. Option Sideload plan

Concrete Flatwork

1. 2 Garage floor drains
2. 3rd stall goes straight out
3. Patio

Framing

1. 8' basement walls w/ triple plate
2. 9' first floor walls
3. 2 x 6 ext. walls w/ OSB & Tyvek
4. Frame basement perimeter w/ 2 x 4
5. Option finished basement per plan
6. Option sideload plan

Trim

1. Pre painted 2 panel arched, HC smooth
2. Window jambs and casing
3. Wide base and casing
4. Oak stair handrail w/ metal ballusters
5. Brushed nickel hinges and hardware
6. Oak fireplace surround
7. Oak lockers
8. Option price finished basement

Exterior finish

1. Certaineed vinyl siding and cedar impressions per plan
2. Lineal, handrails and columns per plan
3. Aluminum fascia and soffits (colored)
4. Steel 6 panel entry door
5. Steel paneled house to garage door
6. Tan vinyl insulated Single hung windows with grilles on front
7. Landmark architectural shingles per plan
8. Insulated garage doors with openers, keypad and two remotes
9. Cedar deck w/ stairs and metal ballusters

Insulation

1. Exterior walls are R-19 FF batts
2. Basement walls are R-11 FF batts
3. House to garage walls are R-13 FF batts
4. Insulate full garage
5. Ceilings are R-46 blown where applicable R-38 batts otherwise
6. Boxsills are R-19 FF Battis

Plumbing

1. Master bath shower unit custom ceramic tile
2. Second bath tub shower combination 5' Aker
3. Kohler brushed nickel faucets, shower valves, and accessories
4. Kohler toilets
5. Undermount Kohler SS sink
6. Insinkerator garbage disposal
7. Energy star compliant 50 gal power vent hot water heater
8. Water line to refrigerator
9. Washer supplies and waste in 2nd floor Laundry room
10. Two frost proof hose bibs
11. Water supply lines are aqua pex pipe or equal
12. Waste lines are cast iron and PVC per code
13. Gas piping to furnace, HWH, fireplace, range, garage heater
14. Basement bath rough
15. Pre plumb for radon
16. Option finished basement per plan

HVAC

1. 93% efficient Carrier furnace
2. 14 SEER Carrier air conditioner
3. Programmable electronic setback thermostat
4. Sealed ductwork
5. A/C unit mounted to foundation
6. Heatilator direct vent gas fireplace w/ blower
7. Humidifier
8. Garage Heater
9. Option finished basement

Electrical1.

1. Exterior recessed can lights
2. White std. style switches and outlets per code
3. Ceiling fans / lights in all bedrooms and family room
4. Recessed cans in kitchen and 1 over sink,
5. 3 pendant lights over island
6. Recessed can in master bath over shower
7. Recessed directional cans at fireplace
8. Quiet Broan bath fans
9. Cable and phone jacks in all bedrooms and family room
10. Cable on screened porch, & m.bath
11. Phone in kitchen
12. Entry door chime
13. Two exterior GFI outlets
14. 220 dryer outlet in laundry
15. Sound Security and central vac rough in
16. Option price finished basement

Drywall

1. 9' first floor walls
2. Orange peel and knockdown texture
3. Drywall and firetape garage
4. Round bead w/ 6" square bottoms
5. windows and doors to be jambed and cased
6. Option finished basement per plan

Painting

1. Latex enamel wall paint china white including garage
2. Stain / Paint window jambs and casing
3. Stain oak fireplace surround
4. Stain oak handrail
5. Stain lockers
6. Paint entry door and house to garage door
7. Option price for 2nd color for walls
8. Option painted trim package
9. Option finished basement per plan

Cabinetry and Tops

1. Raised panel Birch cabinets with upgrade box construction
2. 36" and 42" wall cabinets.
3. Lazy susan
4. Diagonal corner cabinets
5. Adult height vanities in master bath
6. Door hardware
7. Upgraded Formica kitchen tops w/ granite island
8. Cultured marble bath tops
9. Option solid surface kitchen tops
10. Option finished basement

Flooring

1. Hardwood entry Family rm, breakfast & kitchen, PR & den
2. Ceramic tile on rear entry, bath room floors, Laundry rm. custom shower and fireplace
3. Cut pile berber carpet elsewhere
4. Option finished basement