

# Stonegate Custom Homes

“Timeless Quality and Integrity”

## Fairview Plan

### Engineering

1. A site plan will be provided by the engineer for building permit and excavation
2. Engineer will provide the staking of the house per approved site plan
3. Check for and protect all property pins

### Excavation and Grading

1. Builder and excavator will meet on site to set top of wall grade
2. Excess dirt will be hauled away during the excavation process
3. Sewer and water services will be installed during or as soon as possible after initial excavation
4. Drainage away from the hole will be established after excavating
5. Drainage away from the foundation will be established at backfill
6. Proper drainage swales will be established at time of backfill

### Foundation walls

1. Foundation walls are 8” thick poured concrete with rebar as required
2. 4’, and 8’ tall as noted on plans
3. Bituminous damproofing applied to areas below grade
4. Anchor bolts installed as required
5. Footings are typical 16”x8” with rebar as required
6. A minimum 42” frost protection for footings at all garage door openings, step downs and walk outs.
7. Footing drain tile to extended all around the foundation and through footings to sump pit location and cover with proper amount of gravel

### Concrete Flatwork

1. Garage floors are placed 4” thick with rebar as required and finished smooth
2. Slope garage floor to floor drains
3. Basement floors are placed 4” thick over visqueen vapor barrier and finished smooth
4. Protect sump pit and plumbing stubs from sand, pea gravel and concrete
5. Driveways are placed 4” thick with rebar as required and broom finished
6. Saw cut s are placed every 10 ft., at a depth of 1/4 of the thickness of the slab. Starting 6 ft. back from garage
7. Place expansion joint at garage, each side of city walk, at approach and at service walk
8. Third stall driveway straight out from house full width
9. The driveway approach is placed 6” thick as required. Expansion joint installed at curb
10. Slope stoops 1” from back to front.
11. 2 garage floor drains to daylight

## **Framing Materials**

1. Exterior wall framing material consists of 9' - 2" x 4" or 2" x 6" studs per plan at 16" on center
2. 7/16" OSB wall sheathing, Tyvek house wrap or equal
3. Interior walls are 2"x4" studs 16" on center
4. Engineered roof trusses 24" on center with 1/2" OSB sheathing
5. Engineered "I" joist floor system with 3/4" T&G OSB sub flooring, Glued and nailed
6. Triple sill plate
7. A framing check will be performed as framing is completed to assure quality in materials and Installation
8. Frame basement perimeter for insulation

## **Brick Masonry**

1. Brick or stone per plans with stone address block

## **Insulation**

1. Insulation meets or exceeds energy star standard
2. Exterior walls are R-19 FF batts
3. Basement walls are R-11 FF batts
4. House to garage walls are R-13 FF batts
5. Insulate full garage
6. Ceilings are R-46 blown where applicable R-38 batts otherwise
7. Boxsills are R-19 FF Batt
8. Insulation Behind tubs, fireplaces and areas concealed by framing
9. Insulate all cantilevers adequately

## **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. Vanity tops by others
6. Undermount Kohler SS sink
7. Insinkerator garbage disposal
8. Energy star compliant 50 gal power vent hot water heater
9. Water line to refrigerator, and basement fridge
10. Dishwasher hookup
11. Laundry sink in Laundry Rm.
12. Washer supplies and waste in Laundry room
13. Two frost proof hose bibs
14. Water supply lines are aqua pex pipe or equal
15. Waste lines are cast iron and PVC per code
16. Gas piping to furnace, HWH, fireplace, range, garage heater
17. Basement bath rough
18. Basement wet bar
19. Option finished basement per plan

## **HVAC**

1. All heating and cooling equipment meet or exceed Energy Star standards
2. 93% efficient Carrier furnace
3. 14 SEER Carrier air conditioner
4. Programmable electronic setback thermostat
5. Sealed ductwork
6. A/C unit mounted to foundation
7. Heatilator direct vent gas fireplace w/ blower
8. Humidifier
9. Garage Heater
10. Option finished basement

## **Electrical**

1. Provide temporary service pole
2. 200 amp service
3. Exterior recessed can lights
4. White std. style switches and outlets per code
5. Ceiling fans / lights in all bedrooms and family room
6. Recessed cans in kitchen and 1 over sink, 2 pendant lights over island
7. Recessed can in master bath over shower. Fan and vanity lights each switched separately.
8. Recessed directional cans at fireplace
9. Quiet Broan bath fans
10. Cable and phone jacks in all bedrooms and family room
11. Cable on screened porch, & m.bath
12. Phone in kitchen
13. Entry door chime
14. Two exterior GFI outlets
15. Smoke detectors per code
16. 220 dryer outlet in laundry
17. Furnace, A/C, and fireplace wiring
18. Kitchen island outlets per code
19. All required appliance hookups
20. Option finished basement per plan

## **Drywall**

1. 1/2" drywall on walls with round corners and orange peel texture
2. 1/2" and 5/8" drywall on ceilings as required with knockdown texture
3. 5/8" firewall in garage and ceilings as required and 1/2" elsewhere
4. Option finished basement per plan

## **Painting**

1. Latex flat enamel wall paint china white first floor and garage  
(2<sup>nd</sup> color for walls)
2. Option painted trim package
3. Paint window jambs and casing
4. Stain oak fireplace surround
5. Stain oak handrail
6. Paint entry door and house to garage door
7. Finished basement per plan

## **Flooring**

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

## **Cabinetry**

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 (oiled bronze)
7. Upgraded Formica kitchen tops
8. Cultured marble bath tops
9. Option solid surface kitchen tops
10. Option finished basement

## **Trim**

1. Prefinished solid oak doors
2. Option price primed 2 panel arched, HC smooth
3. Window jambs and casing
4. Wide base and casing
5. Stained stair handrail
6. Brushed nickel hinges and hardware
7. Stained fireplace surround

## **Accessories**

1. Light fixture allowance
2. 36" tall mirrors with polished edge over vanities
3. Towel bars and toilet paper holders per allowance
4. White vinyl coated wire closet shelving per plan (upgrade in master closet)
5. Appliance allowance

## **Exterior finish**

1. Certainteed double 4" vinyl siding and cedar impressions per plan
2. Aluminum fascia and soffits (colored)
3. Seamless aluminum gutters and downspouts (colored)
4. Steel 6 panel entry door
5. Steel paneled house to garage door
6. Insulated garage doors with openers, keypad and two remotes
7. Tan vinyl insulated Single hung windows with E glass with grilles on front
8. Certainteed Landmark architectural shingles per plan