



## ATKINSON CONSTRUCTION, INC. / STANDARD SPECIFICATIONS / Jan. 2012

### SITWORK

- \*Site clearing and fill allowance \$2000.00
- \*Sod - 5000 sq.ft. bahia grass
- \*Concrete drive allowance to 35'
- \*Concrete walk to front entry

### BUILDING COMPONENTS

- \*3000 P.S.I, concrete
- \*Reinforced Concrete foundation
- \*Termite Pretreat under slab
- \*Reinforced 4" thick slab
- \*Concrete Block Construction
- \*Wood backing for curtain rods
- \*Engineered roof trusses
- \*2x4 interior walls/pressure treated lumber as needed

### WINDOWS & DOORS

- \*High quality single hung windows  
double pane glass and white frames
- \*Marble sills throughout
- \*Insulated metal exterior doors with deadbolts
- \*Steel overhead garage door / if garage on plan
- \*Six panel interior doors with colonial casing (painted white)
- \*Knobs & hinges to be antique brass (Tylo)
- \*Wire and brace for future garage door opener

### KITCHEN

- \*Real wood cabinets and Mica counter tops
- \*Sears standard dishwasher
- \*Sears range self-cleaning oven with range hood
- \*Baths: medicine cabinets to match vanity

### WALL FINISHES

- \*Exterior walls: stucco, latex paint 2 coats paint
- \*Interior walls: orange peel texture 2 coats flat paint 1 color
- \*Ceilings: knock down texture
- \*Interior garage walls sponge sand finish to hide joints
- \*Closetmaid shelving all closets & pantry
- \*Durrock under all wet areas
- \*Ceramic tile in tub & shower areas
- \*Full length vanity mirrors

### FLOOR COVERINGS

- \*1 color carpet in living room and bedrooms
- \*Full ½" padding under carpet
- \*Vinyl floors in kitchen, baths and foyer

### WARRANTIES & SERVICES

- \*Plans, Permitting & Engineering included
- \*1 year Builders warranty included
- \*Manufacturers warranty included
- \*10 year Structural warranty available

### ROOFING

- \*Decking to be OSB-1/2"
- \*30-year fungus resistant shingles
- \*4" aluminum fascia with drip edge
- \*Minimum 16" aluminum soffit

### AIR CONDITIONING & HEATING

- \*Energy efficient air conditioning
- \*13 SEER heat Pump
- \*Adjustable registers in all rooms
- \*Digital thermostat

### ELECTRICAL

- \*200 AMP service
- \*Two outside weather proof outlets
- \*Exterior lights at all entrances
- \*Washer & dryer outlets
- \*Front entry chimes
- \*Smoke detectors to code
- \*Television outlets and phone jacks in each bedroom
- \*One phone jack in kitchen
- \*Two television outlets in great room
- \*Standard builders lights & fans - included

### PLUMBING

- \*CPVC water lines and PVC waste lines
- \*Ice maker line for refrigerator
- \*Elongated water closet
- \*Washer hook-up / dryer vent
- \*Two exterior hose bibs
- \*Standard septic tank and drain field
- \*Moen or Delta single lever faucets / chrome
- \*Two compartment stainless steel sink with sprayer in kitchen
- \*Quick recovery 40-gallon water heater

### INSULATION

- \*R-30 batts & blown-ceiling above living area
- \*R-6 rigid block walls around living area
- \*R-11 batt-frame walls around living area
- \*Aluminum ridge vents & continuous soffit
- \*Vapor barrier at walls and floors
- \*Vented exhaust fans in baths

### NOT INCLUDED:

- Impact fees / land surveys**
- Culvert / Water Source**