



## ATKINSON CONSTRUCTION, INC. / STANDARD SPECIFICATIONS

### SITework

- \*Site clearing and fill allowance \$1900.00
- \*Sod - 5000 sq.ft. bahia grass
- \*Concrete drive allowance to 25'
- \*Concrete walk to front entry

### BUILDING COMPONENTS

- \*Concrete Block Construction
- \*3000 P.S.I. concrete
- \*Reinforced Concrete foundation
- \*Reinforced 4" thick slab
- \*Premic Termite treatment
- \*Wood backing for curtain rods
- \*Wood backing for ceiling fans
- \*Pressure treated lumber as needed

### WINDOWS & DOORS

- \*High quality single hung windows  
double pane glass and white frames
- \*Marble window sills
- \*Insulated metal exterior doors with deadbolts
- \*Steel overhead garage door
- \*Six panel interior doors with colonial casings
- \*Wire and brace for future garage door opener

### KITCHEN

- \*Real wood cabinets and Mica counter tops
- \*Sears dishwasher 22-14382 or similar
- \*Sears range with hood 22-93407 or similar

### WALL FINISHES

- \*Exterior walls-stucco, latex paint 2 coats
- \*Interior walls-orange peel texture 2 coats  
latex paint 1 color 2 coats
- \*Interior garage walls sponge sand finish  
to hide joints
- \*Durock under all tile areas
- \*Ceramic tile tub & shower areas

### FLOOR COVERINGS

- \*1 color carpet in living room and bedrooms
- \*Full 1/2" padding under carpet
- \*Vinyl floors in kitchen, baths and foyer

- \*Plans, engineer and permits and all impact fee included.
- \*Well allowance to 100' or water hook-up to \$2400.00

### ROOFING

- \*Decking to be OSB-1/2"
- \*20-year fiberglass 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

### ELECTRICAL

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

### PLUMBING

- \*CPVC water lines and PVC waste lines
- \*Standard water closet
- \*Washer hook-up dryer vent
- \*Two exterior hose bibs
- \*Septic tank and drainfield to code
- \*Moen or Delta single lever faucets
- \*Two compartment stainless steel sink  
with sprayer in kitchen
- \*Icemaker line for refrigerator
- \*Quick recovery 40-gallon water heater

### INSULATION

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