ATKINSON CONSTRUCTION, INC. / UPGRADE SPECIFICATIONS / Jan. 2012

SITWORK
* Site clearing and fill allowance $3000.00
* Sod - 7,000 sq.ft. Bahia grass
* Concrete drive allowance to 45'
* Concrete walk to entry
* Landscape package $1000

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

WINDOWS AND DOORS
* High quality single hung windows
double pane glass and white frames
* Marble or travertine windowsills
* Insulated metal exterior doors with deadbolts
* Steel overhead garage door with garage door opener
* Six panel interior doors with colonial casings
* Knobs & hinges - antique brass (Tylo)

KITCHEN
* Real wood cabinets and choice of corian, granite or
silestone counter tops
* Sears dishwasher
* Sears flat-top range – white, black or bisque
* Sears micro/hood – white, black or bisque
* Bath vanities: real wood with mica

WALL FINISHES
* Exterior walls-stucco, latex paint (2 coats)
* Interior walls-orange peel texture (2 coats)
  latex paint 2 colors, 2 coats/ white ceiling
* Interior garage walls sponge sand finish
* Durrock under all tile areas
* Ceramic tile-tub & shower areas
* Full length vanity mirrors

FLOOR COVERINGS
* 1-color carpet in bedrooms
* Full 1/2" padding under carpet
* Ceramic tile floors in kitchen, baths and foyer
* Laminate wood floors in family room and dining room

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 fiberglass shingles (Dimensional)
* 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 weatherproof outlets
* Exterior lights all entrances
* Washer & Dryer outlets
* All rooms pre-wired for ceiling fans
* Front entry chimes
* Smoke detectors to code
* Television outlets & phone jacks all bedrooms
* 1 phone jack in kitchen
* 2-television outlets in great room
* Standard builder light & fan package included
  OR allowance - depending on plan.
* Electric for future pool

PLUMBING
* CPVC water lines & PVC waste lines
* Elongated water closet
* Washer hook-up and dryer vent
* 4 exterior hose bibs
* Standard septic tank and drain field
* Moen or Delta single lever faucets in baths/chrome
* 2 compartment S/S or acrylic sink with sprayer (kitchen) with upgraded faucet
* Ice maker line for refrigerator
* Quick recovery 50 gallon water heater

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

NOT INCLUDED:
Impact fees / land surveys
Culvert / Water Source

Effective 1/20/12. Specifications subject to change without notice.