



## 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**