

DEER RUN ESTATES

SPECIFICATION

PROPERTY & LOT SELECTION

- This Lot home package is for lot # 11 in the Deer Run Estates in Dallas, PA
- This Lot has Public sewer, water, natural gas, and under ground phone, cable and electrical.

LICENSES & PERMITS

- PA License #043656
 - Any required City, Town or Borough licenses
 - Zoning permits
 - Building Permits & Inspections
 - Sewer Permits
 - Inspections will be coordinated by the contractor. The cost of the permits are to include inspection fees
 - Driveway or Highway Permits if needed
- We fill out all paper work related to permits

EARTH WORK

- E&S Control, NO ~ ~rock excavation or permanent utility connection
Permanent utility connection by Utility companies
- Contractor will install a construction road at the location of the drive entrance determined by "Owner"(14' wide +/- 20' long) Paved driveway by OTHER
- Rough grading 15' around the perimeter of the house is included. We need a topographical survey map to give a more accurate grading price.
- Rough grading will be with 8" to 10" of final grade.
- Finish grading & landscaping by other.
- All excavated materials will be stock piled on site in a location chosen by owner
- No importing or exporting of fill materials
- Drain tile around the perimeter of the full basement footer to daylight (max 50')
or to a sump bucket (pump can be add)

UTILITIES

WATER

3/4" Copper water line to tree lawn water connection by other up to 55'

SEWER

Sewer Connection to lateral in tree lawn right of way on the side the home is to be built. If sewer has to be tapped into the main and the road has to be cut other charges will apply up to 55'

PHONE, CABLE & ELECTRIC

Trenching and piping (1" phone, 1" cable & 3" electrical) for other utilities up to 55' in the same trench

NATURAL GAS

Trenching and piping 2" sleeve with tracer wire up to 55'

SEPTIC

Pricing for this service is on a case by case basis.

WELL

Pricing for this service is on a case by case basis.

FOUNDATION

FOOTINGS, FOUNDATION

NOTE: All footings and foundation walls are based plan drawings and plan grading.

Change in grading may result in extra charges.

All footings, foundation and flat work is as per plans

-FOOTINGS

Footers 20"wide X8"thick 3500 psi concrete,

Footers will be on undisturbed soil and be minimum 42" below finish grade

2 #4 rebar will be set on chairs in the center of the footer

-FOUNDATION

Foundation walls are to be 9' high and 10" thick

Garage and porch wall are 48" high including footer and they are 8" thick

#4 rebar will be installed as per The International Residential Code book 2009

FLAT WORK

Basement floors are 4" thick 3500 psi concrete with 6 mil poly vapor barrier

Porches are floor 4" thick 3500 psi concrete

Garage floors are 5" thick 3500 psi concrete

BILCO STEPS & WINDOW WELLS

-We include a C perm unit (concrete step unit with 7 steps) and a metal bilco doors, this may change do to site conditions

-Thinking about finishing the basement install Scape Wells and a 4'x4' window this is an extra charge but a good investment and allows easy egress from finished basement areas

FRAMING

-Steel I beams

- Foam sill sealer
- 2x8 treated sill plates bolted to the foundation as per The International Residential Code book 2009
- Floor system will be framing member's space minimum 16" on center. The framing member will be either dimensional lumber or I joist depending on your individual project and budget.
- LVL Beams as needed
- 3/4" Advantec tongue and groove sub floor clued and nailed to floor framing
- 2x6 exterior wall studding 16" on center
- 7/16 oriented strand board
- 2x4 interior walls studding 16" on center
- Single bottom plate and double top plate for both exterior and interior walls
- Ceiling joist are 2x6 or 2x8 16" on center
- Rafter are to be min 2x8, 2x10 or 2x12 16" on center as per The International Residential Code book 2009
- 5/8 roof sheeting
- Vaulted, Cathedral or tray ceilings are priced on a case by case basis

ENTRY DOORS

- Therma-Tru insulated doors as per plans
- Fire rated door between garage and living space

GARAGE DOORS

- CHI overhead insulated door
- 1/2 horse power garage door opener

WINDOWS

- View point energy star windows
- Front window will have grid other windows maybe upgraded to have grids
- Full screens
- All windows will meet or exceed The International Residential Code book 2009

PLUMBING

- Rough and finish plumbing labor and material
- Pex hot & cold water lines
- Schedule 40 PVC waste and vent lines as per plans and to code
- 2 hose bibs
- Washer & Dryer hook ups
- 50 gal gas hot water heater
- Gas lines to appliances & fireplace

PLUMING FIXTURES

- Call or email us for a list of fixtures or budget about for this home

HEATING

- +/- 93% High efficiency forced warm air heating system is standard

AIR CONDITIONING

-Central Air Conditioning rated at 13 seer

ELETRICAL

-Underground service

-200 amp service panel

-Arch fault brakes to meet The International Residential Code book 2009

-4 GFCI outside outlets

COMMUNICAIOTN

-Cat 5 phone (10)

-Cable TV (10)

LIGHT FIXTURE ALLOWACE

-Call or email us for a list of fixtures or the budget about for this home

ROOFING

-Ice and water shield on eaves and valleys

-Aluminum drip edge

-15lb felt paper on remaining areas

-Coil flashing in valleys and where roof meets wall

-Step flashing as needed

-30 year Architectural shingles

-Ridge venting

INSULATION

-R-30 basement ceiling

-R-21 exterior walls

-R-38 ceilings

-Foam baffles at eaves and in vaulted ceiling for proper roof ventilation

DRYWALL

-1/2" drywall spackled and sanded to a smooth finish

-5/8" drywall in garage where garage meets living space seams taped

FINISH CARPENTRY

-3 1/4" windows and doors casing

-5 1/4" baseboard

-Pine basement stairs

-First floor to second floor oak treads & pine risers

-Oak railings & balusters

-6 panel doors

-Brushed nickel lever door knobs and hinges

-Vinyl coated wire shelving in closets; walk in closets will be on a case by case basis

-Custom case work will be price on a case by case basis

PAINTING

-Walls: 2 coats of Bone white MAB wall shield with primer (or equal). One color

-2 coats of white on trim and doors

-Front door may be painted or stained

FIRE PLACE

- Natural gas fireplace includes gas lines and remote control
- 6" of tile or marble around fireplace edge and an oak surround
- If the fireplace is bumped out it will only be done on the floor the fireplace is on

FLOOR COVERINGS

- Call or email us for a list of floor coverings or the budget about for this home

CABINETS: KITCHEN & BATH

- Call or email us for a list of cabinets or the budget about for this home
- Pricing for this these items are on a case by case basis.
- We have a standard cabinets we use which we will price out for you but the final selection will be chosen by you.

COUNTERTOPS: KITCHEN & BATH

- Call or email us for a list of countertops or the budget about for this home
- Pricing for this these items are on a case by case basis.
- Customer will choose between Formica or solid surface countertops.
Price will be based on your selection.

SIDING

- Tyvek house wrap or equal
- 6" wide white corner or standard corners to match siding
- Double 4" standard or Double 5" Dutch lap siding
- Wide variety of colors to chose from

STONE OR BRICK

- Call or email us for a list of Stone or Brick or the budget about for this home
- Stone and Brick are priced on a case by case basis

SOFFIT & FASCIA

- Triple 4" vent vinyl soffit for eves
- Triple 4" solid vinyl soffit for porches
- 6" white aluminum fascia

GUTTERS

- 5" aluminum gutters and 3x4 down spouts. No underground connection is included but can be added

DECK

- 12x12 Treated deck on the back of the house or as per plans

EXTERIOR RAILING

- Font porches will have 6x6 vinyl structural columns and vinyl railings as per plans

CLEAN-UP

- Dumpster on site for proper waste removal
- Site will be clean and free of any construction debris

NOTE: These specifications only apply to this Lot Home Package. Please check with Tupper Construction Co. Inc. if you have and questions. Pricing and specifications may change without notice