



**the Sycamore Ranch Construction Specification Sheet**  
**Included in list price**

**1. Excavation:** Contractor to set house elevation, strip topsoil, backfill around foundation, rough and final grade as required. Trenches to be dug as per code for well pump and septic lines.

**2. Foundation:** Superior precast concrete insulated wall system. Concrete floor poured over 3/4" crushed stone that's covered with 6 mil poly vapor barrier. Sump pump will be installed in basement connected to French drain pipe that's covered in stone around parameter of the inside basement walls for drainage as needed.

**3. Framing:** as follows:

*Sill Plate:* 2"x6" pressure treated over sill insulation.

*Lumber:* #2 and better S.P.F. kiln dried

*Exterior wall construction:* 2"x6" - 16" O.C.

*Interior wall construction:* 2"x4" - 16" O.C.

*Ceiling joists:* 2"x6" -16" O.C. under 16' span

*Rafters:* 2"x8" - 16" O.C. under 17' - 9" span

*Floor joists:* 2"x10"-16" O.C. with bridging

*Roof System:* Engineered trusses or stick built- per model- per plan.

*Sub-flooring:* 3/4" tongue and groove decking

*Roof sheathing:* OSB

*Wall sheathing:* Zip Wall system

**4. Windows & Doors:** as follows:

*windows-*Pella, vinyl double hung and argon filled. sizes as per plan

*front door-*builder grade Therma Tru entry door with insulation and window in top half (or equivalent)

*Back door-* builder grade Therma Tru entry door with full glass window, argon filled (or equivalent)

*Kitchen door-* builder grade Pella, vinyl sliding glass door

**5. Roofing:** 30 year architectural shingles over 15lb. felt paper, Aluminum flashing and drip edge, Ridge vent with soffit vent for proper venting.

- 6. Siding:** Royal Siding *Crest Collection*, color chosen by customer
- 7. Insulation:** as follows:  
exterior walls- R21 Kraft faced fiberglass  
ceilings- R38C Kraft faced fiberglass & R49 Kraft faced fiberglass  
basement- R-30 Kraft faced fiberglass in rim and ban joists R-15 blanket crawl space walls  
\* fire foam installed along exterior walls in wiring and plumbing penetrations  
\*install low expansion foam around windows and doors
- 8. Heating & Air Conditioning:** Builder will install LP gas heat pump.
- 9. Plumbing:** Builder to install the following to the building code requirements:  
-*laundry:* washer hook up  
-*main bath:* toilet, vanity sink, fiberglass tub/shower  
-*master bath:* toilet, double vanity sink, fiberglass shower  
-*exterior:* 2) frost free hose bib  
-*kitchen:* install sink and faucet, hookup dishwasher  
-all plumbing fixtures to be builder grade
- 10. Electrical:** Builder will install the following to building code requirements:  
-200amp electrical service with circuit breaker panel box  
-all necessary wiring for appliances  
-outdoor GFI outlet  
- kitchen GFI outlets  
-1)GFI outlet and 1)exhaust fan in each bathroom  
-4)ceiling fans, one in each bedroom and living room  
-outlets in each room, quantity to meet code requirements  
- crawl space lights, single bulb fixture, quantity determined by builder  
-outlet in crawl space for sump pump  
-all lighting and electrical fixtures to be builder grade
- 11. Interior Walls & Ceilings:** 1/2" sheetrock on all walls and ceilings with tape and coating with 3 coats of spackle, smooth finish
- 12. Interior Doors & Trim:** interior doors to be hollow core with quickset brushed nickel knobs.  
Base trim and casing trim to be paint grade.
- 13. Cabinetry:** Builder will install Aristokraft cabinets for kitchen and bathroom with customer choice in colors
- 14. Flooring:** *Kitchen, Great room, and bathrooms* will have LVP click together locking floor system, builders brand choice with customer selection of color. *bedrooms* will have contractor grade carpet and 8Lb padding with customers choice of colors.
- 15. Appliances:** Builder will install new Electric range, Microwave and oven hood combo, refrigerator, and dishwasher at \$4,000 budget

- 16. Paint:** interior walls and ceiling to have 1 coat of primer and 1 finish coat of paint, color to be flat white
- 17. Cleaning:** House to be cleaned before settlement
- 18. Water Supply:** On site well
- 19. Sewer:** onsite sewage disposal system with sand mound
- 20. Front Porch:** covered 4'x20' poured concrete porch
- 21. Patio:** 23'6"x11' poured concrete patio
- 22. Garage Doors:** Builder to install standard white, insulated, raised panel garage door
- 23. Driveway:** 10'x 50' stone driveway
- 24. Gutters:** seamless white aluminum gutters to be installed around parameter of house with aluminum downspouts
- 25. Smoke Detectors:** Builder to install smoke detectors as per code requirements
- 26. Countertops:** Builder to install tier 1 granite counter tops, customer to select color. Additional finishes, stones, and colors can be added as upgrades
- 27. hot water:** 40 gallon electric water heater

**Upgrades are available upon request**