



**Chalet model 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:** 8" block wall crawl space with stone base with 6 mil poly vapor barrier on the floor. Asphalt foundation coating on exterior foundation walls to meet the height of dirt at grade. Sump pump will be installed in crawl space 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

*upstairs & Downstairs doors-* 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 electric heat pump for heat and air conditioning.

**9. Plumbing:** Builder to install the following to the building code requirements:

- laundry*: washer hook up
- *bath 2*: toilet, vanity sink, fiberglass tub/shower
- master bath*: toilet, 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 family 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, family 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. Deck:** 10'x20' pressure treated pine boards with 2x10 joists with Simpson joist hangers and anchors as per code requirements, 5/4 decking boards, 2x4, 2x6, and spindle railings. Piers will be pre cast concrete 42" below grade and 6x6 roof supports.

**21. Driveway:** 10'x 50' stone driveway

**22. Gutters:** seamless white aluminum gutters to be installed around parameter of house with aluminum downspouts

**23. Smoke Detectors:** Builder to install smoke detectors as per code requirements

**24. Countertops:** Builder to install tier 1 granite counter tops, customer to select color. Additional finishes, stones, and colors can be added as upgrades

**25. hot water:** 40 gallon electric water heater

**Upgrades are available upon request**