

MyddeltonParker Builders

BASE SPECIFICATIONS FOR

Front Royal at Bull Run

08/28/09

1 PLANS & ENGINEERING

- a. Plans prepared and altered by Builder

2 BUILDING PERMIT & INSURANCE

- a. Permits per City of Tallahassee
- b. Builder obtains Builders Risk Insurance

3 SITEWORK

- a. Builder will grade as necessary for Block Stem Wall/Built Up Slab
- b. Termite treatment by Builder and per code

4 FOOTINGS

- a. Per Code and Plan

5 FOUNDATION

- a. Block Stem Wall, Built Up Slab, Per Plans and Code
- b. Sanded Stucco at sides and Front, except for Brick Skirt around front porch
- c. Front Porch to have Thinset Brick Pavers, basket weave or running bond pattern

6 FRAMING

- a. Pre engineered Truss System
- b. Borate Mud Sill
- c. 2x6 Walls at Laundry Room
- d. Sheathing, Fastening and Roof decking per Wind Load calculations

7 ROOFING & GUTTERING

- a. 30 Year Architectural Shingles with Eave Drip and Guttering
- b. 30lb. felt underlayment

8 WINDOWS & EXTERIOR DOORS

- a. Single Hung Vinyl Windows, 2 Lite over 2 Lite
- b. Exterior Doors to be fiberglass. Garage entry door to be steel.

- c. Garage Doors to be Raised Panel Steel from Classica Collection by Amarr

9 HVAC & VENTING

- a. Trane Heat Pump system – One Unit
- b. High efficiency 13 SEER Unit
- c. Digital Thermostat

10 PLUMBING

- a. Plumbing Fixtures by Moen, Vestige Series, Chrome in Bathrooms and Oil Rubbed Bronze at Kitchen Sink
- b. Soaking Tub in Master
- c. Stainless steel undermount sink in Kitchen by Blanco, 8' deep, 20 gauge
- d. 3 hose bibs per plan
- e. City Water and Sewer
- f. Washer and Dryer hook up
- g. Natural Gas plumbed to the fireplace only
- h. Electric Water Heater (location in Garage)

11 ELECTRICAL

- a. Per Plans and Code
- b. Fixture Allowance of \$1,500.00
- c. Two Dimmers Figured
- d. Electric Cook top
- e. Speaker Pre-Wire only
- f. Security System – pre-wired for door and window contacts, pre-wired for two keypads and motion sensor

12 INSULATION

- a. R-13 insulation at exterior walls
- b. R-30 blown insulation at ceilings
- c. Soundproofing at Hall Bathrooms and Laundry Room

13 VENEER

- a. Cementitious siding per plan, 5/4 window trim/corner boards. Smooth finish on siding and trim.

14 FLOORING

- a. 5" Wide, glue down, Oak, Pre-finished and Pre-Stained wood floors

15 TILE FLOORING/WALLS

- a. \$3.00/SF material allowance in all rooms specified on plans. This allowance to accommodate all trim pieces and accents

- b. Shower niche and corner seat in Master Shower
- c. \$5.00/SF mater for Kitchen Backsplash
- d. \$3.25/SF material for Fireplace Hearth and Surround
- e. Tile Labor – figured as straight installation everywhere except Tub Skirt, which is figured on Diagonal

16 INTERIOR WALLS & CEILINGS

- a. Light Knockdown texture on all ceilings and walls
- b. Backerboard at all wet areas

17 EXTERIOR TRIM & SIDING

- a. Per plans
- b. Vinyl Soffit, Standard
- c. Metal Fascia
- d. Porch Ceiling to be Standard Vinyl

18 PORCH / DECK

- a. Rear Porch Flooring – to be Brushed Concrete
- b. Front Porch Flooring – to be Pavers, with a \$7.00/SF Allowance

19 PAINTING & CAULKING.

- a. Complete Exterior Caulk and Paint at siding and trim/corner boards
- b. Exterior paint colors to be approved by MyddeltonParker Builders and Home Owners Association
- c. Walls to be painted with Eggshell Paint, limit of 5 interior colors on walls
- d. Ceilings to be white, flat
- e. Closets to be white, flat
- f. Latex on all trim and interior doors

20 COUNTERTOPS

- a. "Livingstone" Brand Acrylic countertops at Kitchen and Baths, with eased edge
- b. Undermount sink at Kitchen – Stainless Steel bowl, double bowl
- c. All baths to have intergral bowls

21 CABINetry/ BUILT-INS

- a. Allowance \$ 10,500.00 for the kitchen, bath, and laundry cabinetry. Allowance to include Knobs and Pulls. This allowance also includes Laminate tops for Laundry Room

22 INTERIOR TRIM

- a. 7" tall base with shoe mold at tiled and wood floors, with integral cap
- b. Windows to be fully cased in trim with stool and apron, Molding to be RB3

- c. Crown mold
 - i. 5 ¼ inch crown in all formal areas throughout
 - ii. 3 ¼ inch crown in all bedrooms, but to exclude closets
 - iii. Dining Room to have two piece Chair Rail

23 INTERIOR DOOR UNITS

- a. Two Panel, smooth, hollow core interior doors, paint grade finish. Door heights – 6/8 throughout. Casing to be RB3
 - a. Solid Core at Laundry Room and Master Entry Doors

24 CLOSETS

- a. Closets to be painted MDF (one shelf and one rod) to be painted in field. Master closet to have double shelf and rod, with open shelves as directed by owner. Other closets to have one shelf and rod only.

25 PANTRY

- a. Pantry to be painted wood 16” deep shelves

26 BATH ACCESSORIES

- a. \$ 300.00 Allowance
- b. To include one paper holder, one towel rack, and one hand towel per bathroom. Color and style to coordinate with plumbing fixtures

27 DOOR HARDWARE

- a. Hardware to be Kwikset Hancock (egg shaped) knobs

28 BATH GLASS

- a. Standard framed Bath Glass, chrome, at Master Shower

29 APPLIANCES

- a. \$4,400.00 Allowance

30 MIRRORS

- a. \$ 450.00 allowance, to include material and installation.

31 DRIVEWAY/WALKWAY

- a. Per Plan

32 LANDSCAPING & IRRIGATION

- a. Sod at all 4 sides. Irrigation at all 4 sides with backflow preventer and rain sensor. \$1,000.00 allowance for plants and shrubs, installed.