



***Ashby Construction, Inc.***  
***Construction Standards and Specifications***  
***May 5, 2017***

**A. Excavation and Foundation**

1. Spread footing foundation.
2. 8' basement walls.
3. 1 egress window with a metal well, per unit.

**B. Concrete Flatwork**

1. 2500 PSI Concrete - garage floors, driveways, sidewalks.
2. Concrete patios and porches, per plan.
3. Full driveway in front of all units.

**C. Framing**

1. Standard and/or better wall studs along with, #2 construction grade lumber is used on the entire framing structure.
2. Flooring System: ¾" tongue-and-groove oriented strand board glued and nailed over TJI floor joists on 16" centers.
3. Exterior Walls: 2x6's on 24" centers with 7/16" oriented strand board exterior sheathing.
4. Interior Walls: 2x4's on 16" centers.
5. Roof System: Engineered self-supporting trusses on 24" centers covered with 7/16" oriented strand board.
6. Ashby Construction, Inc. supplies a high-grade construction adhesive and requires our framers to apply it liberally under all wooden decking areas.
7. 9' main floor walls and 8' second floor walls.

**D. Exterior Finish**

1. Siding, cultured stone and trim material, per plan.

**E. Roofing**

1. 30-year dimensional shingles over a layer of 15# felt. Color is weathered wood.

## **F. Windows**

1. Atrium brand Low-E Glass, energy efficient half-jamb vinyl windows in 4 styles: Sliders, single hung and fixed per plan. All operable windows to have screens.
2. Windows are almond in color. All Front Elevation Windows to have Prairie Style Grids which are almond in color.

## **G. Exterior Doors**

1. Entry Door: ThermaTru model S205 with adjustable sill, compression weather stripping and dead bolt lock.
2. Overhead Garage Door: Insulated Steel, 16' x 7' with full perimeter vinyl weather-stripping.
3. Patio Door: Sliding glass door with screen or full-lite swing door, per plan.

## **H. Insulation**

1. Exterior Walls: R-21 batts.
2. Flat Ceilings: R-49 blown.
3. Vaulted Ceilings: R-49 faced batts.
4. Floors over garages or overhangs: R-32 faced batt.
5. Polycell foam insulation around mechanical penetrations.

## **I. Drywall**

1. 5/8" type x gypsum board on ceilings with 24" spacing, other ceilings and walls 1/2" gypsum. 1/2" Water-resistant board around showers and tubs.
3. Knockdown texture throughout entire home (primed prior to texture).

## **J. Paint**

1. 3-4 Pre-Chosen Exterior Colors: body, trim and accent.
2. Exterior: Weather resistant satin latex paint.
3. Interior: Washable satin latex.
4. Interior Trim: Painted with semi-gloss latex paint.
5. Handrails, half-wall caps & light boxes: Painted the same as the Trim Color.

## **K. Interior Trim**

1. Interior Trim: Clear Select 2 1/4" casing around all doors. 3 1/4" Baseboard, painted.
2. Interior Doors: Painted, Smooth hollow core Cheyenne style Doors.
3. Garage to Interior Door: Painted fire rated Cheyenne door with self-closing hinge.
4. Bedroom Closet Doors: Painted, Smooth hollow core bi-pass Cheyenne style doors.

## **L. Cabinets**

1. Koch Express cabinets in Oak or Birch.
2. 30-inch upper cabinets in kitchen.
3. Crown molding above kitchen cabinets only.

## **M. Countertops**

1. Laminate counter tops in all Kitchens and Baths.

## **N. Ceramic Wall Tile**

1. Kitchen: A full tile backsplash, consisting of 12"x12" Ceramic Tile.
2. Bathrooms:
  - a) Bath Countertop: One row 3" x 12" ceramic Bullnose Tile.

## **O. Floor Coverings**

1. Kitchen and nook area ¾" solid hardwood flooring, oak or Natural Hickory.
2. Bathrooms: 12"x12" Ceramic Tile.
3. Laundry: 12"x12" Ceramic Tile.
4. Entry way: 12"x12" Ceramic Tile.
5. All Others: Approximately 38 oz. 100% 5<sup>th</sup> Generation nylon carpet with a ten-year wear warranty and stain release protection with ½" 6.0 lb. pad.

## **P. Appliances**

1. Kitchen appliances are Frigidaire, with a Black finish.
2. Range/Oven: Frigidaire - self-cleaning, electric, smooth top range.
3. Dishwasher: Frigidaire - jet stream dishwasher with quiet wash.
4. Microwave: Frigidaire - SpaceMaker, Over-the-Range Microwave with recirculating vent.

## **Q. Plumbing**

1. PEX brand flexible line water supply piping
2. Fixtures:
  - a) Kitchen Sink: Stainless Steel Double Bowl Sink
  - b) Bath Lavatory: Vikrell 20" round self-rimming bowls.
  - c) Toilets: Standard Round Bowl type.
  - d) All Bath Tubs: Full Tub/Shower Inserts (no Tile on walls).
3. Faucets:
  - a) Kitchen: Chrome single-lever with separate pullout sprayer.
  - b) Bath Lavatory: Single lever faucets.
  - c) Tub/Shower: Single-lever with scald protector.
4. Insinkerator 1/3 HP disposal
5. Plumbing for icemaker
6. Gas 40-gallon water heater.
7. Two frost-proof exterior faucets per unit.
8. Washing machine hook-ups.

## **R. Heating**

1. Natural gas, forced air, high-efficiency furnace with electronic ignition.

## **S. Electrical**

1. Telephone outlets (Great Room, Kitchen and Master Bedroom).
2. TV outlets (family room and all bedrooms).
3. Fully installed ceiling fan in master bedroom. Speed control switch not included.
4. 4-gang outlet for entertainment center in family room (per plan).
5. Category 5 phone wiring (does not include Category 5 outlets).
6. 220V outlet for range oven and dryer hook-ups.
7. 1 GFI outlet in the garage.
8. Wiring for 2 exterior garage lights.

9. Weatherproof outlets on front and rear of house.
10. 150 AMP service per plan (150 AMP Service Panel).
11. Ventilating fans in all bathrooms per code requirements.
12. Smoke detector on every level including basement and every bedroom.

#### **T. Hardware**

1. Copper Creek brushed chrome handle-set on entry door.
2. Copper Creek brushed chrome interior door hardware, hinges & doorstops.
3. Euro-style chrome bath towel bars and tissue holders.
4. Full width plate glass mirrors.
5. Dead bolt locks on all exterior swing doors.

#### **U. Miscellaneous**

1. White Seamless steel gutters.
2. Garage: Sheet-rocked, and taped drywall on all Common walls.
3. Duplex units to have Xeriscape Front Yard Landscaping to include: 1 tree, 4 shrubs, 1 small boulder and a drip system for all the living plants. Remaining side yard and back yard are not included.
4. Single family detached homes to have standard Front yard landscaping to include: a border of rock around the driveway and front of house, rock on the side yard, up to the front of the garage and remaining front yard areas to be sod. 1 Tree included in front yard, to be determined by the Builder. Sprinkler System is not included in the Base Price. Remaining side yard and back yard are not included in the standards.
5. Fencing is not included.

*Note: The above standards are as comprehensive a list as possible at the time of signing. Any alterations or deviations from this list are at the sole discretion of Ashby Construction, Inc. and Ashby Construction, Inc. reserves the right to substitute materials for those of equal or better quality.*

