



Ashby Construction, Inc.
Construction Standards and Specifications
Greystone in Wolf Creek
6/30/2020

A. Excavation and Foundation

1. Crawlspace foundations are standard on all plans(except the Bianca plan - see item 3).
2. Optional 8' Basements are available. Standard 8' Basements will include Spread Footings. On some lot specific plans, 8' Basements will include engineer designed caisson foundations and structural floors. All Optional Basement plans will include 1 below grade egress window with a metal window well and ladder.
3. The Bianca plan has a Spread Footing Basement with 8' walls that is ½ above, ½ below grade, which may, depending on the lot, come with engineered caissons and a structural floor in the basement area instead of the Spread Footings. This basement includes 1 above grade egress window (no window well or ladder needed).
4. Exterior perimeter drain with sump pit - Pump not included.
5. Rough-in for future bath in Basement (not included on the Bianca Plan – the rough-in is located in the Bonus Room on this plan only).

B. Concrete Flatwork

1. 2500 PSI Concrete, garage floors, driveways, sidewalks.
2. Porches and 10' x 12' Concrete back patios, per plan.
3. The Bianca plan comes with a 3'x5' Redwood Landing with stairs, off of the Dining Room.
3. Entry sidewalk from driveway to porch.

C. Framing

1. Standard and/or better wall studs along with, standard construction grade lumber 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. All living areas other than basements built on wooden sub-floors.
8. 9' main floor walls.

D. Exterior Finish

1. 8" textured lap siding with cultured stone, metal and/or wood accents, per plan.

E. Roofing

1. 30-year dimensional shingles over a titanium underlayment. Color is Driftwood.

F. Windows

1. Coeur de Alene brand Low-E Glass, energy efficient half-jamb vinyl windows in 4 styles: Sliders, single hung, casements and fixed, per plan. All operable windows to have screens.
2. Windows are almond or white in color. All Front Elevation Windows to have grids. If homeowner does not select the color of the windows on the Option Sheet at time of contract, white windows will be the standard.

G. Exterior Doors

1. Entry Door: 36" Fibercore Front Door with adjustable sill and sidelight(s), (per plan), compression weather stripping and dead bolt lock.
2. Overhead Garage Door: Steel, 16' x 8' door with full perimeter vinyl weather-stripping.
3. Patio Door: 2'-8" full lite door or sliding glass door, (per plan).

H. Insulation

1. Exterior Walls: R-19 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.
6. House wrap installed per TYVEK or comparable brand specs.

I. Drywall

1. 5/8" gypsum board on ceilings with 24" spacing, other ceilings and walls are 1/2" gypsum.
2. 1/2" Water Resistant board is used around showers and tubs.
3. Knockdown texture throughout entire home (primed prior to texture).
4. Rounded corners throughout house, except for the windows, which will be square.
5. Windows to be drywall wrapped on 3 sides with square corners and a wood window sill.

J. Paint

1. 3-4 exterior colors to be chosen by homeowner from a pre-approved selection of colors.
2. Exterior: Weather resistant satin latex paint.
3. 2 interior colors. Walls and ceilings are 1 color, both in an eggshell paint, all trim, half-wall caps and light boxes to be 1 color, with a semi-gloss finish.

K. Interior Trim

1. Interior Trim: 2 1/4" MDF casing and 3 1/4" MDF base, painted.
2. Interior Doors: Hollow core Cheyenne style Colonist doors, painted.
3. Garage to Interior Door: Painted, fire rated 4-panel steel door with self-closing hinges.
4. Bedroom Closet Doors: Hollow core Cheyenne style Colonist bi-pass doors, painted.
5. Pocket Doors (per plan): Hollow core Cheyenne style Colonist door, painted.
6. Stair System: Bullnose hardboard treads, glued and nailed.
7. Windows to be drywall wrapped with square corners on 3 sides, with a wood window sill.
8. 1/2 walls around stairs with wood caps, painted.

L. Cabinets

1. Koch Express line; Oak, Birch or Rustic Beech cabinets; selection to be made by customer.
2. 36-inch upper cabinets in kitchen.
3. Crown molding in kitchen only.

M. Countertops

1. Premium Laminate countertops (per plan) – Chosen by homeowner at selection meeting.

O. Floor Coverings

1. Luxury Vinyl Tile Flooring in Kitchen, Nook, Bathrooms, Laundry and Entries, per plan - Chosen by homeowner at selection meeting.
2. All other areas to be Approximately 38 oz. 100% 5th Generation nylon carpet with a 10 year wear warranty and stain release protection with ½” 6 lb. pad, to be chosen by customer at selection meeting.

P. Appliances

1. Frigidaire or Whirlpool brand: Black, smooth-top range, over-the-range microwave and dishwasher.

Q. Plumbing

1. PEX brand flexible line water supply piping
2. Fixtures:
 - a) Kitchen Sink: Drop-in Stainless Steel Double Bowl sink.
 - b) Bath Lavatory: 20” round self-rimming, white.
 - c) Toilets: Standard round toilets, white.
 - d) All Baths: white, acrylic, full tub/shower insert. No glass shower doors are included.
3. Faucets(Chrome):
 - a) Kitchen: Single-lever with pullout sprayer.
 - b) Bath Lavatory: Single lever delta faucets.
 - c) Tub/Shower: Single-lever with scald protector.
4. Insinkerator 1/3 HP disposal
5. Plumbing for icemaker
6. 40-gallon gas water heater, (electric water heater in plans where it is located in the crawlspace).
7. Two frost-proof exterior faucets.
8. Washing machine hook-ups.

R. Heating

1. Natural gas, forced air, high efficiency furnace with electronic ignition.
2. Programmable Thermostat.

S. Electrical

1. Telephone outlets (Great Room and all bedrooms).
2. TV outlets (Great Room and all bedrooms).
3. Fully installed ceiling fan in Master Bedroom and Great Room. Speed control switch not included.
4. Can Lighting in the Kitchen with Chandelier in Nook and Pendant Lighting above the Kitchen Island (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. 2 exterior garage carriage lights and a front porch carriage light (per plan).
9. Weatherproof outlets on front and rear of house.
10. 150 AMP service, per plan.
11. Basement: One GFI outlet, 1-3 single switched lights (per plan).
12. Ventilating fans in all bathrooms per code requirements.
13. Smoke/detector per code requirements.
14. Pre-chosen Chrome light package by ACI.

T. Hardware

1. "Copper Creek" handle-set on entry door.
2. "Copper Creek" interior door hardware, hinges & doorstops.
3. Euro-style bath towel bars and tissue holders.
4. Full width plate glass mirrors in bathrooms.
5. Dead bolt locks on all exterior swing doors.
6. Hardware to be Brushed Chrome.

U. Miscellaneous

1. Seamless steel gutters, pre-colored or painted to match home.
2. Garden Level and Walk-out Lots will require a 3'x5' redwood landing with stairs. The pricing to upgrade to a 10' x 12' redwood or composite deck are listed on the Option/Upgrade Sheet.
5. 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, a berm and 2 trees. The remaining front yard areas to be sod with a Sprinkler System.
6. Back Perimeter 6' Cedar Fencing is included. Fencing begins at the back of the house, out to the side property lines, back to the back property line and across the back and includes one 4' gate.
7. Back and Side Yard Landscaping are NOT included in the Base Price of the Contract.

Note: Ashby Construction, Inc. reserves the right to substitute materials for those of equal or better quality.

