



Ashby Construction, Inc.
Construction Standards and Specifications
August 20, 2018

A. Excavation and Foundation

1. Spread footing foundation for Crawlspace plans.
2. There is an option to add an 8' Unfinished Basement foundation. This option will include 1 egress window with metal window well and 1 escape ladder, per plan. (Randall plans do not include a window in the above grade basement area).
3. Perimeter drain and pit installed (no pump supplied or installed).

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. 8" textured lap siding, 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: ODL 36" Fibercore Front Door model #659-RA 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: 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.
2. 1/2" Water-resistant board around showers and tubs.
3. Knockdown texture throughout entire home (primed prior to texture) with Rounded corners (Interior Windows to have Square Corners with Wood sills)>

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: MDF 2 1/4" casing around all doors. MDF 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 Brand cabinets (Choice of styles/species-to be chosen by homeowners w/ACI).
2. 30-inch upper cabinets in kitchen only.
3. Crown molding above kitchen cabinets only.
4. All Cabinet selections are based on a per plan allowance.

M. Countertops

1. Laminate counter tops in all Kitchens and Baths.

N. Floor Coverings/Hard Surfaces

1. Kitchen, Nook, Bathrooms, Laundry and Entry areas to be Luxury Vinyl Plank Flooring, per plan, chosen by Homeowner w/ACI.
2. All Others: Approximately 38 oz. 100% 5th Generation nylon carpet with a ten-year wear warranty and stain release protection with ½” 6.0 lb. pad.
3. All carpet and hard surfaces are based on a per plan allowance.

O. Appliances

1. Frigidaire brand: Above-range microwave, dishwasher and electronic smooth top range, Black finish.

P. 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. 40-gallon water heater.
7. Two frost-proof exterior faucets per unit.
8. Washing machine hook-ups.

Q. Heating

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

R. 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 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.
13. Pre-chosen lighting packages by ACI.
14. Can lights in kitchen, per plan.

S. 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.

T. 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.
5. Sprinkler Systems are 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.

