



**Ashby Construction, Inc.**  
**Construction Standards and Specifications**  
**Vista Ridge at Blackmore – Gold Series**  
*Effective 8/20/2018*

**A. Excavation and Foundation**

1. Spread footing foundation.
2. 8' walls in basement.
3. Basement plan includes 1 egress window with metal window well and 1 escape ladder, per plan.
4. Exterior perimeter drain with sump pit - Pump not included.

**B. Concrete Flatwork**

1. 2500 PSI Concrete, garage floors, driveways, sidewalks.
2. Concrete patios and porches per plan.
3. Entry sidewalk from driveway to porch.
4. 10'x10' Concrete back patio. If Garden Level or Walk-out Lot, a composite deck or landing with stairs will be required. Pricing for composite deck not included in base price and will need to be added to contract.

**C. Framing**

1. Standard and/or better wall studs along with, standard construction grade lumber on the entire framing structure.
2. Flooring System: 3/4" 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 accents, per plan.

**E. Roofing**

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

## F. Windows

1. Atrium brand Low-E Glass, energy efficient half-jamb vinyl casement windows. All operable windows to have screens.
2. Windows are almond or white in color. **Homeowner to select window color on the Option Sheet at the signing of the contract. If no color is selected at signing, WHITE will be the standard color.** All Front Elevation Windows to have grids.

## G. Exterior Doors

1. Entry Door: 36" Fibercore Front Door with adjustable sill and one or two sidelights (per plan), compression weather stripping and dead bolt lock.
2. Overhead Garage Door: Steel, 16' x 7' insulated door with full perimeter vinyl weather-stripping.
3. Patio Door: 2'-8" full lite door with internal blinds 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 specs.

## I. Drywall

1. 5/8" gypsum board on ceilings with 24" spacing, other ceilings and walls are 1/2" gypsum.
2. 1/2" Dens Shield 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. 2 exterior colors with 3<sup>rd</sup> accent color.
2. Exterior: Weather resistant satin latex paint.
3. 2 interior colors. Walls and ceilings are 1 color, both in an eggshell paint, trim to be 1 color, stained or painted per customer.

## K. Interior Trim

1. Interior Trim: 3 1/4" casing and 5 1/4" base, stained or painted.
2. Interior Doors: Solid core 6 panel pine doors stained or painted.
3. Garage to Interior Door: Painted, fire rated 6-panel steel door with self-closing hinges.
4. Bedroom Closet Doors: Solid core 6 panel pine bi-pass doors, stained or painted.
5. Pocket Doors (per plan): Solid core 6 panel pine door stained..
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, stained or painting.

## L. Cabinets

1. Koch Classic line; Oak, Birch or Rustic Beech cabinets; selection to be made by customer.

2. 42-inch upper cabinets in kitchen.
3. Crown molding in kitchen only.
4. Easy close drawers and dovetail drawer boxes.
5. Raised “back saver” vanities in master bath only.

## M. Countertops

1. Solid Surface countertops in Kitchen and all baths.
2. Premium Laminate countertops in Laundry (per plan).

## N. Ceramic Wall Tile

1. Kitchen:
  - a) Kitchen Backsplash: Full tile backsplash with matching Bullnose, as needed.
2. Bathrooms:
  - a) Master Bath Countertop: One row of 4” x 4” ceramic tile with matching Bullnose or or a 4” high solid surface material that matches the countertop.
  - b) Secondary Bath Countertop: One row of 4” x 4” ceramic tile with matching Bullnose or a 4” high solid surface material that matches the countertop.
  - c) Full 12”x12” ceramic tile shower surround in master and main baths with 1-6”row of decorative listello accent tiles (tile taken up to the ceiling, but no tile on the ceiling).
  - d) Master Bathroom Drop in Tubs to have 12”x12” ceramic tile skirt and tub deck with coordinating decorative listello(same as the shower) added to the backsplash (per plan).

## O. Floor Coverings

1. Solid hardwood flooring in kitchen and nook - Chosen by homeowner at selection meeting. (Henning Plan to have Hardwood in Kitchen, Nook, Living Room, Entry and Hallways to bedrooms.)
2. Tile flooring in all bathrooms, laundry area and entry (per plan).
3. All other areas to be wear resistant carpet chosen by customer at selection meeting.

## P. Appliances

1. Black, KitchenAid smooth top range, microwave and dishwasher. The Hemming Floor Plan is to have a built-in oven/microwave, smooth top cooktop and dishwasher as standard.

## Q. Plumbing

1. PEX brand flexible line water supply piping
2. Fixtures:
  - a) Kitchen Sink: Stainless Steel Double Bowl under mount sink
  - b) Bath Lavatory: Porcelain under mount oval sinks.
  - c) Toilets: Mansfield brand round toilets.
  - d) Master shower: acrylic shower pan.
  - e) Secondary Bath: Steel bath tub with tile surround.
3. Faucets:
  - 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.

7. Two frost-proof exterior faucets.
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 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 on every level including basement and every bedroom.
14. Pre-chosen light packages by ACI – Brushed Chrome or Oil Rubbed Bronze.

## 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, Plumbing & Lighting fixtures to be Brushed Chrome or Oil Rubbed Bronze.

## U. Miscellaneous

1. Fully finished garage: Insulated, drywalled, textured and painted - no trim work.
2. Seamless steel gutters, painted to match home.
3. Garage door opener with 2 remotes.
4. Fully landscaped front and back yard with sprinkler system. Includes 2 trees, 10 bushes and rock borders with edging. If lot should exceed 6600 sq. ft., price adjustments for landscaping will be addressed prior to signing contract.
5. Fencing is 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.*

