



Ashby Construction, Inc.
Construction Standards and Specifications
Vista Ridge at Blackmore – Silver Series
Effective 8/1/2017

A. Excavation and Foundation

1. 8' Unfinished Basement on most plans.
2. Perimeter drain and pit installed. (no pump supplied)
3. Below Grade Basement Options include 1 egress window with metal window well and 1 escape ladder, per plan.
4. Randall III Plan Basement is above grade, so it includes a standard 4' x 4' above grade egress window.

B. Concrete Flatwork

1. 2500 PSI Concrete, garage floors, driveways, sidewalks.
2. Concrete porches per plan.
3. Entry sidewalk from driveway to porch per plan.
4. 10' x 10' back patio or 3'x3' Composite Landing with Stairs, per plan.

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: 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. All main floor walls will be 9' tall.
9. Vaulted and coffered ceilings per plans.

D. Exterior Finish

1. 8" textured lap siding and cultured stone, per plan.

E. Roofing

1. 30-year dimensional shingles over a layer a titanium underlayment. Color is Weathered Wood.

F. Windows

1. Atrium 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 Standard is a white color. Buyers have an option of changing to an almond color on the Option/Upgrade Sheet at time of Contract signing. **If not selected by Homeowner at that time, White will be the Standard Color.** All Front Elevation Windows to have Grids.

G. Exterior Doors

1. Entry Door: ODL 36" Fibercore Front Door model #659-RA with adjustable sill and one or two Sidelights (per plan), Model #694-RA, 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 1/2" gypsum.
2. 1/2" Water resistant board around showers and tubs.
3. Knockdown texture throughout entire home (primed prior to texture).
4. Rounded corners (Interior Windows to have Square Corners with Wood Sills).

J. Paint

1. 2 exterior colors with 3rd accent color.
2. Exterior: Weather resistant satin latex paint.
3. 2 interior colors. Interior walls eggshell, interior trim semi-gloss.
4. Handrails, half-wall caps & light boxes: Painted the same as the Trim Color.

K. Interior Trim

1. Interior Trim: 2 1/4" MDF casing around all doors. 3 1/4" MDF baseboard.
2. Interior Doors: Painted, Smooth hollow core Cheyenne style Colonist Doors.
3. Garage to Interior Door: Painted fire rated four-panel door with self-closing hinge.
4. Bedroom Closet Doors: Painted, Smooth hollow core Cheyenne style Colonist bi-pass doors.
5. Pocket Doors (per plan): Hollow core Cheyenne style Colonist door.
6. Stair System: Bullnose hardboard treads, glued and nailed.
7. Windows square cornered drywall wrapped with wood sill.

L. Cabinets

1. Koch Express Brand cabinets. (Choice of styles/species-to be chosen by homeowners with ACI)
2. 36-inch upper cabinets in kitchen only.
3. Crown molding in kitchen only.

M. Countertops

1. All Countertops to be Premium Laminate, to be chosen by the Homeowners with ACI.

N. Ceramic Wall Tile

1. Kitchen: Full tile backsplash, chosen by homeowner with ACI.
2. Bathrooms:
 - a) Master Bath Countertop: One 3" x 10" row of ceramic tile Bullnose.
 - b) Secondary Bath Countertop: One row of 3" x 10" ceramic tile Bullnose.

O. Floor Coverings/Hard Surfaces

1. Solid 2 ¼" hardwood flooring in Kitchen and Nook – chosen by homeowner at selection meeting.
2. Tile flooring in all bathrooms, laundry area and entry(per plan).
3. All other areas to be wear resistant carpet – chosen by homeowner at selection meeting.

P. Appliances

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

Q. Plumbing

1. PEX brand flexible line water supply piping
2. Fixtures:
 - a) Kitchen Sink: Stainless Steel Double Bowl Sink
 - b) Bath Lavatory: 20" round self-rimming.
 - c) Toilets: Standard round toilets.
 - d) Master Bath: Full Tub/Shower insert – no glass shower doors are included.
 - e) Secondary Bath Tubs: Full Tub/Shower inserts – no glass shower doors are included.
3. Faucets:
 - a) Kitchen: Chrome single-lever with separate pullout sprayer
 - b) Bath Lavatory: Chrome Single lever delta brushed chrome faucets.
 - c) Tub/Shower: Chrome Single-lever with scald protector.
4. Insinkerator 1/3 HP disposal
5. Plumbing for icemaker
6. 40 gallon hot water heater.
7. Two frost-proof exterior faucets.
8. Washing machine hook-ups.
9. Stub out for a Sprinkler System.

R. Heating

1. Natural gas, forced air, high efficiency furnace with electronic ignition.
2. Digital 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, per plan. Speed control switch not included.
4. Category 5 phone wiring (does not include Category 5 outlets).
5. 220V outlet for range oven and dryer hook-ups.
6. 1 GFI outlet in the garage
7. Wiring for exterior garage lights.
8. Weatherproof outlets on front and rear of house.
9. 150 AMP service per plan.
10. Ventilating fans in all bathrooms per code requirements.
11. Smoke detectors, per code.
12. Pre-chosen lighting packages by ACI.
13. All outlets are laid out per code.
14. Can lights in kitchen, per plan.

T. Hardware

1. "Copper Creek" brushed chrome handle-set on entry door.
2. "Copper Creek" satin 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. Seamless steel gutters, painted to match trim color.
2. Garage: drywalled and fire taped on common walls only.
3. Fencing is not included in the Base Price of the Contract.
3. 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.

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

