



STD. SPECIFICATIONS and FEATURES

7/16/2009

CUSTOMER PLAN	Standard Specs	Job #	TBD
	TBD		

GENERAL SPECIFICATIONS

EXTERIOR: Standard Exterior per Plan (some exterior treatments are optional)
FLATWORK: Rear 10x10 Patio, Front Landing, Front Walk, Drive, Garage Door Landing, and City Sidewalk (All "Broom" Finish)
ROOF: 30 year Dimensional composition shingles, Color _____
GUTTERS: 5" K style gutters
ROOF SHEETING: 7/16" OSB plywood with 7/16" LP Soffit or comparable
FACIA: 2"x8" SPF
RAFTERS: Trusses, 24" o.c., 14" eaves,
FRONT DOOR: 3068 Thermatru "SmoothStar" 6 Panel with 2 Lites or Wagon Wheel
REAR DOOR: 36" in-swing door from garage to home, 36" UK-1 Garage Side Door
ROOF INSULATION: R-38/30/21 (location specific)
FLOOR INSULATION: R-30
WALL INSULATION: R-21
EXTERIOR WALLS: 2" x 6" studs on 16" centers (92 5/8")
INT. WALL FINISH: Orange Peel Texture with Round Corners
SIDING: Hardiplank Lap Siding with a 50 Year Warranty All Around
ELECTRICAL: To Code
FLOOR JOIST: Engineered I-joists with 4" x 8" beams (9 1/2" @ 19.2" o.c.=1st floor)
FLOOR DECKING: 1 1/8" T&G Plywood (glued, screwed and nailed)
EXTERIOR CORNERS: Plytrim or cedar
INTERIOR DOORS: White Painted in Place 6 Panel Textured Interior Doors
DOOR CASE/BASE: White Painted in Place Colonial
DOOR KNOB: Schlage series bright brass or brushed chrome knobs or comparable
WINDOWS: Milgard white vinyl schedule 40 or comparable
WINDOW TRIM: Sheetrock wrapped window sills
VINYL: Per allowance - includes material & installation
CARPET: Per allowance - includes material & installation
CARPET PAD: Per allowance
VAULTS: Great Room/Living Room (Shed Vault with Ledge) (One Room Vault is Std. if plan permits it)

KITCHEN

FLOOR COVER: Vinyl Flooring per Allowance
LIGHTS: Per allowance
RANGE: 30" Freestanding Electric (Total Allowance=\$400.00), Plumb for Gas
REFRIGERATOR: N/A, plumb for icemaker
COUNTERTOP: Laminate top, edge and backsplash
SINK: Dayton Stainless Steel with Moen SLF
CABINETS: Cardell "Classic" or Sussex" Natural Oak Cabinet, Lazy Suzanne (most plans)

DISHWASHER: (per allowance)(Total Allowance = \$400.00)
MISC: 1/3 h.p. garbage disposal
MISC: **Wire for Micro/Hood, Vented Hood per Allowance (Total Allowance=\$100.00)**

UTILITY and GARAGE

FURNACE: 90% Efficient Furnace,Rough-In for AC
WATER HEATER: 50 Gallon Gas
WASHER: Plumb and wire for washer
DRYER: Wire and vent for dryer
OVER WASHER: ½ Cabinet and Pole
OH DOOR: 16'x8' Steel Insulation Door with Opener and 2 ea. Remotes
MISC: **Standard Garage is 20'x20'**

ENTRY

ENTRY: Laminate Flooring
ENTRY CLOSET: (Some plans) vinyl dipped wire shelf @ 72"

LIVING ROOM

CARPET: Per allowance
MISC: **Vault (some plans)**

FAMILY ROOM (some plans)

CARPET: Per allowance
MISC:

DINING ROOM

CARPET: Per allowance
ENTRY: Per allowance
MISC: **SGD w/10x10 Patio**

GUEST BATH

WALLS: Orange Peel Texture with Round Corners
VINYL: Per allowance
LIGHT: Per allowance
TUB: 60" Maax or Fiberfab Fiberglass T/S Combo w/ Moen Controls
COUNTERTOP: Laminate top, edge and backsplash
SINK: 1 ea. 19" Round Sink with SLF
MIRROR: Cabinet width with chrome bottom trim
BATH FAN: Installed
CABINETS: Same as Kitchen
MISC: White 1.6 G.P.F. Gerber toilet or comparable

MASTER BATH

WALLS: Orange Peel Texture with Round Corners
FLOOR COVER: Per allowance
LIGHT: Per allowance
VINYL: Per allowance
TUB: 60" Maax or Fiberfav Fiberglass T/S Combo w/ Moen Controls
COUNTERTOP: Laminate top, edge and backsplash
SINK: 1 ea. 19" Round Sink with SLF
MIRROR: Cabinet width with chrome trim
BATH FAN: Included
CABINETS: Same as Kitchen
MISC.: White 1.6 G.P.F. Gerber toilet or comparable

MASTER BEDROOM

LIGHT: Per allowance
CLOSET: Hollow core door with vinyl dipped wire shelf @ 72"
MISC.:

BEDROOM 2

LIGHT: Per allowance
CLOSET: Bi-pass hollow core sliding wardrobe doors with vinyl dipped wire shelf @ 72"
MISC.:

BEDROOM 3

LIGHT: Per allowance
CLOSET: Bi-pass hollow core sliding wardrobe doors with vinyl dipped wire shelf @ 72"
MISC.:

ADDITIONAL

WATER SHUT OFFS: Throughout
MISC: 2 each telephone jacks
2 each television jacks
2 each hose Bibs - location: TBD
Permits, sidewalk, driveway, sewer & water hook-up fees
Design and Engineering Charges

ALLOWANCES

APPLIANCES:
RANGE \$ 400.00
DISHWASHER \$ 400.00
RANGE HOOD \$ 100.00
GARBAGE DISPOSAL Supplied by plumber
LIGHT FIXTURES & BULBS \$ 750.00
VINYL & INSTALLATION \$ 23.50
CARPET, PAD & INSTALLATION \$ 18.75
LANDSCAPING \$3,000.00

ALL POINTS & CLOSING COSTS FOR FINANCING TO BE PAID BY CLIENT

CUSTOMERS AUTHORIZATION DATE
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CONSER HOMES, INC. DATE

NOTE: Because of continuous improvement, Conser Homes, Inc. reserves the right to modify specifications with written approval.

Exclusively Marketed By:

