

## **Starlight Cabins**

### SPECIFICATIONS FOR NEW HOME LIST

#### Typical Finishes

#### **OVERVIEW**

1 unit	various sizes
Hand of house	Right

#### **SITWORK**

Site work	Driveway Slab and footing drain Septic power hook up pro rata well
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#### **FOUNDATION**

Footings	Per structural plan provided by structural engineer
Drainage	Footing drains around foundation per plan
Found. walls	Per structural plan provided by structural engineer
Slab	4" slab floor with vapor barrier/thermal break

#### **FRAMING**

Sill plates	Pressure treated per structural shear notes
Floor joist system	slab
Subfloor	slab
Studs	2x4 or 2x6 hem-fir per structural
Exterior sheathing	1/2" OSB
Exterior roof sheathing	1/2" OSB
Soffits	rafters
Roof	pre manufactured trusses
Ceiling beams	Exposed ceiling beams 6 feet o.c. (optional)

#### **DOORS & WINDOWS**

Entry door	Codel Full Light Fiberglass – Reeded Glass
Windows	Atrium Dark Brown Vinyl or equivalent

#### **EXTERIOR**

Siding	Hardie
Roof	50 Year "Snap-Loc" standing seam metal – Charcoal or Galvanized
Gutters	Downspouts painted to match body color

## **ELECTRIC**

Service type	200 amp underground service
Telephone	Phone/TV jacks in living room, and every bedroom
Switches and outlets	White plastic switches, and switchplate covers, GFI outlets per code, weatherproof outlets per code
Lighting plan & fixtures	Brushed aluminum fixtures.
Smoke detectors	Per code
Exhaust fans	Std. in all bathrooms, whole house fan in laundry, fan in kitchen

## **PLUMBING**

Drainage & venting	ABS pipe
Water supply	Well
Bath fixtures	Grohe Eurosmart 32642001
Toilets	Crane standard
Tubs	Maax tub/shower combo
Lavatories	Kohler Archer sink in master bath, Kohler Pennington sink in all other baths.
Kitchen	Kohler single basin Stainless Steel sink, Chicago faucet 540LDPC
Water heater	(bid from Lakeside)
Hose bibs	One in front and one in rear of house

## **HVAC**

Heat source	Electric (waiting for lakeside bid)
Venting	Fans standard in all bathrooms, whole house fan in laundry, and fan in kitchen

## **INTERIOR**

Insulation	R-21 unfaced batts in exterior walls & rim joists R-41 blown insulation in ceiling (R-41 batts in flat ceiling not accessible to blown) Foam electrical and plumbing penetrations
Drywall	½" gypsum on walls, 5/8" gypsum on ceilings, light orange peel texture, single layer of gyp on ceiling, moisture resistant drywall at all shower/tub locations. Square corners.
Interior doors	Flat panel pre primed birch
Door hardware	Schlage brushed nickel lever
Interior trim	5/4 x 4" header w/ 4" casing at all doors, 1x4 base, 3 sided drywall wrap w/ sill and apron. NOTE: All casing to be raw clear coat MDF
Cabinets	Aristokraft – Slab door or shaker
Appliances	GE Energy Star black – Including 30" Glass top range slide in; Microwave/Hood combo; Dishwasher; 33" Refrigerator; ½ HP Disposal

Paint	Low-VOC Color TBD-1 wall/ceiling color and 1 trim color
Mirrors	42" high, full length of vanity
Shelving	12" wire shelving – 1 shelf in all closets, 4 shelves in master

### **FLOORING & COUNTER TOPS**

Main Level	Acid Stained Concrete – Jade Green, Charcoal or Java Brown
Master Bed	Acid Stained Concrete – Jade Green, Charcoal or Java Brown
Master Bath Floor	Acid Stained Concrete – Jade Green, Charcoal or Java Brown
Kitchen Counter	Formica - Camel Leather or Grasshopper
Bath Counter	Formica - Camel Leather or Grasshopper

Note: floors are one application/color

### **MISC. EXTERIOR**

Flatwork	Chip seal and gravel
Landscaping	Plant types and locations TBD (natural landscaping)
Retaining walls	rockery

**BUILT GREEN RATING**      **4 STAR** – Third Party Verification

Subject to availability.