

BASE CONSTRUCTION SPECIFICATIONS

* The following are standard features of homes built by ATA Construction, LLC. Upon which our pricing is based.

Sitework:

Complete Sitework Package Including –

Clearing & Stumping (for driveway, house, yard area)
Topsoil Strip and Stockpile
Layout & Grades
Driveway Construction 12” Bank Run Gravel, Only – No Paving)
Excavation/Backfill Foundation
Foundation Perimeter Drainage System
Well & Water Line to House
Complete Septic System
Respread Existing Topsoil Power Rake & Hydro seed (50’ around house)
Underground Conduit for Utilities to House (power, phone, cable)

Concrete:

Foundation -	8” Thick (reinforced)
Footing -	10” Thick (reinforced)
Basement Slab -	4” Thick
Garage Slab -	4” Thick (reinforced)
Front Stair -	6’ Wide Precast Concrete

Masonry:

Chimney/Fireplace - (3) Masonry flues – (1) for boiler, (1) for fireplace and (1) for future wood stove, with exposed brick chimney, interior face, hearth and mantle

Frame:

Exterior House Walls -	2” x 6”	16” o.c.
Exterior Garage Walls -	2” x 4”	16” o.c.
Interior Walls -	2” x 4”	16” o.c.
Floor Shtg-	¾ “ OSB “Advantech”	
Wall Shtg -	7/16” OSB	
Roof Shtg -	1/2” FIR Plywood	

Construction Specifications Continued...

Exterior Finishes:

Walls - Vinyl Siding (Certainteed or Equal)
Roof - 30-yr Architectural Asphalt Shingles
Shutters - Vinyl Match (On Front of House Only)
Exterior Trim Package - Corner Boards (1" x 4" Vinyl)
Fascia (2" x 6" and 1" x 3" Metal Wrap)

Interior Finishes: (See Allowances)

Walls - ½" GWB w/ 1-Primer Coat Paint
2-Eggshell Neutral Finish Coat Paint
Doors/Woodwork - Painted
Ceilings - Textured
Flooring - 1st Floor: Hardwood – Dining Room & Foyer
Carpet/Vinyl – Balance of 1st Floor
2nd Floor: Carpet/Vinyl

Finish Carpentry:

Windows - Pine Extension Jamb
Door/Window Casing - 2-1/2" Colonial Style Pine (Painted)
Wall Baseboard - 3-1/2" Colonial Style Pine (Painted)
Chairrail - None
Stairs - Oak Handrail/Baluster System (above sloped knee wall)

Doors/Windows: (See Plan Exhibit)

Exterior Doors - Metal Insulated 6-Panel
Interior Doors - Masonite 6-Panel (Painted)
Windows - Double Hung, Vinyl, Tilt Style (Paradigm or Equal)
Garage Doors - Raised Steel Panel – Insulated (manual operation)

Porches/Decks:

Rear Deck - 10' x 12' Pressure Treated - Frame, Decking & Rails

Insulation:

R-19 Exterior Walls (Batt Style)
R-38 Attic w/Flat Ceilings (Blown-in Style)
R-30 Sloped Ceilings (Batt Style)
R19 Basement Ceiling
1" Rigid Ins. Under Floor Slab & around Foundation

Construction Specifications Continued...

Plumbing:

Baths Per Plan
Showers/Tubs (White Fiberglass)
Sinks/Toilets (White Porcelain)
Kitchen Sink (Stainless Steel 2-tub)
Faucets (Single Handle Chrome)
2-Exterior Hose Bibs
Washer & Dryer Set-up

Heating:

Oil Fired Forced Hot Water Cast Iron Boiler (Burnham or Equal)
Baseboard Style
Domestic Hot Water Heater – Tankless Coil off of Boiler

Electrical:

200 Amp Underground Service
4 - Phone Jacks
4 - Cable Jacks
Electric Stove and Dryer Outlets
2 – Exterior Outlets
1-Light/Switched Plug per Room
Interior Outlets per code
GFI Outlets as Required by Code
Smoke/Heat Detection System as required by Code
Lighting (See Allowances)

Warranty:

1-Year

Allowances: \$6,000. Allowance for cabinets, countertops and bathroom vanities.

\$1500. Allowance for Appliances

\$4,500. Allowance for well and pump system.

\$1,000. Allowance for Light Fixtures

\$ 21./SY Allowance for Carpet/Vinyl Flooring

\$ 7./SF Allowance for Hardwood

Exclusions/Qualifications:

- No landscaping included (respread existing loam only).
- Ledge excavation/removal if required is not included.
- No exterior concrete work (such as sidewalks, patio's etc.)
- No crown molding or chairrail etc. unless specifically noted.
- Ceiling heights throughout to be 8' high. (No Cathedrals or Trays)
- Garage to be unfinished space with exception of common wall between house and garage.
- No can lights, eyeball lights or paddle fans included in Base Price.
- This specifications sheet takes precedence over plan exhibits.

Construction Specifications Continued...

Optional Features

General:

Pressure Treated Farmers Porch (6' x 36') -	\$11,000.
Pressure Treated Deck (per sq/ft) -	\$ 17.
¾" T&G Fir Plywood Floor Shtg in lieu of OSB -	\$ 1,000. to 2,000.
½" Fir Plywood Wall Shtg in lieu of OSB -	\$ 1,000. to 2,000.
Cathedral or Tray Ceilings -	\$ 2,000. to 3,000.
Hardwood Staircase -	\$ 2,500. to 3,500.
Crown Molding (per lf min 50') -	\$ 6.
Chair-rail Molding (per lf min 50') -	\$ 6.
Prefinished Hardwood Floor (per sf) -	\$ 8.
Ceramic Tile w/1/2" Plywood Underlayment (per sf) -	\$ 9.
Extra Window (Standard Single Double Hung) -	\$ 450.
Garage Door Opener (each) w/Remote -	\$ 400.
Central Vacuum (Rough Only 4-Outlets)-	\$ 600.
Central Vacuum (Complete 4-Outlets) -	\$ 1,500.
FHA or VA Loan Packages -	\$ 1,500.

Plumbing/Heating:

Extra Bathroom Sink in Same Countertop -	\$ 450.
Extra Sillcock	\$ 150.
Superstore Hot Water Storage Tank	\$ 1,500.
Jacuzzi (with Full C.Tile Surround) -	\$ 2,500 to 3,500.
Air Conditioning -	\$T.B.D.

Electrical:

Extra Electrical Switch or Outlet (each) -	\$ 90.
Extra Phone/Cable Jack (each) -	\$ 75.
Recessed Can or Eyeball Light (each) -	\$ 125.
Paddle Fan Switch & Install (Fan supplied by Buyer) -	\$ 140.
Extra Ceiling Mounted Light or Switched Outlet -	\$ 100.
Extra Exterior Light or Outlet -	\$ 120.
Light Dimmer Switch -	\$ 65.
3-Way Switch -	\$ 40.