

ISM Construction, Inc.
Listing Agent Randal V. Kline

Phone: (717) 859-2001 ext. 113

Standard Spec Sheet

Job:

Plans and Permits

- * All plans as required to be provided by builder
- * All required permits and inspections to be obtained by builder

Site work

- * Excavation and grading includes: Excavation as needed for all improvements and utilities. Remove topsoil, as required, from work area and suitably stacked for reuse in final grading
- * Public sewage includes hookup as required
- * Public water includes hookup as required.
- * Side walks as required by code
- * Driveway to be 6" of crushed stone base and 2" of finished grade blacktop.
- * Seeding includes machine graded and seeded.
- * Landscaping as per allowance

Foundation

- * R-12 XI 8' Superior foundation walls set on 6" of crushed stone
- * 8"x24" 2500 psi concrete footers 36" below final grade with 8" cement block walls as required for garage, and porch
- * 4" 3,000 psi concrete floors poured over crushed stone
- * 4" foundation drain to grade and a radon vent pipe
- * Sump pump pit with a sump pump discharged on grade if required
- * 1/2" Carriage foundation bolts max 12" from corner and 2' on center max.
- * Steel I beam on 3" steel columns as required

Framing

- * Pressure treated sill plates bolted over sill sealer
- * 2x10 floor joist 16" on center
- * 3/4" T&G OSB sub floor glued and nailed
- * 2x6 exterior walls 16" o.c. with a double top plate
- * Double 2x10 headers up to 6', then as required
- * 2x4 interior framing 16" o.c.
- * Roof trusses or rafters 24" o.c.
- * 5/8" OSB roof sheeting
- * 7/16" OSB exterior wall sheeting
- * 2x6 sub-fascias on over hangs and gables

Windows and doors

- * Simonton vinyl tilt-in windows with a .31 u-value and egress in bedrooms
- * Tempered glass above tub
- * Simonton vinyl slider patio door
- * Steel insulated exterior doors with vinyl covered jambs
- * Schlage lockset and single dead bolts on all exterior doors and keyed alike
- * Grills between glass on windows and doors with full screens on windows
- * 9x7 #246L Haas steel R-8 insulated Carriage House over head garage doors with #3255 belt drive garage door openers by Liftmaster with one remote

Interior Finish

- * 1/2" drywall glued and screwed , with a three step finish ready for paint
- * Mdf paint grade colonial style trim 2 1/4" casing & 5 1/4" base, and raised panel masonite doors
- * Colonial style hand rail and balusters on steps and lofts as per plan
- * Steel insulated door between garage and house
- * Walls, ceiling, and trim to be primed and painted with a washable paint and semi-gloss on trim
- * Upgrade pad and better grade carpet on flooring allowance
- * Quality vinyl's on flooring allowance
- * Hardwood kitchen and vanity cabinets on kitchen allowance
- * Laminate counter tops and cultured marble vanity tops on kitchen allowance
- * Wire mesh closet shelving by Closetmaid one shelf wall to wall in closets and over washer and dryer with a max. of four in linens and pantries
- * Flat 1/8" mirrors over vanities max. 36" tale by the approximant width of vanity
- * Bath accessories Jamestown chrome by Bath unlimited includes a hand towel ring and a toilet paper holder in each bathroom plus a 24" towel bar in all full baths

Appliances

- * AER5845R Amana convection flat top range
- * ADB1500 Amana dishwasher
- * AMV5164 Amana microwave
- * Optional SL550TRD Heat & Glo 36" gas fireplace with basic black front and brick panels