

DAVE ESH BUILDERS

**230 Osceola Mill Road
Gordonville PA 17529**

Standard Building Specifications

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 as needed for all improvements and utilities.

Remove topsoil, as required and suitable stacked for reuse in final grading.

Public sewage includes hookup as required.

Well water includes drilling of well and 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

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 radon vent pipe.

Sump pump pit with a sump pump discharged on grade if required.

½" 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.

2 x 10 floor joists 16" on center.

¾" T&G OSB sub floor glued and nailed.

2 x 6 exterior walls 16" on center with a double top plate.

Double 2 x 10 headers up to 6' then as required.

2 x 4 interior framing 16" on center.

Roof trusses or rafters 24" on center.

½" OSB roof sheathing.

7/16" OSB exterior wall sheathing.

2 x 6 sub-fascias on over hangs and gables.

Electric

200 amp service.

Electric work meets or exceeds National Electric Code.

Smoke detectors hardwired with battery backup as per code.

10 regular recessed lights.

Split receptacles in bedrooms, living and great room.

Rough in for ceiling fans in master bedroom and great room.

80 cfm fan/light combos in bathrooms vented to outside.

Lighting allowance.

Plumbing

Sch. 40 drain lines with venting as required.

Polyethylene supply lines ¾" mains and ½" feeds.

Shut-off valves at fixtures.

Two outside frost free faucets.

1.6 gal flush toilets by Gerber round front with a fluidmaster fill valve.

Fiberglass tubs/showers and shower units.

Heating

13 seer electric heat pump with a media filter and insulated duct board.

50 gal electric water heater.

Insulation

R-19 Fiberglass batt in walls.

R-38 in house ceiling and R-24 in garage ceiling.

Super seal caulk and foam.

Fire caulk as required.

Exterior

Tyvek house wrap.

Vinyl siding and vinyl shutters on front and sides of house.

Vinyl soffit vented and aluminum fascia.

Aluminum seamless gutters and downspouts.

Masonry venires as per plan.

Porch, patio or deck as per plan.

Porch and patio to be 4" of 3,000 psi concrete on top of crushed stone with a broom finish.

Deck option specs to be 2 x 10 pressure treated joist 16" on center supported by 6 x 6 posts set on 2x2x12" concrete footers with steps to the ground and finished with treated decking.

Access walks to be 4" of 3,000 psi concrete 36" wide on top of crushed stone with a broom finish.

Roofing

3' of weather guard at bottom edge of roof.
Aluminum drip edge.
15lb. Felt paper underlayment.
30 year architectural shingles.
Full ridge vent and flashing as needed.

Windows and doors

Alside vinyl tilt-in windows with a .31 u-value and egress in bedrooms.
Tempered glass above tub.
Alside vinyl slider patio door.
Steel insulated exterior doors with vinyl covered jambs.
Schlage lockset on all exterior doors and keyed alike.
Grills between glass on windows and doors with full screens on windows.

Interior Finish

½" drywall glued and screwed, with a three step finish ready for paint.
Mdf paint grade colonial style trim 2 ¼" casing and 5 ¼" base and raised panel masonite doors.
Colonial style hand rail and balusters on steps and lofts as per plan.
Steel insulated doors between house and garage.
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.
Flat 1/8" mirrors over vanities max. 36" tall by the approx. width of vanity.

Appliances

Hot Point convection flat top range.
Hot Point dishwasher.
Hot Point microwave.
Optional Heat & Glow 36" gas fireplace with basic black front and brick panels.