26’ X 26’ HOUSE SPECIFICATIONS

STRUCTURAL

FOOTERS UNDER ALL POSTS PER WITH 12” X 12” X18’’ HIGH CONCRETE PEDASTALS WITH EMBEDDED STEEL POST HOLDERS.

6” X 6” X 10’ HARDWOOD POSTS.

6” x 8” HARDWOOD BEAMS.

26' X 26' FULL SLAB ON GRADE UNDER HOUSE.

CONCRETE PADS UNDER STAIR LANDING.

2” X 6” HARDWOOD FLOOR JOISTS @ 16” O.C.

2” X 4” STUDS @ 16” O.C..

HIP ROOF COVERING DECK WITH 24” OVERHANGS.

2” X 6” HARDWOOD RAFTERS @ 24” O.C . WITH 2” X 8” RIDGE BEAMS.

ALL WOOD CONNECTIONS SCREWED NOT NAILED.

2” X 10” PRESSURE TREATED FASCIA BOARD - PAINTED.

30# FELT ROOFING PAPER.

ROOF INSULATED WITH 1” FOILED STYROFOAM INSULATION.

26 GAUGE PAINTED METAL ROOFING WITH MATCHING SCREWS.

ALL EXTERIOR WALLS INSULATED WITH R-11 - PAPER BACKED & 15# FELT PAPER.

1” X 6” PRESSURE TREATED PINE LAP SIDING.

METAL STRAPS, HANGERS AND HURRICANE CLIPS.

ALL INTERIOR AND EXTERIOR WALLS PAINTED WITH TWO COATS OIL BASED PAINT.

ALL WINDOWS AND DOORS CAULKED & TRIMMED WITH 1” X 3” PAINTED WOOD.

HARDWOOD STAIRS, DECKS, LANDINGS, RAILINGS AND BALUSTERS. EDGES ROUTED. ALL SURFACES SANDED AND STAINED..

INTERIOR

OPEN CATHEDRAL CEILING WITH 1” X 4” TONGUE AND GROOVE MIXED HARDWOODS.

1/2” DRYWALL WITH SMOOTH FINISH.

BATHROOM SMOOTH FINISHED GREENBOARD WITH PLYSUM BEHIND SHOWER TILE.

1” X 4” TONGUE AND GROOVE MIXED HARDWOODS FLOORING. NO VISIBLE FASTENERS – SANDED AND STAINED.

ALUMINUM SLIDING WINDOWS & DOOR.

HARDWOOD SOLID EXTERIOR & INTERIOR DOORS.

BELIZEAN CABBAGE BARK HARDWOOD CABINETS & GRANITE COUNTERTOPS & BACKSPLASH.

PLUMBING

WHITE PVC GUTTERS & DOWNSPOUTS.

FRIGIDAIRE ON DEMAND GAS HOT WATER HEATER.

PRESSURE TANK & PUMP FOR CONSTANT, INCREASED WATER PRESSURE.

900 GALLON, 3 CHAMBER SPLIT SEPTIC TANK AND LEACHING FIELD.

GRAY WATER - SEPARATE PIPE TO LEACHING AREA.

BATH - 60” X 36” MIRROR. GLASS BLOCK & TILE SHOWER.

BATH SINKS - SINGLE LEVER DELTA FAUCETS.

SINGLE LEVER DELTA BATH VALVES & SHOWERHEADS.

ELECTRICAL

UNDERGROUND CONDUIT AND WIRE FROM METER TO BREAKER BOX, 100 AMP BREAKER BOX, ROMEX WIRING.

WHITE DECORA ROCKER SWITCHES, OUTLETS & COVERS.

3 WAY SWITCHES PER PLAN.

PHONE, INTERNET & TV WIRING – 2 LOCATIONS. .

EXTENSIVE LIGHTING, RANGEHOOD EXHAUSTS TO EXTERIOR, BATHROOM EXHAUST FANS & 5 CEILING FAN/LIGHT COMBOS.

OTHER

ONE 12,000 BTU AND ONE 24,000 BTU LG INVERTER AC UNITS

FRIGIDAIRE SELF CLEANING GAS STOVE

WHIRLPOOL SIDE BY SIDE REFRIGERATOR/FREEZER

WHIRLPOOL WASHER & GAS DRYER

13’ X 13’ FINISHED ROOM UNDER HOUSE WITH 1” X 6” SIDING. INSULATED, DRYWALLED & TILED WITH FULL BATH.