

Bellevue Builders, Inc.
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Temple, PA 19560
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Construction Specifications: ~~XXXXXXXXXXXXXXXXXXXX~~

Excavation: Lot to be contoured for water drainage and curb appeal at builder's discretion. Trenching for water, sewer and power underground (if available) included

Footings: 8'x18" 3000 psi concrete

Foundation: minimum 8" poured concrete walls

Basement Floor: minimum 8" stone under concrete, 4" 3000 psi. concrete, exterior perimeter drain connected to interior sump pit with sump pump, rough in for radon, 6 mil. vapor barrier

Beam: Steel 8x18 with minimum 3" adjustable steel columns

Sill Plates: 2"x6" pressure treated with sill sealer

Floor Joists: 2"x10" 16" o.c. with metal strap bridging

Sub Flooring: ¾" tongue and groove osb, glued and nailed

Exterior Walls: 2"x4" construction, 16" o.c. with 7/16" osb sheathing and/or ½" R-board and house wrap

Headers: 2"x10" double jacked on spans greater than 5'

Exterior: Maintenance free vinyl siding w/aluminum soffit and fascia, vinyl shutters on front only

Roof Sheathing: 7/16" osb w/H clips, 15' felt

Roof Systems: All roofs are engineered 24" o.c. truss system

Shingle: 25 yr 3-tab shingles with aluminum ridge vent

Gutters: Aluminum to match soffit color

Basement Access: Egress window (and well if required by grade)

Garage Door: Uninsulated steel, pre-wired for garage door opener

Exterior Doors: Steel insulated 6 panel

Windows: Vinyl single hung Low-E Argon, insulated glass, screen included

Insulation:

Exterior Walls - minimum R-13

Ceiling - minimum R-30 fiberglass insulation

Basement Ceiling - minimum R-19

Super seal to reduce air infiltration and fire caulk package

Electrical work: by local code, as well as general industry standards

Doorbell
200 amp service
2 outside receptacles
1 exterior light per exterior door & 1 exterior light at garage door
Gold finish exterior and interior lighting
Smoke detectors - hardwired/battery backup - 1 smoke detector on each floor and in each bedroom
Electric washer and dryer hookups w/vent
Fans in all baths

Interior Walls: 2"x4" with ½" drywall glued and screwed, 5/8" fire rated where required by code

Painting: Flat Wall Paint - Antique White - garage interior not painted

Trim: Pine paint grade double coated with white semi-gloss
Windows sills with apron (no casing)
Six panel hollow core doors
3 ¼ Baseboard trim
Wood railings at steps with painted spindles, standard birch stained handrail, painted caps (minimum 3 open steps)

Plumbing: All work to conform to local codes as well as general industry standards
- One-piece fiberglass tub
- 2 frost-free spigot
- Public Sewer
- 4" SCH 40 PVC main drain line
- PVC drain lines
- Public water
- PEX water feeds

Heating/AC: Electric heat pump system with electric backup - size as required
50 gallon electric hot water heater

Appliances: Kitchen to be supplied complete w/appliances as follows:
Dishwasher - white GE
Range - white GE smooth top range with self cleaning oven
Microwave Oven - white GE microwave/range hood combination

Kitchen & Baths:
Oak flat panel cabinets
Laminate countertop with 4" backsplash
Single bowl stainless steel sink
Pedestal sink in powder room - marbleized vanity top in main bath

Flooring:
Entryway - 4'x4' area - ¾" oak flooring
Kitchen & Dining Area, Powder Room, Main Bath - vinyl
Living Room, Bedrooms, Hallway & Main Steps - Carpet

Other: 2" wearing coarse blacktop for driveway
3' wide concrete walkway to driveway

NOTE: BUILDER RESERVES THE RIGHT TO SUBSTITUTE MATERIAL OF EQUAL OR BETTER QUALITY AT THEIR SOLE DISCRETION.