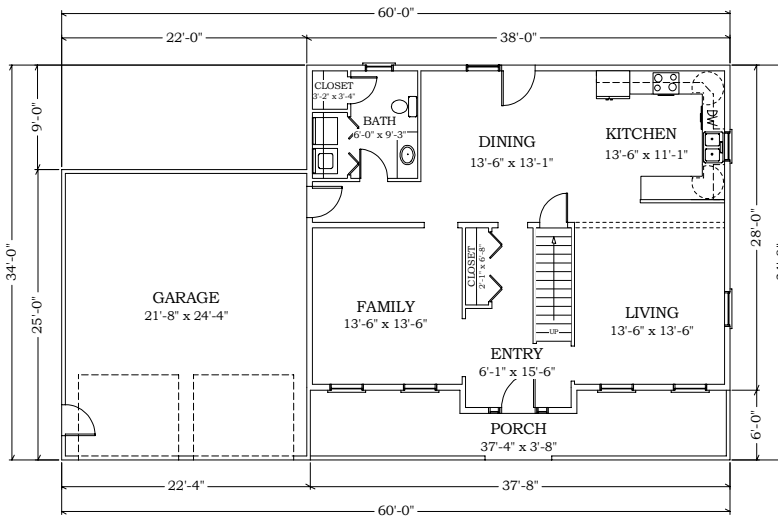


The Albany

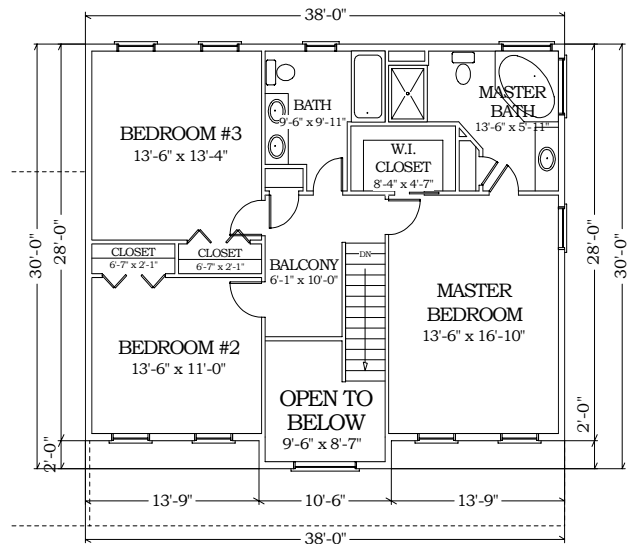


Living Area - 2,089 sq. ft. Garage - 550 sq. ft.
 Open to Below - 81 sq. ft.

FIRST FLOOR



SECOND FLOOR



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TVC Standard Specifications - Scattered Lot Build

EXCAVATION

Excavation for house, garage, utility trenches, driveway, & septic system
Stone base under all concrete slabs: 4" crushed stone; **stone driveway**
4" perforated perimeter drain w/stone around the foundation
Blasting or Hammering of rock and additional machine time to handle said rock to be charged time and material
Final grading prior to seeding (S.W.M.F. as required)
Any fees from utility providers to bring service to home (scattered lot only)
Note: All of the above included in excavation cost. Final grading of the lot will be according to the 3-D contour plan or at the builder's discretion. Any special grading and contouring will be quoted separately and billed as a change order

MASONRY

Concrete footings: 6"x20"; 8"x24" trench of 2500 PSI concrete
8" thick x 8' high poured concrete—basement walls (**10" block on all splits & bi-levels***)
8" thick poured concrete : garage & porch walls (**8" block on all splits & bi-levels***)
Slab (basement & garage): 4" of 3000-PSI concrete
42" wide concrete sidewalks: Front porch to driveway; garage walk-in door to driveway (if appl.)
Sump pump pit (pump not included)
Radon preparation: exhaust piping from basement ceiling to attic space
Basement damp proofing: Deco Clear Coat

FRAMING

Sill plates: Pressure treated 2X material on masonry surfaces
Floor joists: Spruce 2x10 according to CABO code, 16" O.C. and 1x3 wood bridging
Sub-floor: 3/4" OSB plywood glued and nailed
Exterior walls: 2X6, 16" O.C. w/ R Board wall sheathing w/OSB foam corners
Exterior garage walls: 2X4, 16" O.C. w/ 7/16" ZIP Wall sheathing
Interior walls: 2X4, 16" O.C.
Manufactured trusses where applicable; hand rafters to code
Stairs: #2 yellow pine box
Roof sheathing: 7/16 OSB w/ H-clips
Wall heights: 8'

EXTERIOR WINDOWS AND DOORS

Jeld-Wen Vinyl double hung windows w/ wood ext. jambs, grills/screens, & Low-E glass (white)
Jeld-Wen Vinyl slider
Therma-Tru raised panel insulated steel exterior door w/ brick molding
CHI Insulated Overhead Garage door w/ exterior door handle
Schlage Brass Lock-sets (Plymouth 605 knobs) – no dead-bolts

ROOFING AND SIDING

Elk-GAF 30 year architectural shingles
Wolverine American Legend 4" Vinyl siding
Mid-America vinyl raised panel shutters on front only
Trim: Aluminum clad (rakes- solid soffit; eaves- vented soffit)
Gutters: Seamless aluminum K-style gutters w/ downspouts
Lomanco VUR aluminum Ridgevent

INSULATION

Blown in cellulose: R-20.8 in walls
R-38 in ceilings
Fiberglass batts: R-30 in floor; R-11 in exterior garage walls

PLUMBING

Pex SDR-9 piping w/ copper & brass fittings (20 year)
Toilet w/ Bemis seat (500-D) - white or almond per bath
Delta chrome faucets: (Vanity 2578, Shower 14478, Kitchen 119WF)
5' Tub /shower unit; 4' standup shower (1 seat) – white or almond (shower doors not inc.)
Dayton double bowl Kitchen sink (23322-4 SS) – stainless steel

Icemaker supply line
2 Frost Free Exterior faucets (WF17)
Washer & dryer hookup
40 gallon gas water heater

HEATING & A/C

Lennox 90% gas furnace (forced warm air) w/ A/C
Main duct to be fiber duct board
W/R digital thermostat
Branch runs to be mostly metal pipe
Fuel tank not included

ELECTRIC

200 Amp service
Electrical outlets & GFI circuits per code
220 line to electric range
Broan fan/light – full bath; Broan fan 1/2 bath
Broan exhaust fan above range (filtered/not vented) - white or almond
6 recessed lights in kitchen
1 Doorbell with front door button
3 Telephone jacks; 3 CATV jacks
2 outside receptacles
Smoke Detectors interconnected w/ battery backup (placement per code)

TRIM / WALL FINISHES

Paint grade Colonial trim (MDF; 2 1/4" casing & 3 1/4" baseboard)
Hand rail @ stairs: clear stained handrail w/ birch painted spindles (if applicable)
Jeld-Wen 6 Panel interior doors w/ Schlage brass knobs (Plymouth 605)
1/2" Drywall: 3 coats of spackle – house
1/2" MR drywall: 3 coats of spackle – showers
1/2" drywall: 3 coats of spackle—garage (no paint)
Painting: one color high quality flat - walls & ceiling
one color high quality semi-gloss - trim

BATH ACCESSORIES (Jamestown Series)

Mirrors (per Bathroom)
Chrome Shower Rods (Per Shower)
Chrome 30" Towel Bars (Per Shower)
Chrome Towel Ring (per bathroom)
Chrome Toilet Paper Hangers (Per Bathroom)

CLOSETS

Closet Maid 4 - 16" wire shelves: linen closet
Closet Maid 1 - 12" wire shelf: standard closets including above washer & dryer

MISCELLANEOUS

Hotpoint Electric range – RB757; Maytag Electric dishwasher (installed by TVC)
12 Year RWC Warranty
All permits included
10'x12' pressure treated deck w/ stairs to grade

FLOORING

Standard carpet & vinyl; upgraded carpet in high-traffic areas

PRICE INCLUDES: 90% gas w/ A/C, Wellborn Select (TVC standard) kitchen, building & code permits, 1 acre seeding, well and sand mound septic system.

PRICE DOES NOT INCLUDE: lot price, gas tank, public water/sewer permits, or sewer & stormwater design costs.

Base price (lot not included): \$175,900

Additional home plans may be viewed @ www.trivalleycontractors.com



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