

# Jeffrey L. Henry Inc.

*General Contractor*

## GENERAL SPECIFICATIONS

### Draw

All Permits  
 Temporary electric, heat, water  
 Supervision and all final cleaning  
 Topsoil Removal  
 Excavation, Utility trenching, Lawn  
 Drain tile & sump pit w/sump  
 pump & Stay dry basement system  
 Downspouts dug to grade  
 Driveway per site plan  
 Base thickness of 6" crushed stone  
 2" of finished macadam w/16x16 turn-a-round  
 Concrete footers 8"x18" w/3000psi  
 Concrete floors includes basement & garage  
 Front porch with brick pavers  
 16x16-trex deck or 16x16 stamped concrete  
 patio  
 Front & back walks are stamped concrete  
 Public walk is standard concrete (4000psi)  
 Foundation-13 course of 10" block or poured  
 walls 9' high; garage & porches are block by  
 code. Asphalt spray  
 Fireplace is a direct vent w/tile & formal  
 mantle-\$2,000 allowance  
 House is bricked per drawing  
 Brick allowance \$375.00 per thousand  
 w/standard gray mortar & regular joint  
 Structural Steel beams-in basement & garage  
 with W 8x18 with 4" steel columns  
 in basement  
 8" Anchor bolts every 6' centers  
 Window wells if required & egress windows  
 are \$1,400.00 extra

### *Framing:*

Floor joist-2"x10"x16" or 2"x12"x16" O.C.  
 Floor sheathing-3/4" O.S.B. glued, nailed and  
 screwed. Wall framing-2"x6"x16" O.C.  
 Wall framing-2"x6"x16" O.C.  
 Wall sheathing 1/2" O.S.B. w/house wrap  
 Roof framing-Engineered roof trusses 2' O.C.  
 Roof sheathing-1/2" O.S.B. w/H-clips  
 Interior partition framing 2'x4"x16" O.C.  
 Structural Beams are required  
 Basement stairs-pre-built yellow pine w/yellow  
 pine treads, risers and stringers.  
 Painted handrail & newell posts.  
 Main stairs-pre-built oak w/oak treads, painted  
 risers, string, and blusters. Oak handrail and  
 newell posts.

### *Interior Trim:*

Tray ceilings-Optional-price per plan  
 Cased drywall arches are \$950.00 extra  
 Baseboard-5 1/2 wide painted  
 Window and door casing- 2 1/4 wide painted  
 Crown molding-Dining & Living room-  
 5"-2 pc. painted  
 Chair rail-dining room-3" painted  
 Picture framing in Dining room  
 Unfinished areas are basement  
 All closets will have (1) rod and (1) shelf  
 Linen closets will have (4) shelves  
 Foundation spray-Asphalt spray  
 Insulation-wall R19, ceiling R30  
 Roofing-15lb. felt, 30 yr. architectural shingles  
 Ventilation-shingle vent at ridge

(2)

**Soffit & Fascia-Aluminum**

Colors: Tan or White

Gutters-Seamless 4"

Colors: Tan or White

Garage door jambs are wrapped w/ aluminum

All exteriors-sealed, flashed and caulked

Steel doors-Garage to house, back hall to house

Front door-fiberglass stained or painted

Allowance is \$1,600.00

Windows-Pella screens &amp; grills,

aluminum exterior &amp; wood interior, fixed

windows are grill only

Garage door-(1) 16'x7', (1) 9'x7' insulated, raised panel, (2) operators, (3) controls.

Interior doors-6 panel, hollow core, painted

Miscellaneous door-Any French doors

Interior &amp; Exterior Hardware

Polished brass lever or round from builder samples. Brushed nickel is extra

Shutters-raised panel, front

Extra shutters are \$95.00 a pr.

Drywall- 1/2" glued, nailed, screwed-smooth

finish(drywall arched start @275 per arch extra)

Mirrors-All baths-length of vanity-42" high

Bath accessories-Towel bar &amp; paper towel

holders(owner buys, builder installs at no cost)

Central Vac system-rough-in

Finished system \$1,400.00 extra

Security system-rough-in

Finished system\$1,400.00 extra

Termite protection-treated sill plate

(1) Heating &amp; AC unit

(1) Humidifier, warm air Lennox or York

**Painting:**

Interior-walls &amp; ceilings-2 coats of flat latex, 1 color (Additional colors are \$150.00 per room &amp; up)

Interior-trim &amp; door-2 coats of enamel semi-gloss, 1 color

Garage-painted same quality as house

**Light fixtures:**

200 amp service-Outlets by code, extra outlets are \$30.00 each

8 phone, 8 cable

Additional outlets-Washer, dryer, AC, furnace, microwave, 2 outside receptacles, hot water heater, refrigerator, bath exhaust fans, dishwasher, range, range hood, garbage disposal.

**Plumbing:**

Soaking tub-whirlpool is \$1,300.00 extra

Washer &amp; Dryer hook-ups

75 gal. Gas hot water heater

(2) outside facets plus (1) in garage

Standard Eljer plumbing fixtures

Shower door-\$380.00 allowance

Fiberglass shower

**Flooring:**

Carpet-Bedrooms, Living room, Family room, and Dining room

Wood-Kitchen, breakfast, foyer

Tile-All Baths, laundry

**Kitchen:**

Custom Oak Cabinetry, Kitchen counter tops-granite

Cultured marble in all baths.

G.E. appliances (cook top, microwave, single oven, dishwasher, and garbage disposal)