

# Our Standard Quality Building Specifications

## Excavation and Foundation Features:

- Excavate for foundation & backfill to standard or existing grade
- Poured concrete footers, 10" x 20" min.
- All concrete is 3,000 PSI or better
- Footers installed below frost line
- Full tar waterproofing below grade
- 10" poured concrete walls-height approximately 8'
- Crock for sump pump is installed when perimeter drain can not be drained to surface by gravity
- Minimum 4" stone under poured slab
- 4" poured concrete floor with reinforcing fiber mesh
- Basement windows per plan
- Manufactured wood laminated beam with concrete filled steel columns
- Driveway up to 100', with shale base and 2A modified stone

## Framing Features:

- 2 x 6 studs, 16" o.c. on exterior walls
- 2 x 4 studs, 16" o.c. on garage walls
- 2 x 4 studs, 16" o.c. on interior partitions
- 2 x 6 walls, 16" o.c. on plumbing walls
- 2 x 10 headers on bearing walls as required
- 2 x 10 door and window headers
- 7/16 O.S.B. wall sheathing
- Exterior house wrap – heated areas only

## Floor Deck Framing:

- 2 x 6 pressure treated sill plate
- Silent floor system TGI's 16" o.c.
- ¾" tongue & groove Advantech subfloor glued, nailed & screwed

## Roof and Ceiling Framing:

- Rafter 2 x 8, o.c. cathedral areas 2 x 12
- Ceiling joists 2 x 8, 16" o.c.
- 4 ply ½" CDX plywood roof sheathing
- 30 Year architectural GAF roof shingles with 15 lb. Roof Felt

## Exterior Trim:

- Aluminum fascia and soffit systems
- Seamless gutters and downspouts
- Vinyl shutters per print; assorted colors available
- Partial stone, stucco and brick fronts

## Exterior Doors And Windows:

- Simonton vinyl high perform, windows, low "E" with screens & grills
- Therma-Tru main entrance door, metal clad, foam insulated
- Vinyl clad sliding doors with insulated glass & screen, per plan
- French-style patio doors with insulated glass & screen, per plan
- Andersen or Pella Pro-Line windows available
- American General steel insulated garage doors

## Plumbing Features:

- All main interior water supply lines are Aquapex Wirsbo
- Waste lines are PVC
- Two frost free exterior hose connections
- Bradford White hot water heater: 80 Gal. High efficiency
- Washer and dryer hook-ups
- Moen or Delta plumbing fixtures

## Kitchens and Baths:

- Custom handcrafted oak, maple or hickory cabinetry w/crown moldings
- Formica laminate countertops (Wilsonart or Granite avail.)
- Stainless steel single or dbl. bowl sink in kitchen
- Kenmore dishwasher, range/oven & microwave
- One piece deluxe fiberglass tub/shower
- Oak vanities with cultured marble tops
- Eljer or equivalent 1/6 gallon water saving toilets
- Surface mounted mirrors in all bathrooms
- Exhaust fans in all baths ducted to exterior
- Paper holder, towel bar and shower rod in all baths

## Walls and Flooring:

- Quality wall-to-wall carpeting in a variety of colors
- Ceramic tile floors in foyer, kitchen and baths standard
- ½" underlayment beneath all tile flooring
- All sheet-rock ½" is screwed, glued, spackled (3x) & sanded
- Interior painting-two coats (GA white) plus touch-up
- Closet doors are bypass or bi-fold with jambs, per plan All units are prehung

## Interior Trim:

- Classic six-panel triple hinged interior doors
- Stained & polyurethaned trim package – painted available
- Oak stair rails with white balusters
- Custom manufactured stairs
- Closet doors are bypass or bi-fold with jambs, per plan. All units are prehung and painted
- Shelving is white vinyl vented with integral clothes rods
- Kwickset lever type locksets
- Hardwood flooring available

## Electrical Features:

- 40 circuit, 200 AMP electrical service
- All outlets & switches located and wired to applicable code
- Ground fault interrupter outlets in kitchen, baths & exterior
- Two exterior outlets (front and rear)
- Progress lighting fixture package per GeorgeAnn
- Front and rear exterior lights and front door chimes
- Elec. wired smoke detectors in each bedroom and floor levels
- Wiring for telephone and cable TV jacks (5) each

## Energy Efficiency Features:

- Oil forced hot air w/ C/A (1) zone standard on all homes
- R-19 6" floor fiberglass batts
- R-19 6" exterior wall insulation
- R-38 ceiling insulation
- Energy efficient design and construction complying with Act 222
- Super seal packages available
- Energy efficient insulated front and rear doors
- Exterior house wrap – heated areas only

## Warranty & Quality Assurance:

- One year full new home warranty
- Over 50 years of building experience
- Manufacturer's extended warranties
- 30-day pre-settlement inspection
- Personal home orientation and pre-inspection approx. one week prior to settlement
- One year punch list guaranteed



**GeorgeAnn Custom Homes, Inc.**

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GeorgeAnn Custom Homes specifications meet or exceed CABO and BOCA building codes applied to residential construction. GeorgeAnn Custom Homes guarantees your new home for a period of one year. This guarantee is in addition to other manufacturers' warranties which may apply.

Finished house may vary from artist rendering. Builder reserves the right to make changes as deemed necessary. All elevation, floor plan dimensions and details shown here are approximate and subject to change without notice.