

Baer Hall Custom Home Specifications

Building Materials and Specifications

Foundation:

Pier & Grade Beam Foundation (Lake Woods) / Dug Footing (As required)

4 5/8" rebar

3' piers with bell bottom holes

Interior piers for load bearing walls

Simpson mud sill anchors for anchoring bottom plate to foundation

4 1/2" rebar continuous throughout

16" formed stem wall

Interior thickened slab for load bearing walls

Plumbing:

Pex manabloc plumbing system

Allows individual cutoffs to all water lines in entire house (hot & cold)

Can substitute copper if you choose

5/8" water meter with master cut off inside house for easy access

Delta and Price Pfizer faucets at all lavatories, tubs and shower, Under mount Stainless Steel

Kitchen Sink, Briggs toilets (round bowl)

Concrete:

All floors treated with Dursban TC for termite control (5 year warranty)

Foundation

3500# test

Floor

3500# test with water proofing and fiber mesh additives

Drives and walks

3500# with fiber mesh additive

Framing:

1 bay window or box window included

2x4 Douglas fir stud grade studs 16" on centers

2x4 treated lumber for base plates

2x6, 2x8, 2x10 or 2x12 ceiling joists designed to fit the required span

2x6 rafters and 2x8 hips and valleys

7/16" OSB decking

Trimcraft fascia with 1x2 cedar brick and shingle mold

1/2" Energy Star Rated Solar Board

4 or 5 raised ceilings throughout home

8/12 pitch roof hip roof

Covered patio at back door

Roofing

30 year laminated roof with soffit and roof vents installed to maximize shingle life

Windows

Your choice of color

Public Supply thermal-break windows with thermal pane glass and tilt in for cleaning

Large Transom over front door with 2 side lights

2 decorative arched windows on front of home (your choice on shape)

1 or 2 decorative windows in living room depending on floor plan (your choice on shape)

2" Window Blinds

Heat & Air

13 seer Rudd air conditioner

80% efficient gas furnace

All condensers have a scroll compressor

All heaters all installed in the attic for more efficient delivery of air to all rooms

Filters in all return air registers allowing for easy changing

Electrical

200 amp challenger panel

Empty pipe to attic for future expansion

Doubled switches at all fans for convenience

Ceiling fans in all bedrooms, Study and Living as dictated by plan

Smoke detectors in all sleeping rooms and in adjacent halls

GFCI plugs on all outside, kitchen and bath plugs

4 recess lights in the kitchen

Recess light at the fireplace

You choose entry and dining lights within builder allowance 3 recess lights at front of home or coach lights

Outside lights at all outside doors

One GFI outlet on front of house, one in garage and one on back patio

Under counter Kitchen lighting

Fireplace

36" gas log fireplace with start switch and direct vent

Insulation

Blown in Blanket insulation on all exterior walls for high efficiency and year round savings

R-30 blown in attic insulation

All windows and top plate holes are caulked for energy savings

Sheetrock and Texture

½” wallboard installed to factory specs

Hand texture throughout

At customers request we can leave some walls smooth for wallpaper

Trim

Custom built maple or oak cabinets

5 piece raised panel cabinet doors

Decorative interior doors

Maple or Oak crown molding in entry, 10 ft ceilings, Study and Master Bedroom Box and over cabinets and fireplace

Framed Bathroom Mirrors and 2 ¼” pine decorative casing and baseboards

Closet rods and shelves designed to maximize hanging space

Decorative paneling above fireplace and the at the snack bar

Decorative front entry door

Marble windowsills

Brick

Brick planters and brick mailbox on front of home

Many colors to choose from

Brick ribbons around front windows

Quoin corners on front for decoration

Rock Accents over front windows and Entry (if desired)

Paint

All wood finished with lacquer stain sealer and semi-gloss lacquer

Customer chooses all colors (Interior and Exterior)

All walls doubled coated for coverage and longevity

2 interior flat wall colors allowed

Stained appearance garage doors with deco

Flooring

Ceramic tile in entry, kitchen, wet areas of baths, Master shower, hall tub and utility (approximately 450 sq. ft)

Upgraded Berber Carpet in customer selected color

Wood floor in study

Mirrors and Shower Doors

Framed mirrors installed over all vanities

Shower door installed on master bath shower (clear or frosted door)

Security System

Completed security system with contacts at all doors and windows

Structured phone and cable wiring system outlets in all rooms (Cat 5 and RG6 cable)

Gutters

Gutter installed on front of home and color matched to outside trim color

Hardware

Your choice of Hardware Color

Deadbolts and Door Knobs all keyed alike

Locking privacy knobs on all baths and master bedroom

Wide variety of cabinet knobs to choose from

Convenience Features

Decorative metal garage doors

30" extra wide pull down attic stair with floored storage over garage

Garage door opener with 2 operators

Storm door on front door with Brushed Nickel lever handle

Countertops Granite Kitchen Counter Tops, with tile backsplash and under mount sink
Cultured marble tops in bathrooms

Decoration

You choose all colors within builder's allowance

Appliances

30" free standing continuous clean Whirlpool or equivalent range

24" Pot scrubber Whirlpool dishwasher or equivalent

Over the range Space Saver Microwave

Kitchen sink disposal

Landscape

Fully sodded yard and \$750 landscape allowance