

# **HODGE CONSTRUCTION**

General Specifications for  
Woodland Meadows  
Building #3 – 4 Plex  
Building #5 – 8 Plex

1. **FOUNDATION** – Poured reinforced concrete as per plan.
2. **WALL FRAMING** – Shall be 2 x 4 SPF grade, size and location shown on plans with 7/16” OSB and “Tyvek” Housewrap on all exterior walls.
3. **FLOOR FRAMING** – Shall be conventional 2 x 12 douglas fir or TJI engineered floor system with 3/4” OSB floor sheathing.
4. **BUILDING EXTERIOR**
  - a. Brick and vinyl siding combination
  - b. Engineered roof trusses, 1/2” OSB sheathing, felt, with 250 lb shingles
  - c. Roof ventilation – “Ventaridge” or equal roof vent
  - d. Soffit and fascia – aluminum ventilated
  - e. Gutters and downspouts – aluminum seamless
5. **EXTERIOR DOORS** – “Stanley” insulated steel entry doors, or equal, as per plan.
6. **EXTERIOR WINDOWS** – “Viwintech” double hung and slider vinyl windows and slider patio door with clear Lo-e insulated glass or equal.
7. **INTERIOR TRIM**
  - a. Interior doors – 1-3/8” hollow core doors
  - b. Casing – 2-1/4” colonial.
  - c. Base – 3” colonial.
  - d. Windows – Drywall wrapped with sill and apron.
  - e. Satin nickel or oil rubbed bronze door hardware.
8. **CABINETS** - Merillat – “Sundale Maple” or equal, flat panel doors with crown molding on upper cabinets.
9. **COUNTER TOPS**
  - a. Kitchen – “Wilsonart” or “Formica”, laminate, pattern, “in-stock”, post formed backsplash.
  - b. Vanities – molded cultured marble tops.
10. **INTERIOR WALLS AND CEILINGS**
  - a. Drywall – 5/8” gypsum board ceiling and 1/2” gypsum board walls.
  - b. Texture – orange peel texture on all walls and knock down on ceilings.
  - c. Paint – All walls and ceilings shall have two coats of Sherwin Williams Pro-Mar 200 eggshell Latex, or equal. Walls and ceilings shall be same color throughout. Colors shall be “Off White.”
  - d. Repainting or touching up small areas might be noticeable from certain angles. Any further painting to cover this condition will be an extra charge to Buyer.

**11. INSULATION**

- a. Stud walls – 2 x 4” fiberglass friction fit batts (R-13)
- b. Attic area – blown Rockwool (R-40) or equal.

**12. PLUMBING FIXTURES** – (As stated below, or equal)

- a. Dayton Stainless steel kitchen sink
- b. Delta 400 single handle control swing spout faucet
- c. In-Sinkerator Badger V disposal
- d. Ice maker line and dishwasher line
- e. Aquaglass soaking tubs and showers
- f. Delta faucets
- g. Gerber Mansfield toilets (white)
- h. Rheem 40 gallon water heaters, gas
- i. 3/4” water meter set-ups
- j. Gas service to water heater, fireplace and furnace
- k. One frost proof sillcock in each garage per unit

**13. ELECTRIC** – (As per plan and to National Electrical Code)

- a. service – 100 Amp single-phase services with sub panel
- b. 5 cable TV outlets and 4 telephone outlets per unit
- c. Interior light fixture allowance \$875

**14. HEATING AND AIR CONDITIONING**

- a. Lennox 92% efficient gas furnaces or equal
- b. Lennox 14 Seer AC or equal

**15. FLOOR COVERING & FIREPLACE TILE** – (As specified, or equal). Carpet, vinyl, and ceramic tile allowance “A” unit \$4,350; “B” unit \$4,620

**16. APPLIANCES**

- a. White or Black GE or equal
- b. Refrigerator, stove, microwave and dishwasher – Allowance \$1,850.00

**17. SHELVING** – Wire shelving

**18. SITE WORK** (As per site plan)

- a. Driveways shall be 4” thick concrete
- b. Sidewalks shall be 4” thick concrete
- c. All disturbed area to be covered with sod or seed
- d. Retaining walls as needed – treated 6 x 6 wood
- e. Buyers will be responsible for the cost of the utilities and water used to sprinkle sod, seed or shrubs after closing.
- f. Entire front and side yard to be sodded.

**19. MISCELLANEOUS**

- a. Hodge Construction is not responsible for deck materials shrinking or twisting after installation
- b. A one-time cleaning will be done upon completion prior to move-in.