



**STONE MOUNTAIN
BUILDERS**

Starting Sheet

Items included as standard in stick framed homes

House Design

We will apply for and acquire all permits for the building process, the fees for these permits are not known ahead of time and will be billed to the customer as needed

Architectural and Engineering

The builder will, if asked, work with surveyors to designate setbacks from property lines, but it is understood that it is the homeowner's responsibility. We recommend that all properties have a proper survey with setbacks marked, as well as an as built survey showing placement of home. (Usually required by most banks)

Blower door testing for air infiltration included in the price of home, and to be completed before final inspection. These tests gauge the proper air infiltration of the home to ensure proper air tightness, and ventilation to allow us to build an energy efficient home.

All Stone Mountain Builder homes come with a 2–10-year warranty: 1 year for workmanship, 2 years for mechanicals and a 10-year warranty on the structure. We also back up our warranty with a [2-10 Home Buyer warranty](#) that is included in purchase of home

Site Work

Utility Connections

As we do not yet know the exact length of your driveway, we estimate a 100' long driveway of gravel rolled in place

As we do not yet know the exact distance from your home to the nearest power pole, we estimate a 100' of underground power from home to nearest pole

(SMB does not install main cable lines to home, that is done by the cable provider, Homeowners will need to contact the cable provider. This item is outside of the scope of work of SMB)

Until we have received information regarding whether the property will be on a well or town water, we do not estimate for a water source, unless specifically noted.

(When we do estimate for a well it is generally based upon a 250 deep drilled well with 50 ft of casing, as it is impossible to know exactly how deep the well will need to be)

Until it has been determined whether the property will have a septic or town sewer, and the specific style of septic necessary, we do not estimate for either unless specifically noted

There are generally three types of septic systems: (all based upon specific percolation test results from your soil on site)

1. In ground system, where no fill is needed, and laterals are placed directly in existing soil
2. Shallow trench system, where 2 ft of material is brought in and laterals are placed in that newly added soil
3. Full fill system, where 4 ft of soil is placed on the property and laterals of septic are placed in the newly add 4ft fill mound

Excavation and Foundation

Excavation

Excavate for foundation to plan bottom per architectural drawings and all excavated soils to be stockpiled for use during backfill. Unsuitable soil conditions at or above plan bottom are unknown and cannot be budgeted for prior to excavation. i.e., Rock, soft clays, sinkholes, etc.

Builder will backfill the foundation with stone and gravel and then taper with existing excavated soils. Excess soils shall be graded out on property. Expenses for hauling off-site of any excess soils are excluded from agreement.

Foundation includes interior and exterior footing drain daylighted within 35 ft of home.

Disturbed areas within 35' of home will be top soiled and seeded, for lawn. (Once seeded, it is the owners' responsibility to irrigate, fertilize, and maintain the yard.)

Clearing of trees and removal of stumps are generally not included in estimates unless specifically asked to do so and noted

Foundation

Unless otherwise noted we include a 8' tall x 8" wide foundation wall, 4" cement basement floor with poly vapor barrier. A Bilco door is also included as standard access to your basement.

Waterproofing

Exterior of foundation to be coated with tar as exterior water dampening measure

Rough Structure

Framing

Exterior floor systems are estimated as 2x10 or 2x12 depending upon building width, floor sheathing is a ¾ subfloor. Walls are estimated to be constructed with 2x6 lumber sheathed with 7/16" zip panels. Roofing structure will be rafter or trusses depending on home design. Roof sheathing is either ½" or 5/8" zip sheathing depending upon spacing.

The first piece of wood installed on the foundation (sill plate) is installed with foam barrier sealer to help with air infiltration at the foundation level, and the 1st piece of wood is typically a chemically treated lumber to minimize the risk of decay when in contact with the foundation.

The floor sheathing or subfloor is the material that is put down to hold the final flooring materials.

Rough Plumbing

Plumbing system consists of

- PVC Drainage piping per code.
- CPVC Water Piping Per code.
- 2 Exterior Hose Bibs
- 50-gallon hot water heater

Roofing Specifications

Lifetime architectural shingle Pinnacle over #15 felt paper with ice and water shield at eaves, and valleys per code with drip edge. Ridge venting to be cobra or equivalent venting.

Windows and Doors

Windows

Harvey double hung vinyl windows in white

Exterior Doors

Fiberglass smoothstar solid front door

Fiberglass smoothstar half lite side door

Interior Doors

Two Panel, hollow core doors, with Satin Knobs and Hinges, painted semi-gloss white

Insulation

The home will be estimated with an r-21 wall insulation, r-38 roof insulation, and then 10mm prodex insulation on foundation walls (unless otherwise noted)

Exterior Finishes

Exterior Trim

A double 4 vinyl siding, with white soffit and fascia, from Georgia Pacific is include in our initial estimate unless otherwise noted

Vinyl Siding Standard Color Options:

Option 1	Clay	TBD
Option 2	Flint	TBD
Option 3	Hazelnut	TBD
Option 4	White	TBD
Option 5	Tan	TBD
Option 6	Beige	TBD
Option 7	Almond	TBD
Option 8	Mist	TBD

Drywall

All drywall inside of home to be ½” thick, screwed in place, taped and finished to a level 4 finish. Then sanded before primer.

All wet areas include moisture resistant drywall.

Hardwood Flooring

Hardwood flooring is estimated to be in all living areas of home excluding bedrooms, and bathrooms. An allowance of \$6.25 sq ft is given for prefinished hardwood to be installed

*Allowance amounts include tax

Carpet

Carpet is estimated for bedroom areas of home with an allowance of \$3.75 sq ft.

*Allowance amounts include tax

Ceramic Tile

Tile unless otherwise noted is estimated for bathroom floors. An allowance of \$2.85 sq ft is given for tile.

Allowance covers tile laid in straight or staggered straight patterns

*Allowances include tax amounts

Interior Trim

Trim around windows priced as 2 ¼" colonial, painted semi-gloss white

Baseboard trim 3" colonial painted semi-gloss white

Cabinetry

An allowance of \$20,000 is allotted for your cabinetry, this number can be altered if requested. We hope you make your kitchen as unique as you are, so please feel free to discuss this with us as needed

Installation price is based upon 18 standard boxes in the kitchen and single piece vanities, does not include crown molding or pulls.

Cabinetry allowance to include vanities, kitchen cabinets, kitchen countertops

Finish Plumbing

An allowance of \$2100 is set aside for you to select your final plumbing fixtures (kitchen faucet, vanity faucets, and shower faucets)

Finish Electrical

Estimate for electrical layout of home will be home specific, however each home comes standard with two exterior motion lights, a 200-amp service with 40 circuit breaker spaces. Please make us aware of any special requests you may have.

Allowance Example: \$1,900.00 (Bedroom lights, dining room chandelier, pendant lights, coach lights, vanity lights) Installation of standard fixtures included: ex. 20 min. flush mount light installation, 45 min. ceiling fan/light until installation.

Finish HVAC

Home will be estimated with a propane hot, air single zone furnace with central air

Interior Paint

Homeowner to select single Behr paint selection of Satin wall color, with white flat ceiling paint

Building Clean-Up

Dumpsters to be provided as necessary to store and remove debris.

Portable Bathroom Facilities shall be maintained on site in good condition for the duration of the project.

Home will be cleaned upon completion and before final inspection

Walk Through Inspections

We typically have 5 opportunities for you to see the progress of your home during construction. As it is an ongoing construction site it is understood that it is dangerous to enter site while not accompanied by a member of SMB management.

- 1. Staking out the foundation location (at this meeting we will physically mark the location of the home, decide the exact angle and how the home will sit)**
- 2. After foundation is poured and then backfilled (there is no work to be done at this time, its just fun to see)**
- 3. After home is framed, we will meet at the home and do your electrical walkthrough. (We meet with electrician to physically mark out where you're lighting, and electrical outlets will be placed in home)**
- 4. After home has been sheet rocked and taped**
- 5. At some point after home has been painted and flooring has been installed, we invite you back to look at progress and see your selections come to life**
- 6. Final inspection. The day has come!!! We have completed your home; we will walk through your home with you look for anything we may have missed and go over the warranty and systems of your new home with you so that you feel comfortable to begin this new chapter of your life.**