



**STONE MOUNTAIN
BUILDERS**

Specifications Sheet

Items included as standard in modular 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 a 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.

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

Asphalt based waterproofing membrane on exterior walls below where the exterior grade exceeds interior grade (excluding exterior garage walls)

Rough Structure

Framing

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.

Exterior Wall Construction

- Double top plates, single bottom plate
- Exterior wall 2" x 6" 16" OC, Colonial down 2" x 6" 16" OC
- Exterior sheathing 7/16" OSB glued, stapled, joints caulked
- Air infiltration barrier, rufco or equal
- Marriage wall 2" x 3" 16" OC or 2" x 4" 16" OC Depending on home
- R-30 Fiberglass ceiling insulation and R-19 fiberglass wall insulation
- Double 4" vinyl wood grain siding with 6" aluminum fascia and perforated soffet

Interior Partitions

- Double top plates, single bottom plate, 2" x 4" 16" OC
- Visqueen vapor barrier, 1/2" Gypsum board walls, Taped & finished primer applied

Interior Atmosphere

- 8" ceiling height with 5/8" gypsum board ceilings and smooth finish walls and ceilings
- Stained wood ranch baseboard and casing trim
- White primed 6 panel doors, wood jambs for door and windows
- Ventilated closet shelving

Complete Roof System

- 5/12 Hinged roof truss 16" OC
- 60lb Ground snow load truss
- 12" Eaves front & rear
- 12" Gable end overhang
- 15/32" OSB Roof decking with ply clips
- 15lb Felt roof paper
- 25 Year fiberglass roof shingles
- Continuous aluminum ridge vent
- White steel drip edge
- Ice & water shield
- Insulation incased by proper vent

Architectural shingle selection

Owens corning architectural shingles

Option-To be specified by client

Floor system 26' and 28' wide

- Perimeter/Marriage frame 2" x 10" Double
- Floor joist 2" x 10" 16" OC
- Solid Bridging 2" x 10"
- Sub floor 5/8" OSB T&G glued and stapled

Plumbing and Utilities

- Pex Supply and schedule 40 PVC drain lines stubbed to basement
- Single Lever Faucets
- GFI protection in kitchen, bath, and exterior
- Forced hot air vents
- Air diffusers with boots

Rough HVAC

A typical HVAC (Heating) system is forced air ductwork which conveys heated air from the main unit to each room. A natural gas or propane forced hot air system is specified to be installed.

Some homes require only one system, and some require two systems. Other homes are in between and can be designed with zone dampening systems with one zone that allows for one furnace with separate controls for the first and second floor.

Final design will be predicted upon size of the home, client preferences, and system requirements. An HVAC design (called load calculations) is completed to determine heating and cooling demand.

Lighting and Electrical Integration

- Wire to national electric code
- 200 AMP service panel (Left gable end)
- 12-2 Wire throughout
- AC/DC smoke detector
- Weatherproof GFI front & rear
- Standard light package
- Arc fault and GFI protection as needed

Windows and Doors

- Air & waterproof flashing tape/flex, wrap at all openings
- Vinyl single hung low E thermopane, (Argon filled) with screen
- Therma Tru 6 panel steel front door, Therma Tru 9 lite steel rear door

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)

Interior Wall Coverings

Interior paint – All interior after tie together will be painted flat primer

Kitchen

- Prefinished cabinets
- Formica Countertops
- Stainless steel double basin sink
- Self-venting range hood

Bath Surroundings

- Prefinished vanity cabinets with cultured top
- Fiberglass tub/shower
- Mirror over vanity with light bar
- Vent fan
- China commode
- Porcelain China sink
- Option-To be specified by client

Exterior Finishes

Exterior Trim

- Siding
- Double 4" Vinyl wood grain
- 6" Aluminum Fascia
- Perforated soffit
- 2 Storm doors
- Visqueen vapor barrier
- Option – To be specified by client

4" GP siding color selection

Option-To be specified by client

Completion

Building Cleanup

Home to be cleaned by a professional cleaning service. Final detailed cleaning to be performed prior to final orientation with project manager.

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

Portable bathroom facilities shall be maintained onsite in good condition for the duration of the project.

Walk Through Inspection

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 the 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, it's just fun to see)**
- 3. After the 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.**

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