

NEW HOUSE CONSTRUCTION SPECIFICATIONS
July 25, 2008

New House Specifications DreamMaker-3 Program

For Additional Information Contact

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1. Miscellaneous

- A. Building and sub-trade permits must be obtained and all work must be done in compliance with applicable codes adopted by the City of Savannah whether or not specified below and/or shown in accompanying drawings. Use Energy Star appliances and products. This shall include meeting all requirements of the **International Residential Code for One and Two Family Dwellings** and the requirements of the **Standard for Hurricane Resistant Residential Construction SSTD 10/99**. Contractor to supply and install all materials and components necessary to accomplish this and to obtain a Certificate of Occupancy upon completion of the house.
- B. Install all products and materials in accordance with manufacturer specifications. If instructions below or on plans are different than manufacturer installation instructions, notify Department of Housing, City of Savannah of the difference before installing products and materials.
- C. Submit alternative materials to Department of Housing for approval prior to installing. The Department of Housing may or may not approve materials submitted as alternatives.
- D. Plans and specifications may not be altered without approval of Housing Department.
- E. **All house must be third party ENERGY STAR certified upon completion. Contractor shall make arrangements to have plans rated and to receive Energy Star program required inspections by an improved rating and inspection company(ies).**

2. Soil Treatment

- A. Treat soil for termite control following State and industry standards. Provide termite letter and renewable bond.
- B. Provide developer with Termite Letter when asked.

3. Concrete & Masonry

- A. House Slab, Concrete Slabs, Sidewalks and Driveways
 - 1. 4" Minimum thickness

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2. 3000 psi concrete
3. 6x6 #10 welded wire or fibermesh.
4. ½" bituminous expansion joints and control joints where applicable.
5. Broom finish.
6. To include curb cut and installation of driveway and sidewalk shown on site plan.
7. Install on compacted soil free of debris and organic material.
8. Install minimum of 6mil poly below house slabs.

B. Foundation Wall Footings

1. 10"x24" Minimum continuous footing
2. 3000 psi concrete
3. 2 continuous #5 rebar elevated at least 3" from bottom of footing. Where splicing is required, provide 25" lap.
4. #5 footing dowel lap 25" minimum with vertical wall reinforcement. To include 90 degree standard hook embedded to within 3" of bottom of footing. Install at all corners and no more than 8' OC around perimeter of house.
5. Bottom of footing to be 12" below grade.
6. Soil below footing to be compacted.

C. House Pier Footings

1. 10"x24"x24" minimum
2. 3000 psi concrete
3. 4 #5 rebar elevated at least 3" from bottom of footing—2 rebars in each direction.
4. Two #5 footing dowel lap 25" minimum with vertical pier reinforcement. To include 90 degree standard hook embedded to within 3" of bottom of footing.
5. Bottom of footing to be 12" below grade.
6. Soil below footing to be compacted and treated.

D. Porch Column Footings

1. 12"x30"x30" Minimum
2. 3000 psi concrete
3. 4 #5 rebar elevated 3" from bottom of footing—2 rebars in each

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direction.

4. Two #5 footing dowel lap 25" minimum with vertical column reinforcement. To include 90 degree standard hook embedded to within 3" of bottom of footing.
5. Bottom of footing to be 14" below grade.
6. Soil below footing to be compacted and treated.

E. Foundation Walls

1. 8"x8"x16" concrete block. Top course to form bond beam filled with 3000PSI concrete. Install a continuous #5 rebar embedded in concrete bond beam at least 1-1/2" below top of bond beam. If two or more pieces of rebar are necessary along a single run of wall, provide at least 25" lap at the end of each piece.
2. 5/8" diameter, 10" long anchor bolts set at least 7" into concrete bond beam; 3" square, 1/8" thick washer; 5/8" diameter nut; install anchor bolts within 6" to 12" from each corner and from the end of each mud sill plate and at 18" on center around perimeter of foundation wall. Also install on either side of Foundation Access Door when crawlspace floor system is specified.
3. #5 rebar vertical wall reinforcement 8' OC with 90 degree standard hook embedded 6" into concrete bond beam. Fill all cores of block from footing to bond beam where vertical rebar wall reinforcement is installed. Also install at all corners and on either side of Foundation Access door in crawl space construction..
4. Metal termite shield in crawlspace construction.
5. Apply stucco with smooth finish to concrete block walls that are visible while standing in the yard. No need to stucco under porches where foundation wall is not visible.
6. 8"x16" screened black plastic foundation vents manually operated spaced as required by Code for crawl space construction..
7. Install fabricated metal foundation access door frame and door with 1/2" steel lintel above door at top course of block in crawl space construction.

F. Piers

1. 8"x8"x16" concrete block. Fill all courses with 3000 PSI concrete.
2. 5/8" diameter, 10" long anchor bolts set at least 7" into concrete; 3" square, 1/8" thick washer; 5/8" diameter nut.
3. Two #5 rebar vertical pier reinforcement from top of footing to top

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of pier with 90 degree standard hook embedded 6" into concrete of top course of block.

4. Metal termite shield.

G. Brick & Concrete Porch Columns

1. Lay brick to create 21" x 21" column.
2. Fill column cavity from footing to top of column with 3000PSI concrete.
3. Two #5 rebar vertical column reinforcement from top of footing to top of column. Tie rebar to footing dowels.
4. When shown on plans, construct 3-1/2"x24" x 24" cast in place concrete column cap with 6x6 #10 welded wire mesh reinforcement centered on 21" x 21" column; and apply smooth, matt finish to column cap. Install appropriate uplift connector in column cap that will enable the bottom of the wood column to be tied to the masonry column.
5. Brick and mortar to be selected by Department of Housing, City of Savannah.
6. Seal brick and mortar with Behr, Heavy Duty, clear Concrete and Masonry Waterproofofer.

4. Rough Carpentry/Framing

- A. **Lumber:** #2 or better Southern Yellow Pine (plates, beams, headers, joists, stingers, rafters and load bearing studs) sized to meet building code requirements related to span, load, etc.
- B. **Spacing of Framing Members:** Studs, floor joists, ceiling joists, trusses and rafters to be 16" on center unless otherwise specified in plans or required by Code.
- C. **Uplift/Tie Down Connectors:** Use code approved and required metal uplift, tie down and shear connectors to meet all building and hurricane code requirements. Follow code and manufacturer instructions and requirements for installation of all connectors--including the use of manufacturer recommended nails/screws. Contractors should use products and methods of installation approved by the Building Official. Contractors are also encouraged to use products and methods tested and approved by the National Evaluation Service, Inc. (NES). NES can be reached by phone (703) 931-2187 or through the internet at www.nateval.org.
- D. **Mud Sill:** 2"x6" pressure treated mud sill bolted to top of foundation wall

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- and 2"x8" pressure treated installed on top of piers with metal termite shield between sill and wall/pier for crawl space construction.
- E. **Floor Framing:** For crawl space construction use 2"x12", 2"x10" and 2"x8" floor joists 16" OC in house as shown on plans and as required by Code to meet span requirements. Provide full depth blocking no more than 4' OC perpendicular to the floor framing members in the first two floor framing cavities at each end of the floor system. TGI trusses designed and stamped by a licensed engineer and with drawings acceptable to the Housing Department and Building Official are an acceptable alternative.
- F. **Second Floor Framing:** Where specified on plans, install 16" or 18" tall clear-span floor truss with mechanical chase spaced no further apart than allowed by engineer and building code for second floor of house. Provide engineer stamped drawing of floor truss for approval by the Housing Department and Building Official prior to construction.
- G. **Interior Stairs Framing:** Three stringers made from 2" x 12"; 10" treads with 1" nose.
- H. **Floor Sheathing:** 3/4" T&G plywood subfloor glue/nailed to floor joists in house. Grain perpendicular to floor joists. Stagger end joints.
- I. **Wall Framing:** 2"x4" wall studs 16" OC with single bottom and double top plates typical throughout. When splicing top plates, a 4' overlap is required and both members of top plate to be through nailed into studs. Gable end walls shall be built using full-height studs continuous from the uppermost floor to the underside of the roof unless otherwise designed and stamped by a licensed engineer and acceptable to the Housing Department and Building Official. When a gable end wall extends from the upper most floor to the roof sheathing and is not supported by a ceiling diaphragm, end wall bracing shall be provided perpendicular to the rafters/trusses in the first two cavities at each end and shall be spaced no more than 4' OC. The bracing (blocking) shall be the full depth of the rafter/truss top cord.
- J. **Wall Sheathing:** 1/2" OSB or CDX plywood exterior wall sheathing. Sheathing shall be attached using 8d/10d common, 8d or 10d galvanized or 8d/10d ring shank nails. Panel edge nailing shall be 3" OC for top plates, band joists, sill plates and all inside and outside corners. Intermediate framing shall be nailed no more than 12" OC using the same nail size. Where windows and doors interrupt sheathing, framing anchors or connectors must be used. **Do not install building wrap until framing has passed inspection.**
- K. **Roof Pitch:** Roof pitches are shown on plans. Exterior roof pitches not to exceed 7/12 pitch. Vaulted ceilings to have a 5/12 pitch.

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- L. **Roof Framing:** Engineered roof trusses 16" OC with a 12" overhang over the main roof of the house in which the end of the top cord (rafter) does not extend below the top plate of the exterior wall. (See drawing for diagram) Provide engineer stamped truss drawings to Housing Department and Building Official for approval. Uplift connectors shall be provided for each truss at top plate and bearing points as specified by engineer and code. Stick built roofs are acceptable providing appropriately sized framing, bracing and uplift connectors are used and copy with Code. Framing to be no less than 16" OC.
- M. **Porch Roofs:** Stick built porch roofs are acceptable providing appropriately sized framing, bracing and uplift connectors are used. Framing to be 16" OC.
- N. **Porch Framing:** Unless otherwise shown on plans or required by Code use 2"x8" pressure treated floor joists 16" OC; 2(2"x8" or 2"x10") pressure treated floor beams; 2"x12" pressure treated stair stringers no more than 16" apart at outdoor porches and landings; 2(2"x10") and 2(2"x12") ceiling beams at perimeter of porch to support ceiling joists and rafters; and PT 4" x 4" or 6"x6" where applicable and shown on plans. Provide uplift connectors to secure porch stair, floor, post, ceiling and roof framing to one another and to house framing.
- O. **Roof Sheathing:** ½" OSB or CDX plywood roof sheathing with metal "H" clips. Sheathing shall be fastened to roof framing with 8d/10d common, 8d or 10d galvanized or 8d/10d ring shank nails at 6" OC at edges and intermediate framing and at 4" OC at gable end walls or gable trusses.
- P. Flash all windows; doors; vents; and wall/roof intersections with metal flashing and manufactured flashing boots.
- Q. Install blocking required to support curtain rods, shelves, recessed medicine chests, etc.

5. Finish Carpentry and Mill Work

A. Exterior – General

- 1. PT 1" overall minimum thickness premium; heavy duty; architectural privacy lattice or 5/4" x 6" PT premium grade boards around perimeter of porch/landing to floor beams where shown on plans. Lattice boards to be perpendicular not diagonal pattern. Attach lattice to PT 2"x2" frame anchored to sides of porch columns, piers and at foundation wall where porch/landing intersects with house. For spans of more than 8' that require a

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- splice, center splice in middle of span and attach PT ½" x 1-1/2" lattice strips to cover splice. Apply two coats solid color stain to lattice, frame and lattice strips. All colors to be selected by Housing Department.
2. 5/4" x 6" Fiberon Gray or 5/4" x 6" Premium Grade PT porch flooring for porch floors, landing floors and stair treads as called for on plans. No splices in 6' area centered on front door and none on porch stair treads.
 3. Pressure treated and Fiberon handrails at porch and exterior stairs (See Drawings)
 4. Construct posts and columns as shown on drawings using uplift connectors at the base and top of posts and columns. (See Drawings)
 5. 11/32" x 4' x 8' Ply-Bead (simulated bead-board) by Georgia Pacific on porch and landing ceilings. If vinyl ceiling specified on plans, install ½" OSB to porch ceiling joists before installing vinyl.
 6. 1" x 12" HardiTrim, smooth finish, PrimePlus factory primed, Band Board around perimeter of porch and landing floor framing.
 7. 1" x 12" HardiTrim, smooth finish, PrimePlus factory primed, used to create solid risers on exterior steps.
 8. 1" x 10" HardiTrim or 12" Smooth Hardie Lap Siding, smooth finish, PrimePlus factory primed, to enclose inner and outer edges of porch/landing Ceiling Beams.
 9. Barge rafter/gable end brackets to be made of PT 4" x 4" as shown on plans. Apply two coats of solid color stain to brackets. Color selected by Housing Department.
 10. Vinyl clad, screened, gable end vents (See drawing for locations)

B. Exterior – Hardie Siding & Trim

1. When Hardie Siding and/or Trim is called for on plans, use the following.
2. Siding to be 5-1/4" (4" exposure) HardiPlank Smooth finish lap siding with PrimePlus factory priming system. Use HardiShingle, Heritage Half Round Panels, 7" exposure, PrimePlus factory priming system and HardiShingleSide, Heritage Staggered Edge Panels, 6" exposure, PrimePlus factory priming system where shown on plans.
5. 1" x 4" HardiTrim, smooth finish, PrimePlus factory primed, Corner Boards. No Splices. (See Drawings)

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6. 1" x 4" HardiTrim, smooth finish, PrimePlus factory primed, Frieze Boards.
7. 1" x 6" HardiTrim, smooth finish, PrimePlus factory primed, Fascia Boards over 2"x4" sub fascia and Rake Boards over barge rafter in gable ends. Also use to cap bottom of porch/landing ceiling beams.
8. 1/4" x 12" HardiSoffit, smooth finish, PrimePlus factory primed. Vented HardiSoffit at horizontal overhangs. Solid HardiSoffit in gable ends.

C. Exterior – Vinyl Siding & Trim

1. When Vinyl Siding and Trim is called for on plans, use the following.
2. Georgia Pacific or Owens Corning White Vinyl Porch Ceiling fasted to ½" OSB sheathing on porch ceilings..
3. Georgia Pacific Forest Ridge or Owens Corning Essentials Premium 4" traditional lap siding with minimum thickness .042". Siding must meet ASTM D-3679 and UBC 14-2 requirements. Accent siding to be Scallops or Shakes. Use J-channel where siding butts trim. Use corner J-channel at corners around windows and doors. Siding to have 50 year warranty. Housing Department to select color.
4. Georgia Pacific or Owens Corning perforated white vinyl soffit at horizontal and gable end soffits.
5. White, plastic coated, aluminum coil stock fascia wrap.

D. Exterior – Doors & Windows

1. Pre-hung 6 panel R-5 insulated metal doors unless otherwise specified on plans.
2. Windows must meet all Code requirements including, but not limited to DP, Egress and Energy Code.
3. All windows to have Low-E insulated glass.
4. **Cellular PVC Windows** when specified on plans to be **Windsor Windows Legend Series** or **MW Unity Series**; double hung, White CPVC frame; 4-9/16" jamb; 3-1/2" built in Flat Exterior Casing; 1-over-1; clear Low-E double pane insulated glass; tilt sashes for easy cleaning; White Frame Charcoal Gray Fiberglass Mesh window screens. Install metal flashing above windows. See detail sheet for additional specification requirements for this

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- window and proposed alternatives.
5. **Vinyl Windows** when specified on plans to be Silverline 2900 series; ReliaBilt 100 series; American Craftsman 2900 series; or approved equal; single hung, White vinyl frame windows with integrated vinyl casing and J-channel, 5/8" Low-E double pane insulated glass, bottom tilt sash for easy cleaning, and white frame charcoal gray fiberglass mesh window screens.
 6. **Storm Panels:** Use hurricane window panels, hardware and fasteners provided and installed by Storm Shield Systems of Georgia, Inc. as manufactured by Pollmer Technologies of Wilmington, North Carolina. Top panel for each window to have opening to allow for installation of panels by a person standing inside the house. Panels to be solid material. Provide panels to cover French doors and side and transom lites at entry doors. Panels to be numbered. Panels not required to cover insulated metal exterior doors. Contact Nathan Dzendzel at 912-667-0078 or other suppliers/installers for additional information.
 7. Where applicable and shown on plans, provide 24" diameter Octagon; fixed glass; insulated glass; white vinyl clad exterior frame; wood interior frame/casing; window manufactured by Windows of Distinction, Model #CW901. Prime and paint interior wood frame/casing with two coats high-gloss acrylic latex paint.

E. Interior

1. 3-1/2" OG finger jointed baseboard
2. 1/2" finger jointed baseshoe in Living Room and Dining Room.
3. Pre-hung split jamb Colonial style 6-panel molded doors with finger jointed OG casing, jamb and header.
4. Colonial style 6-panel molded bi-fold doors with finger jointed OG 2-1/4" casing, jamb and header.
5. For **Cellular PVC windows** use OG finger jointed window sill and jamb, 3-1/2" base board apron and 2-1/4" casing. For **vinyl windows** use OG finger jointed window sill; 2-1/4" casing for apron and sheetrock jamb.
6. 3/4"x12" Melamine EBIS White factory finished shelves by US Fence model #252266 shelves in clothes closets, linen closet and washer/dryer closet. **No wood shelves unless otherwise specified on plans.**
7. 1" minimum diameter closet rod with white metal shelve supports no more than 4' apart in clothes closet

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8. 12" wide, white, ventilated, PVC coated wire with built in rod is an acceptable alternative in all closets except pantry.
9. Clothes closets to have shelf and rod from end to end at 84" aff and shelf and rod at 42" aff in 2/3 of lower portion of closet
10. Washer/dryer closet to have one shelf and rod from end to end at 60" aff
11. Pantry and Linen closet shelves to run full depth of closet with 4 shelves. Each shelf may consist of two boards. Use of factory finished melamine boards described above or use of pine boards that are primed and painted with 2 coats high-gloss acrylic latex paint are acceptable for pantry shelves. Linen closet shelves to begin no more than 3' above floor level. Area below, as shown on Plans, to serve as return air duct/register for HVAC system.
12. Kitchen and bathroom cabinets to be raised panel or flat panel and may be pre-manufactured Millspride, American Woodmark or approved equal. If custom built, cabinets to be made of non-composition wood with birch appearance grade plywood panels, doors, drawer faces, etc. Bathroom cabinets to be 30" long and 21" deep unless otherwise noted in plans. Plan #281120D4 to have two 27" wide x 30" tall wall cabinets with glass doors. Style and finish of all cabinets to be selected by Department of Housing, City of Savannah, prior to ordering and/or constructing. Field verify dimensions of cabinets and notify Department of Housing of any changes in cabinet sizes shown in plans and schedules before ordering.
13. Countertops to be post formed Formica or WilsonArt tops with back splash, end splashes and end caps. Color and pattern to be selected by Department of Housing, City of Savannah.
14. Unless otherwise specified on the Plans, install 2 recessed Zenith X314 medicine chests with stainless steel frame painted white; two adjustable shelves in each cabinet; mirror door; mounted in wall at side of vanity cabinet.
15. Unless otherwise specified on the Plans, install 30" x 30" plate mirrors attached to walls in front of bathroom sinks. Mirror not required in front of Half Bath Sinks unless otherwise noted on Plans.
16. Pull down attic stair with 2-1/4" OG casing. Weatherstrip perimeter of stair to prevent air transfer to attic. Prime and apply two coats of high-gloss 100% acrylic latex paint to casing and finished ceiling panel of stair.
17. Shelves seen in elevations of wall between Dining Room and

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Kitchen to be 3/4" appearance grade birch plywood. Prime and apply two coats of high-gloss 100% acrylic latex paint.

18. Interior stairs. Stair treads to be stain grade solid wood/hardwood minimum 1" thick with 1" nose. Router 1" edges of exposed sides of stair treads that do not abut walls to match diameter of nosing. Use "Landing Tread" of same material at top of stairs on second floor and on second floor balconies below horizontal handrails. Stair risers to be 3/4" thick paint grade 1-by solid wood/hardwood. Install 3/4" thick paint grade 1"x12" on both sides of stair between finished stair tread/riser and wall from bottom to top of stair. "Wall Rail" running length of stair to be 1-1/2" diameter round or oval stain grade solid wood/hardwood secured by wall mounted antique or polished brass supports no more than 4' on center with one support at top and one at bottom of stair. Horizontal handrail at top and/or bottom of stair to be OG stain grade solid wood/hardwood. Balusters to be turned or square, paint grade solid wood/hardwood Pin Top or Square Top spaced no more than 3" OC and anchored into stair treads, landing treads and handrails. Provide paint grade solid wood/hardwood OG Newel Posts at ends of horizontal handrails and every 4' OC. Provide Half Newel Posts where horizontal handrail ends at a wall. See diagram attached with specifications showing typical stair components. Provide sample material to Housing Department for approval prior to installation.

6. Roof Covering & Ventilation

- A. GAF Materials Corp., Timberline Original, Pewter Gray, Architectural Shingles with 30 Year Warranty; Owens Corning, Oakridge 30 AR Shadow, Quarry Gray, Architectural Shingles with 30 Year Warranty; or Elk Corporation, Prestique Premium Roofing, Antique Slate, Architectural Shingles with 30 Year Warranty.
- B. Use 20 pound roofing felt.
- C. Flash all roof/wall intersections and penetrations of roof surfaces with metal flashing and manufactured flashing boots.
- D. Galvanized metal drip edge at all eaves and gable ends
- E. Continuous, screened, ridge vent capped with shingles so vent blends into roof.
- F. **Install metal rain water diverter on roofs above exterior stairs to divert water away from stairs.**

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7. Insulation & Air Sealing

- A. 10 mil poly ground vapor barrier
- B. Tyvek house wrap applied to exterior wall sheathing **and Peel & Seal or approved equal around window and door openings.**
- C. R-30 faced batts secured to floor joists in crawl space
- D. R-13 faced batts in exterior walls
- E. R-30 faced batts or blown fiberglass insulation in attics/ceilings with baffles at eaves to permit air circulation from soffit vents, past insulation, into attic.
- F. Foam tube insulation on water lines in crawl space, attic and exterior walls
- G. Seal penetrations in top and bottom plates with Great Stuff; seal bottom plate at floor with caulk, seal top and bottom edges of wall board to plates with caulk; and seal penetrations in sub-floor caused by plumbing traps and pipes. Weatherstrip attic door.
- H. Apply duct mastic at all joints in duct system.
- I. Install insulated blanket on water heater.

8. Gypsum Board

- A. ½" regular board on all walls and ceilings.
- B. ½" WR board on walls behind plumbing fixtures.
- C. Install ½" regular board as window jamb material when installing vinyl windows.
- D. Tape, mud and 3 coat finish on all walls.
- E. **Smooth** finish on all walls and ceilings.

9. Exterior Painting and Caulking

- A. Bench prime all sides and ends of any untreated wood surfaces that are attached to the exterior of the house with Alkyd Exterior wood primer.
- B. Hardiplank Siding: Manufacturer PrimePlus primed. Apply 2 coats of 20 year warranty Exterior Satin Enamel Acrylic Latex Paint with Mildew Inhibitor. Colors to be selected by Department of Housing, City of Savannah.
- C. HardiTrim and HardiSoffit: Manufacturer PrimePlus primed. Apply 2 coats of 20 year warranty Exterior Gloss Enamel Acrylic Latex Paint with Mildew Inhibitor. Colors to be selected by Department of Housing, City of Savannah.
- D. Pressure Treated Handrail System, Column Systems, Posts, Exposed Stair

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Stringers, Lattice, etc: Apply 2 coats of solid color 20 year warranty exterior stain. Colors to be selected by Department of Housing, City of Savannah.

- E. Paint stucco with top quality masonry/stucco paint. Department of Housing, City of Savannah, to select color.
- F. Use mildew resistant caulk to caulk all cracks and joints that could be a source of moisture penetration after priming surrounding surface area.

10. Interior Painting and Caulking

- A. Seal/prime all sheetrock, trim, shelves, etc. with one coat of approved interior primer suitable for the surface where being applied.
- B. Paint sheetrock with 2 coats of 15 year warranty Interior Eggshell and Satin Enamel Acrylic Latex paint on walls and ceilings. Department of Housing, City of Savannah to select colors.
- C. Paint all interior trim and shelves with 2 coats of 15 year warranty Interior High-Gloss Enamel Acrylic Latex paint. Department of Housing, City of Savannah to select colors.
- D. Use mildew resistant caulk to caulk all cracks and joints that could be a source of moisture penetration after priming surrounding surface area--including caulking where countertops intersect with walls and where baseboard intersects with bathroom and washer/dryer closet floor tiles.
- E. Stain interior stair treads and interior handrails to match color of wood laminate floor unless otherwise specified in plans. Apply clear polyurethane finish over stain.

11. Floor Covering

- A. **Wood Laminate Flooring:** Armstrong SwiftLock (25 year warranty) or Classen AdvantageOne (30 year warranty) or approved equal wood laminate flooring over underlayment pad recommended by manufacturer. Floor to be "floating" glueless installation. Install in accordance with manufacturer's instructions. Use reducer strips openings and other trim pieces made or recommended by manufacturer. Department of Housing to select color and style. Install at locations specified in plans and on any interior stair landings.
- B. **Carpet and Pad:** Caladium Allure, Second Nature, Earthguard Fiber Technology or approved equal, 100% PET polyester fiber carpet or approved equal. Pad: ½", 6 pound, rebound pad. Carpet color to be selected by Housing Department, City of Savannah. See plans for location

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- of carpet and pad.
- C. **Porcelain Tile:** 12" x 12" porcelain tile laid in regular pattern in Kitchen, both Kitchen Closets, and Washer/Dryer Closet. Tile to be laid on entire Kitchen/Closet floor area prior to setting cabinets. Use porcelain tile threshold in opening between tile and non-tile areas. Seal grout with grout sealer. Install minimum of ½ thick WonderBoard below tile. Tile color and grout to be selected by Housing Department. Tile to cost no more than \$1.60 per square foot.
 - D. **Porcelain Tile:** 6" x 6" or 8" x 8" porcelain tile laid in regular pattern in both Bathrooms. Tile not to extend below bathtubs. Use porcelain tile threshold in opening between tile and non-tile areas. Seal grout with grout sealer. Install minimum of ½ thick WonderBoard below tile. Tile color and grout to be selected by Housing Department. Tile to cost no more than \$1.60 per square foot.
 - E. **Sheet Vinyl:** Install Armstrong Cambray or Epiq sheet vinyl in Kitchen, Bathrooms and Washer Dryer Closet. Cut circular opening at toilets—don't slit cut from edge of vinyl to toilet cut out. Install manufacturer recommended underlayment using ring shank nails and floor patch at joints and nail heads. Sand floor patch smooth with surface of underlayment. Housing Department to select color and pattern.
 - F. **Interior stair treads** in 2-Story houses to be minimum of 1" thick with 1" bull/rounded nose. Unless otherwise specified on Plans, stain treads to match color of wood laminate floor or with solid color stain selected by DOH.

12. Finish Hardware

- A. Locksets: Kwikset or approved equal. Exterior pre-hung 6-panel insulated metal doors to have Kwikset Polo Single Cylinder Combo 690P3CPALN PB K3 (Polished Brass) entry and single cylinder deadbolt locksets keyed alike; interior pre-hung 6-panel molded doors to have Kwikset Polo Bed/Bath 300P5CP and Kwikset Polo Hall/Closet 200P5CP (Antique Brass) locksets at other locations. Front and side entry door locksets to have Polished Brass Finish while all interior door locksets to have Antique Brass Finish.
- B. Solid Brass Defender Entry Security U-9891 or equal Peepholes with 200% view to be installed in exterior doors.
- C. Pre-hung hinged doors to have door stops attached to hinges.
- D. Cabinets to have knobs and/or handles selected by Department of Housing, City of Savannah.
- E. 4 towel bars @ 24" Futura D2424PC; 2 towel bars @ 18" Futura

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- D2418PC; 2 toilet paper dispensers Futura D2408PC; two chrome plated shower curtain rods that screw into wall.
- F. Install 1" Aluminum Mini-Blinds in all windows with white baked enamel finish by Bali or Blintz..
- G. Install horizontal wall mounted Brass mailbox by PostMaster Berkshire Anodized Aluminum Model #MB674-04 or D'elegance Model #DSHS.
- H. Install 4" Solid Brass House Numbers.

13. Plumbing

- A. PVC DWV system
- B. PVC yard sewer with cleanout from house to within 5' of street.
- C. PVC water entrance line from house to water meter. Provide new water meter and box.
- D. **PEX** Cross-Linked Polyethylene Pipe water lines with brass fittings installed per manufacture and Code requirements to all fixtures in house.
- E. Kitchen Sink: Sterling model B833 33"x22"x8" deep double bowl stainless steel kitchen sink with matt finish.
- F. Kitchen Sink Faucet: Delta 440-WF or Moen 87460.
- G. Bathroom Sink Bowl: 19" Round White China sink bowl by Eljer model #051017400 or 20"x17" Oval White China sink bowl by Eljer model #051012400.
- H. Bathroom Sink Faucet: Delta 520-WF or Moen L84502.
- I. One piece white molded fiberglass tub/shower by Lasco model number T/S 260330L (left hand) or 260330R (right hand) or approved equal.
- J. Bathtub/Shower Faucet: Delta 1343 or Moen L82383.
- K. Toilet: American Standard white compact elongated two-piece toilet bowl #3027012020 and tank #4010012020. Molded wood elongated toilet seats BEMIS 1450-white.
- L. Energy Star Electric or Natural Gas water heater; 40 gallon tank; 9 year minimum warranty; temperature pressure relief valve; pan and drain to outside; located in attic above hall bathroom.
- M. **Washing machine and dryer vent boxes recessed in wall.**
- N. Ice maker box recessed in wall.
- O. Clothes dryer vent pipe and outlet properly installed/supported and run to exterior of house through foundation wall.
- P. Freeze resistant hose bib at front and back of house.
- Q. Provide necessary drawings/diagrams/calculations to building inspection department.

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14. Electrical

- A. Wire house to comply with all NEC and locally adopted code requirements and with Electric Plan.
- B. 200 amp service panel to be located inside house in Hallway as shown on Electric Plan. Disconnect, metal mast and weatherhead to be located outside house on side or rear of house—not on front of house..
- C. Provide white fixtures and operators including switches; receptacles; telephone and television outlets; smoke detectors; a door bell (front and back door ring); bathroom exhaust fans Nutone Model #695, 70 CFM, 4 Sones; etc. as shown on Electric Plan. Install manufacturer approved vent hose/pipe from bathroom exhaust fans through attic to eave of house and vent to outside through soffit vent.
- D. 220 Dryer and Range receptacles to be recessed in wall--not surface mounted or floor mounted.
- E. Department of Housing, City of Savannah to select lighting fixtures and ceiling fans. See Color/Finish schedule for specific selections. Contractor to provide extension poles that result in the bottom of the globes of fans/lights in Living Room and Kitchen being 7'-6" aff and a decorative chain that enables Dining Room light to be lowered to 5' aff. Extension poles and chains to match fixture color.
- F. Provide crawl space and attic light and switch.
- G. Secure all loose wire to bottom of floor joists so wire does not hang down.
- H. Provide necessary drawings/diagrams/calculations to building inspection department.
- I. **All floor level receptacles to be 18" AFF. Washing machine receptacle to be 3' AFF.**

15. HVAC

- A. **HVAC system and duct work to be Energy Star compliant. Where specifications conflict with Energy Star requirements, Energy Star requirements take precedent.**
- B. Bryant, Carrier or approved equal 2 ton 13 seer heat pump for 1 story houses. Bryant, Carrier or approved equal split system 13 seer heat pump for 2 story houses—minimum of 2 ton unit for downstairs and 2 ton unit for upstairs. Equivalent natural gas heating system with electric air cooling system acceptable.
- C. Provide back-up heat strips at no less than 5KW per 2-ton unit; 8KW per 2.5-ton unit; or 10KW per 3-ton unit.
- D. Insulated flex ducts permitted.

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- E. Seal all duct components with duct mastic.
- F. Brown floor diffusers except white in bathrooms and when in cabinet toe kicks. Diffusers in bathrooms and kitchen to come from underneath cabinets through toe kicks using appropriate boot unless otherwise shown on plans.
- G. White return air grill.
- H. White thermostat.
- I. Provide necessary drawings/diagrams/calculations to building inspection department.

16. Appliances

- A. All appliances must be Energy Star rated.
- B. Refrigerator: Kenmore 21 Cubic Foot Frostless Top Mount with Factory Ice Maker; White or Bisque or approved equal.
- C. Electric Range: Kenmore Self Cleaning Range; White on White or Bisque on Bisque or approved equal.
- D. Range Hood: Kenmore Non-Vented Range Hood; White on White with White Range or Bisque on Bisque with Bisque Range; or approved equal.
- E. Dishwasher: Kenmore 4 Level Dishwasher; White on White or Bisque on Bisque Model or approved equal.
- F. Garbage Disposal: Kenmore Continuous Feed, ½ HP motor or approved equal.

17. Alarm System

- A. Not required at time of construction. Purchaser may opt at his/her expense to have a system installed.

18. Landscaping & Site Work

- A. Provide necessary fill dirt and final grading of yard to insure water is directed away from the house and that it is not directed to adjoining properties.
- B. Centipede sod at locations shown on site plan. Seed and straw at locations shown on site plan.
- C. Install a 3' wide, Cypress mulched, shrub bed around base of front and side porch to include 8 3-gallon shrubs selected by Housing Department. Install landscape screen under shrub bed and porches to prevent weeds from growing.

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- D. Install heavy duty pressure treated **stockade** fence with 1"x6"x6' fence dog eared fence boards; three pressure treated 2"x4" rails; and 4"x4" pressure treated posts no more than every 8'. All posts to be set in concrete in ground. **Site build—prefabricated panels not acceptable. The top of the fencing between houses must be level.** See Site Plan for location.
- E. Install 4' tall chain link fence using at least 11.5 gauge 2-3/8" mesh fence; 2-3/8" diameter terminal posts; 1-5/8" diameter line posts; and 1-3/8" diameter top rails; and all fasteners, post/rail caps and other necessary material for complete and professional installation. Set all posts in concrete. See Site Plan for location.
- F. Install 4' wide and 5' tall dark green or black coated chainlink gate allowing passage from front yard into back yard. If shown on Site Plan, install two 6' tall 5' wide chainlink driveway gates and posts.