

# Component Homes Specifications

## *Vantage Pointe Homes*

1000 W. Rokeby Rd.  
Lincoln, NE 68523  
402-420-9493



### Standard House Specifications

**All framing and structural materials will be in accordance with all Building codes and the appropriate local municipal inspections department. Any addendum pages may change scope of these specifications.**

- PLANS:** Complete set of building plans including main floor, elevations, foundation, electrical, and detail sheets  
Site plan - if required
- BUILDING PERMIT:** Local moving, building, electrical, and utility permit costs are buyer's responsibility. Vantage Pointe Homes can assist in obtaining these permits.  
State and County moving permits will be Vantage Pointe Homes responsibility
- STRUCTURAL:** 2x4 exterior walls with 7/16" sheathing – 8'-1" tall (studs @ 16" on center)  
2x4 interior walls – 8'-1" tall (studs @ 16" on center)  
Engineered 4/12 pitch roof trusses @ 24" on center with 1/2" sheathing  
Engineered 14" tall I-joists or open web joists @ 19.2" o.c. with LVL Rims  
3/4" OSB tongue and groove sub-floor glued and screwed to joists  
2x6 treated mud sill plate
- INSULATION:** R-15 high density batt insulation in exterior stud cavity plus rigid foam insulation panels continuous on the exterior (R-3)  
R-19 batt insulation behind end and side rim joists  
R-44 Blown-in attic insulation  
All plumbing & electrical holes to outside air to be filled with foam  
Sill sealer between sill plate and foundation wall
- WINDOWS:** White Pella ThermaStar sliding double-pane windows with low E coating and argon gas filled (white interior/exterior)  
All windows sized to meet egress, light and ventilation codes
- EXTERIOR DOORS:** Exposed to weather: 3' steel 6-panel with clad jamb (white int/ext)  
Not exposed: 3' Steel 6-panel with painted jamb (white int/ext)  
Patio Door: (if applicable) 3' full-view steel with internal blinds - clad jamb (white int/ext/blinds)  
Deadbolts on all exterior swinging doors

**SHINGLES:** 30 year, 110 MPH architectural asphalt shingle in weathered wood color  
Ice shield weather barrier from eave to 24" past building line then synthetic roofing underlayment

**EXTERIOR FINISHES:** LP Smartside lap siding – limited color selections  
White perforated metal soffit, metal fascia and metal roof edging  
Raised panel shutters on front of house only-limited color selections  
White 6" band boards at base of house/garage  
White 6" vertical trim boards  
White 4" window and door trim boards  
White 4" outside corner boards

**INTERIOR FINISHES:** Vapor barrier installed over batt insulation  
Walls with smooth texture & flat ceilings with stomp texture  
Drywall extended to bottom of joists in closed stairwell  
Drywall on back side of raised bars in kitchen, paneling on flat bars  
Two coats of flat finish paint in select colors  
White six panel smooth interior doors  
White or stained base & casing in select colors  
White wire closet shelving  
Satin nickel round door knobs – Schlage Dexter – Stratus style  
Merillat Classic Spring Valley square door style in oak or maple kitchen and bath cabinets (available in several stain colors) with soft action door and drawer closures and half depth shelves  
Shelf above washer and dryer  
Laminate kitchen countertop with one row tile backsplash  
Chrome bath towel bars and paper holders  
Rectangle plate mirrors in all baths  
Brushed nickel light fixture package

**APPLIANCES:** Appliances to include dishwasher, space-saver microwave, electric glass top self-cleaning range and 18 cu. ft. refrigerator with ice maker (top freezer) in white, black or monochromatic stainless steel

**PLUMBING:** 8" deep stainless steel equal double bowl kitchen sink with disposal  
Chrome single lever kitchen faucet-Moen  
Onyx bath vanity tops with integral bowl – limited styles and colors  
Chrome single lever bath faucets-Moen  
White 5' one-piece tub/shower unit with curtain rod-main bath

White 4' one-piece shower unit with obscure-glass sliding door-master bath  
Builder model elongated toilet with seat  
Plumbed for future water softener  
Two exterior spigots  
Passive radon system - vented thru roof, attic outlet included

**ELECTRICAL:**

200 amp service panel  
Smoke detectors with battery backup in all bedrooms & bottom of stairs  
Carbon Monoxide detector on each level  
Doorbell at front door  
All bedrooms and greatroom wired for future ceiling fans with lights – standard ceiling mount fixture will be installed  
Standard brushed nickel light fixture package  
Up to 5 locations pre-wired for television and home network functions  
Bath exhaust fan in each bathroom  
Four porcelain light fixtures in basement  
Exterior electrical outlet at front and back door  
Exterior wall mounted light at front and back door  
Outlet for future water softener

**MECHANICAL:**

14 SEER heat pump with electric backup furnace

**FLOORING:**

Carpet, vinyl and laminate flooring per limited selection

**HOME  
INSTALLATION:**

Customer to provide an entrance to the site approved by the mover before the move is to begin.  
The home will not be scheduled for delivery until temporary power is provided and the foundation, basement floor, and backfill have been completed.  
Ideally the grade should be 24" below the top and graded level about 30' out and 60' along the unloading side of the foundation.

## Standard Garage Specifications

If applicable

**All framing and structural materials will be in accordance with all Building codes and the appropriate local municipal inspections department. Any addendum pages may change scope of these specifications.**

- STRUCTURAL:** 2x4 exterior walls with 7/16" sheathing (studs @ 16" on center)  
Engineered 4/12 pitch roof trusses @ 24" on center with 1/2" sheathing  
2x4 treated mud sill plate
- INSULATION:** Sill sealer between sill plate and foundation wall
- SHINGLES:** 30 year, 110 MPH architectural asphalt shingle in weathered wood color  
Ice shield weather barrier from eave to 24" past building line then synthetic roofing underlayment
- EXTERIOR FINISHES:** LP Smartside lap siding – limited color selections  
Option (upcharge): LP Smartside vertical board-n-batten siding or shake siding in front garage gable end  
White perforated metal soffit  
White metal fascia, metal roof edging  
White 6" band boards at base of house and garage  
White 6" vertical trim boards  
White 4" window and door trim boards  
White 4" outside corner boards
- GARAGE ELECTRICAL:** Two centered interior porcelain light fixtures in conduit below ceiling  
Two GFCI outlets inside garage  
One exterior wall mount light fixture on garage pillar on front door side only
- DRYWALL:** 5/8" type X fire code drywall installed on all party walls that separate the house and garage. Type X drywall installed on garage ceilings if required by plan design and layout.
- OVERHEAD GARAGE DOOR:** One white 16'x7' overhead garage door with glass in top row  
garage door opener included

## **Standard Site Prep Specifications**

All site work will be done in accordance with all Building Codes and the appropriate local municipal inspections departments. Addendum page may change scope of these specifications.

### **HOUSE SITE PREP**

- Foundation:** Basements are 8" X 96" poured concrete. A 2x4 framed wall, R-13 Batt cavity insulation with a foil face barrier shall be installed around the inside perimeter of the foundation.  
Crawl spaces are 8" X 24" concrete block with 1" (R 6.5) Thermax Foam on the interior side.
- Waterproof:** Basement foundation walls will be damp-proofed with black bituminous tar.
- Egress Window:** One 48" x 48" glider window installed wall within 44" of the finished floor where required in basement foundations (not included in crawl space foundations).
- Drain Tile:** Walkout and Non-walkout basement foundations only: Form-A-Drain system installed around the interior and exterior of the footings, terminating in a sump pit.  
Egress window wells will have drains extending down to the drain tile.
- Sump Pump:** All basements shall have an automated switched sump pump installed into the drain tile pit that is plumbed with a discharge pipe to the exterior of the home.
- Grading/Backfill:** Foundation will be backfilled with available dirt from excavation with fill water soaked for settlement after home has been installed. Area around home will be rough graded to an area extending 75' around home. City style lots of less than 12,000 square feet will be rough graded complete.  
If extra dirt is required, it will be at the owner's expense
- Sand & Gravel:** Aggregate material required as under slab fill, plumbing rough in, and drain tile installation.
- Basement Floor:** 4" concrete slab poured over a level layer of granular fill layer. Slab to be sawn or hand tooled with expansion joints.
- Driveway & Approach:** When applicable, a 4" thick concrete slab with 6" X 6" wire mesh extended from a public roadway to the front of the garage or back of parking area. (extra charge)

- Patio:** 10'x10'x4" concrete slab with 6' X 6" wire mesh doweled into foundation wall where abutting and sloped away from foundation.
- Private Walk:** 42" wide concrete walk 4" thick extending from parking area to front door. Additional walk may be included at buyers' request.
- City Walk:** When required, typically 4' x 4" concrete slab running along public right of way as required by some jurisdictions. (extra charge)
- Curb Cut:** On lots that have a curb installed along the edge of pavement the curb would be ground down to street level for the installation of the approach and driveway as listed previously. (extra charge)
- Gutters:** 5" seamless gutters installed on roof edge with 3" rectangular downspouts and minimum 2' extension.
- Patio Steps:** Treated landing and steps installed at a patio door to step down to concrete patio or yard.
- Basement Drains and Water line connection:** PVC drains installed under the basement floor slab to accommodate the addition of a ¾ bath installation plus a floor drain in the area of the furnace and water heater  
Connect water line circuit to owners' pressure system.
- Final Clean:** Home is cleaned as appropriate for occupancy including, but not limited to floors, windows, fixtures, walls, cabinets and tops, basement and garage.
- Porta Potty:** Required for workers to complete construction of the home.

### **GARAGE SITE PREP**

- Foundation:** Monolithic poured 4" floor and curb. Footer depth will be designed to meet local code requirements.
- Garage Floor:** 4" Concrete slab with 6" x 6" wire mesh doweled into foundation around perimeter.
- Parking Pad:** 4" concrete slab with 6" x 6" wire mesh as per dimension specified sloped for drainage installed in front of garage as per owner's directions.

### **PORCH SITE PREP**

- Foundation:** Footer will be designed to meet local code requirements.
- Porch Floor:** Treated wood deck with wood steps

## **MISCELLANEOUS**

<b>Sewer:</b>	By owner
<b>Water:</b>	By owner
<b>Electrical Hookup &amp; temporary Power:</b>	By owner
<b>Culvert:</b>	By owner
<b>Lane Grading:</b>	By owner
<b>Lane Rock:</b>	By owner
<b>Perimeter Grading:</b>	By owner
<b>Seeding:</b>	By owner
<b>Driveway Access Permit:</b>	By owner
<b>Termite Pretreat:</b>	By owner
<b>Building Permit:</b>	Obtained by VPH, paid by owner

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### **NOTES:**

- 1. Site Conditions may change the scope of these specifications.*
- 2. Final description and price determined after site analysis.*
- 3. These standard specifications may change without notice.*