

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.
12" roof overhangs.
Engineered 14" tall I-joists @ 19.2" o.c. with LVL end rim joists.
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 R-3 rigid foam insulation panels continuous on the exterior.
R-19 batt insulation behind end and side rim joists.
R-42 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 required egress, light and ventilation codes.
- EXTERIOR DOORS:** Exposed to weather: 3' steel 6-panel with clad jamb. (white interior/exterior)
Not exposed: 3' Steel 6-panel with painted jamb. (white interior/exterior)
Patio Door: 6' sliding patio door with internal blinds or a 3' full-view steel swing door with internal blinds and clad jamb. (white interior/exterior/blinds)
Deadbolts on all exterior swinging doors.

SHINGLES: 35-year, 110 MPH architectural asphalt shingle-weathered wood only.
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 soffit. White fascia and roof edging.
Raised panel shutters on front of house only-limited color selections.
White 6" band boards at base of house/garage.
White 4" window and door trim boards.
White 4" outside corner boards.
Match siding - 6" vertical trim boards.

INTERIOR FINISHES: Vapor barrier installed over batt insulation.
Walls with smooth texture & flat ceilings with stomp texture.
Drywall extended to top of floor joists in closed stairwell.
Drywall on back side of raised bars in kitchen, flat paneling on flat bars.
Two coats of eggshell finish paint in select colors.
White hollow core 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.
Cabinet door style in oak or maple - kitchen and bath cabinets (available in select stain colors) with soft action drawer closure.
Wire 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.

APPLIANCES: Appliances to include dishwasher, space-saver microwave, electric glass top self-cleaning range and 21.3 cu. ft. refrigerator with ice maker (top freezer) in white or black. (upgrade to stainless steel available)

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 bowl 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.
Carbon Monoxide detector on each level.
Doorbell at front door. Chime in an interior central location.
All bedrooms and greatroom wired for future ceiling fans with lights – standard light 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.
Porcelain light fixtures in basement.
Exterior electrical outlet at front and back door.
Exterior lights at front and back door.
Outlet for future water softener.

MECHANICAL:

14 SEER heatpump unit with an electric backup furnace (located in basement) with a digital thermostat.
Trunk line and ductwork in joist space. Central return on main floor.
50-gallon electric water heater located in basement.

FLOORING:

Carpet, vinyl and laminate flooring per limited selection.

**HOME
INSTALLATION:**

Owner 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 Owner has provided temporary power and VPH has completed the foundation, basement floor, and backfill.
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:** 35 year, 110 MPH architectural asphalt shingle - weathered wood only.
Synthetic roofing underlayment.
- EXTERIOR FINISHES:** LP Smartside lap siding – limited color selections.
White perforated soffit.
White fascia and metal roof edging.
White 6" band boards at base of house and garage.
White 4" window and door trim boards.
White 4" outside corner boards.
Match siding 6" vertical trim boards.
- GARAGE ELECTRICAL:** One centered interior porcelain light fixtures.
Two GFCI outlets inside garage.
One exterior wall mounted 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 steel insulated 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 furred wall with R-19 Batt insulation and foil wrap installed around the inside perimeter of the foundation.
Crawl spaces: are 8" X 24" poured concrete walls on 16"x18" poured concrete footings with a minimum R-7.5 Foam panel insulation installed on the interior side of footings and walls (minimum length of 4'-0"). Drywall installed over exposed insulation panels.
- Waterproof:** Basement foundation walls will be water-proofed with black bituminous tar.
- Egress Window:** One 48" x 48" glider window, well and ladder installed in basement foundations (within 44" of the finished floor). (not included in crawl space foundations)
- Drain Tile:** Basement foundations only: Form-A-Drain system installed around the interior and exterior of the footings, terminating in a sump pit. (not included in crawl space foundations)
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. (not included in crawl space foundations)
- Grading/Backfill:** Foundation will be backfilled with available dirt from excavation then water soaked for settlement. 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 required, 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.
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 4" rectangular downspouts and minimum 2' extension.
Patio Steps:	Swing doors: treated wood landing and steps to concrete patio. Sliding doors: treated wood steps to concrete patio.
Basement Drains and Water line connection:	PVC drains installed under the basement floor slab to accommodate the addition of a ¾ bath installation. A centrally located floor drain installed. (not included in crawl space foundations) 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 all workers to complete construction of the home.
Temporary Power:	Provided by VPH. If useable power is available on the site, a \$150 credit will be issued.
Electrical Trenching:	Trenching and installation of at least 125 feet of 4/0 aluminum triplex direct bury line from power supply to home. Additional footage, if not predetermined, will be an additional charge. Jurisdictions that require disconnects, meter sockets and/or conduit may require an additional charge.

GARAGE SITE PREP

Foundation:	6" Poured concrete walls. 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

PORCH SITE PREP

Foundation: Footer will be designed to meet local code requirements.

Porch Floor: Treated wood deck with wood steps.

MISCELLANEOUS

Sewer: By owner

Water: By owner

Power Supply to property: By owner (must be located within 125 feet of the foundation)

Culvert: By owner

Lane Grading: By owner

Lane Rock: By owner

Perimeter and Final Grading: By owner

Seeding: By owner

Driveway Access Permit: By owner

Termite Pretreat: By owner

Building Permit: Obtained by VPH, paid by owner

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.*
- 4. *New homes located in Cass and Washington Counties in Nebraska will have an add of \$2,000.*
- 5. *Site prep not available in Sarpy and Douglas Counties in Nebraska.*

I, the homeowner(s), have read the standard specifications for the house, garage, porch and miscellaneous items. I understand what is and is not included with the home. I also understand that any and all items that differ from these specifications will be at extra cost.

Owner signature:

Date:

Owner signature:

Date:
