

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 smooth glass-top range and a top-freezer refrigerator with interior ice maker in white or black. (upgrade to monochromatic stainless steel appliance package available at additional cost)(Upgrade to a side-by-side refrigerator with ice/water in door available at additional cost)
- 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.

GUTTERS:

5" seamless gutters installed on roof edge with 4" rectangular downspouts and minimum 2' extension.

FINAL CLEAN:

Home is cleaned as appropriate for occupancy: including (but not limited to) floors, windows, fixtures, walls, cabinets and tops.

MAIN WATER LINE:

Connect water line circuit to owners' pressure system.

**HOME
INSTALLATION:**

Owner to provide an entrance to the site, approved by VPH, before the move is to begin.
The home will not be scheduled for delivery until the OWNER has provided temporary power, has completed the foundation, basement floor, and backfilling around the foundation.
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

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. 1/2" 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.
- GUTTERS:** 5" seamless gutters installed on roof edge with 4" rectangular downspouts and minimum 2' extension.

Standard Porch 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.

Porch Floor: Treated wood deck with treated wood steps and white porch columns.

Recommended Site Prep Specifications

All site prep work will be complete by owner/others. All site work shall be done in accordance with all required Building Codes and the appropriate local municipal inspections departments.

RECOMMENDED HOUSE SITE PREP

- Foundation:** Basements: min. 8" X 96" poured concrete with anchor straps pointed toward the foundation exterior. VPH will supply anchor straps for the house and garage. Foundation contractor shall install straps to manufactures requirements.
A min. of a 2x4 framed furred wall with R-19 Batt insulation installed around the inside perimeter of the foundation.
- Crawl spaces: min. 8" X 24" poured concrete walls on 16"x18" poured concrete footings with a minimum R-7.5 Thermax foam panel.
- Waterproof:** Basement foundation walls shall be water-proofed with black bituminous tar.
- Egress Window:** VPH will provide one 48" x 48" sliding window, others to install. Others to supply and install, well and ladder, if required. (window will not be included in crawl space foundations)
- Drain Tile:** Basement foundations only: perforated drain tile systems installed around the interior and exterior of the footings, terminating into a sump pit. (typically not included in crawl space foundations)
- Egress window wells will have drains extending down to the drain tile system.
- Sump Pump:** All basements are recommended to 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. (typically not included in crawl space foundations)
- Grading/Backfill:** Foundation shall be backfilled with available dirt from excavation then water soaked for settlement.
- 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.
- Patio:** 10'x10'x4" concrete slab with 6' X 6" wire mesh doveled into foundation wall where abutting and sloped away from foundation.
- Private Walk:** 48" wide concrete walk 4" thick extending from parking area to front door.
- City Walk:** When required, typically 4' x 4" concrete running along public right-of-way as required by some jurisdictions.

- 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.
- Patio Steps:** Swing doors: treated wood landing and steps to concrete patio.
Sliding doors: treated wood steps to concrete patio.
- Basement Drains:** PVC drains installed under the basement floor slab to accommodate the addition of a ¾ bath installation. A centrally located floor drain installed.
- Porta Potty:** Required for all workers to complete construction of the home.
- Temporary Power:** Provided by owner before house is scheduled for delivery unless useable power is available on the site.
- Electrical Trenching:** Trenching and installation of bury line from power supply to home. Jurisdictions that require disconnects, meter sockets and/or conduit may require an additional charge.

RECOMMENDED GARAGE SITE PREP

- Foundation:** 8" 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
- Driveway Approach:** & recommend 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.

RECOMMENDED PORCH SITE PREP

- Foundation:** Footer shall be designed to meet local code requirements.

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:	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.*

I, the homeowner(s), have read the standard specifications for the house, garage, porch, recommended site prep specifications 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:
