

Michael Nosko Inc.

Custom Ranch Homes



Plan #1033 – 1848 s.f.

On full basement with 5x18 covered porch and 24 x 24 attached garage.
 Priced at **\$181,059.00** as pictured including all options as shown plus site improvements.

**We will build this home anywhere in Kent and surrounding counties.
 CALL TODAY**

**PRICES INCLUDE ALL ITEMS
AS APPEARING IN ELEVATION RENDERING**

CONSTRUCTION PHASES OUTLINE

Contractor will construct a Home in accordance with it's standard plans and specifications, completing the construction in a timely and workmanlike manner, using the Contractor's existing standards or building procedures and or systems. The following is an outline of materials, supplies and work phases to be preformed by the Contractor to complete the construction of the Home prior to occupancy.

PERMITS

Includes all necessary permits for the construction of the home.

FOUNDATION

The foundation shall be constructed in accordance with the Plans and Specifications herein and adjusted by the Contractor if necessary to meet the guidelines of the local building code requirements.

CEMENT WORK

Cement work consists of all poured concrete slabs, basement floor, garage floor, concrete porches, etc. in accordance with the Plans and Specifications herein.

FRAMING STRUCTURE

The basic framing structure of the home, including exterior and interior walls, openings for windows and exterior doors, garage walls and openings, stairway systems, roof system including beams, trusses or rafters, porch roofs and all necessary bracing and blocking.

WINDOWS

Complete installation of all windows, size and location per Plans, style per Specifications. All windows to be exterior caulked or air sealed during installation and to be insulated around rough opening space.

EXTERIOR DOORS

Complete installation of all exterior doors, swing, sliding and overhead garage style, size and location per Plans, style per Specifications. All doors to be exterior caulked or air sealed during installation and to be insulated around rough opening space.

EXTERIOR FINISH

The exterior finish to include complete installation of all siding, window and door trim, fascia and soffit system, installation of roofing materials, locations and colors to be in accordance with Plans and Specifications.

PLUMBING

The plumbing system of the home including all water and sewer lines shall be completed from the water and sewer systems to any and all fixtures provided on the Plans, style and color per Specifications.

ELECTRICAL

The electrical system, including breaker panel, meter socket, all wiring circuits, plugs, switches, light fixtures, cable and phone jacks shall be located per Plans style of fixtures per Specifications.

HEATING AND COOLING

The heating and cooling system shall be installed in accordance with the mechanical contractors design and layout and sized adequate per floor plan design.

INSULATION

The insulation system of the home to include placement of fiberglass insulation in all wall cavities, ceilings above all heated spaces, the perimeter of the floor joist system, placement of insulation around all window and door openings, foam insulation under concrete slabs where specified, and caulking and sealing of all air infiltration spaces.

DRYWALL

To include the drywall finish of the walls and ceilings on the interior of the home. Also 1 Hr. fire rated drywall between garage and house and draft stops per code requirements.

INTERIOR DESIGN

To include installation of all interior doors, window and door casing, base molding, trim details, closet shelving, hand railings and spindles, stairway systems, located per Plans and styles per Specifications.

CABINETS

To include installation of all cabinets and hardware in the kitchen, baths, laundry rooms, family rooms etc. installation of all counter tops, bar tops etc. size and location per Plans and style per Specifications.

INTERIOR & EXTERIOR FINISHES

To include painting and staining of all un-finished surfaces, including drywall primer, wall finish paint, trim paint or stain as required. Colors per Plan locations and style and type of finish material per Specifications.

FLOOR COVERINGS

Finish floor coverings to include installation of all carpets, vinyl's, ceramic tile, wood flooring per Plan locations, style and color per Specifications.

PRICES DO NOT INCLUDE ANY OF THE FOLLOWING ITEMS

CONSTRUCTION PHASES OUTLINE

SITE IMPROVEMENTS

The following are an outline of improvements that may be needed to the homeowners land and shall be done on an allowance basis only

EXCAVATING

The excavating shall consist of digging and backfilling to rough grade for the foundation as per Plans and Specifications. Installation of perimeter and interior drain tile and stone per site condition requirements. In no way shall the excavating and backfilling be deemed finish grade of landscaped unless otherwise specified elsewhere in the contract.

DRIVEWAY

The excavation of a driveway grade and installation of stabilized material to make a surface suitable for average vehicle traffic.

SEWER WASTE SYSTEM

The septic system shall be installed in accordance with the local health department design and specifications.

WATER SUPPLY SYSTEM

The well and pump system shall consist of a min. 4" well pipe with a submersible pump and the expansion tank and all lines to be completed to a location in the basement area.

UTILITY HOOK UPS

The electric and gas utility companies to be used will be determined by locality and owners choice.

ELECTRIC COMPANY
GAS COMPANY
TELEPHONE COMPANY
CABLE T.V.

STANDARD BUILDING SPECIFICATIONS

FOUNDATION

FOOTINGS:	8"X16" poured concrete with re-bar.
WALLS:	8"x 96" poured concrete with re-bar per site appropriate strength.
FLOORS MAIN LEVEL:	4" nominal poured concrete #2500 nominal strength with 4" raised curb located in garage.
EXTERIOR SLABS:	4" nominal poured concrete with #3000 nominal strength.
WATER PROTECTION	Hot tar spray damp proofing or HG rubber water proofing per site conditions
WALL ANCHORS:	Metal anchor clips 6' o.c. or per code requirement.

STRUCTURAL FRAMING

SILL PLATES:	Treated 2x6 with sill seal insulation.
FLOOR JOIST 1 ST FLOOR:	Laminated I joists 9-1/2" x 16" o.c. spacing.
FLOOR DECKING FLOOR:	3/4" o.s.b. floor sheathing glued and nailed.
EXTERIOR WALLS:	2x6 studs, 16" o.c. spacing with 7/16" OSB sheathing.
INTERIOR WALLS:	2X4 studs, 16" o.c. spacing hem-fir wood species .
STAIRWAYS:	2x12 stringers with closed risers and particle board treads.
ROOF SYSTEM:	Engineered trusses w/ rafters at dormer tie in.
ROOF SHEATHING:	½" OSB sheathing with H-clips.

WINDOWS

MANUFACTURER:	Vinyl (Simonton)
STYLE:	Single Hung
COLOR:	White
GLAZING:	Low-E w/ argon gas
OPTIONS:	Air space grills and screens

EXTERIOR DOORS

DOOR MANUFACTURER:	Therma tru
DOOR TYPE:	Insulated- fiberglass smooth finish.
LOCKSET MANUFACTURER:	Schalage – Flair- Lever style w/ matching deadbolts
OVERHEAD DOOR MANUFACTURER:	Overhead Door Company.
STYLE:	Series 295 steel insulated.
OPENER MANUFACTURER:	Overhead Door Company
STYLE:	1/2 H.P. Chain drive

EXTERIOR FINISH

SIDING & TRIM MANUFACTURER:	CertianTeed, Wolverine, or Norandex vinly siding owner choice
SIDING STYLE:	D-4 vinyl
TRIM STYLE:	Standard vinyl 3.5" window & door surrounds
FASCIA STYLE:	6" aluminum.
SOFFIT STYLE:	Vented aluminum.
SHINGLE MANUFACTURER:	Certianteed (Landmark)
SHINGLE STYLE:	40 yr dimensional fiberglass
DRIP EDGE STYLE:	Metal T-type
UNDERLAYMENT TYPE:	#15 felt w/ ice/water shield in valleys and eave edges.

PLUMBING

ALL WATER AND SEWER LINES TO MEET STATE CODE FOR SIZING AND LOCATIONS, LAYOUT TO MEET PLAN DESIGN SPECIFICATIONS.	
WASTE AND VENT LINES:	To be standard PVC.
WATER LINES:	To be Pex type with copper at fixture terminations

KITCHEN FIXTURES:

SINK MANUFACTURER: Moen Stainless Steel 8" deep 2 bowl
 FAUCET MANUFACTURER: Delta Single lever handle
 DISPOSAL MANUFACTURER: In-Sink-Erator ½ h.p.
 DISHWASHER HOOK-UP: Included
 ICE MAKER HOOK-UP: Included

BATH FIXTURES:

TUB/SHOWER MANUFACTURER: Lasko
 TUB FAUCET MANUFACTURER: Delta single lever
 SINK MANUFACTURER: Mansfield oval china
 SINK FAUCET MANUFACTURER: Delta Single lever handle
 TOILET MANUFACTURER: Mansfield water saver w/ round bowl.

WASHER HOOK-UP: Hook up box in laundry room.
 DRYER HOOK-UP: Gas hook up in laundry room w/ exterior venting.
 EXTERIOR FAUCETS: 2 exterior

ELECTRICAL

All wire is copper (romex type) all switches, receptacles, smoke detectors are located per national code requirements located per electrical plan design.

SERVICE TYPE: Underground to building
 PANEL MANUFACTURER: 200 amp Square D brand
 FIXTURES: LOCATION PER PLAN LAYOUT w/ recess cans and florescent fixtures in kitchens and walk in closets.
 STANDARD FEATURES: Cable TV and Cat. #5 phone lines located in each room
 Smoke detectors per code, door bell chimes w/ front door button.

HEATING / COOLING SYSTEM

SYSTEM TYPE: 90% efficient Forced Air System
 MANUFACTURER: Goodman
 A.C. MANUFACTURER: Goodman (optional)

INSULATION

All insulation shall be fiberglass unless otherwise specified. Attic venting baffles between each truss space and all window and door surrounds are tucked and sealed.

WALLS: R-22 net and blown
 CEILINGS: R-45 blown in flat areas, R-38 batt for all sloped.
 FLOORS UNDER CONCRETE:
 RIM JOIST: R-19 at rim joist.

DRYWALL

All walls to be smooth finish and to receive a 3 coat taping application, ceilings to be crows feet texture finish unless otherwise noted.

WALLS: ½" GYPSUM BOARD GLUED AND SCREWED TO STUDS.
 CEILINGS: 5/8" GYPSUM BOARD GLUED AND SCREWED TO TRUSS.
 FIREWALLS: 5/8" GYPSUM BOARD GLUED AND SCREWED TO STUDS.
 SPECIAL FEATURES:

INTERIOR DESIGN

DOOR TYPE: 6 panel hollow core smooth colonist
 CASING SIZE: 2-3/4" mdf colonial style #7705
 BASE SIZE: 4-1/8" mdf colonial style #7706
 STAIRWAY SYSTEM: Closed riser with carpeting
 HANDRAIL STYLE #: 2" wood style #821 with colonial spindles at railings

CLOSET SHELVING:

All shelving is custom designed per floor plan layout using wood shelves, metal shelf brackets, metal cloths rods.

MIRRORS:

All bath mirrors provided per plan design will be ¼" plate glass, sized to fit vanity top width.

HARDWARE:

TOWEL BAR MANUFACTURER:	AquaSource	Seton collecton
PAPER HOLDER MANUFACTURER:	AquaSource	Seton Collection
SHOWER DOORS:	Custom	

DOOR BUMPERS AND STOPS ON ALL SWING DOORS.

FIREPLACE:

MANUFACTURER:

FIREPLACE FACING:

CABINETRY

ALL LAYOUT AND SIZES PER PLAN DESIGN.

KITCHEN & BATHS:

MANUFACTURER:	Merillat	Spring Valley Oak or Maple
COUNTER TOP MANUFACTURER:	Custom site built w/ laminate plastic finish, ceramic tile backsplash.	

INTERIOR FINISHES

All color schemes to be indicated on the room finish plan.

WALL FINISH:	Rolled Latex with eggshell finish
CEILING FINISH:	Sprayed finish ceiling white flat finish.
TRIM AND DOORS:	Sprayed enemal with gloss finish.

FLOOR COVERINGS

All floor covering types, styles, colors and locations to be indicated on the floor covering plan.

CARPET MANUFACTURER:	To be determined by purchaser
VINYL MANUFACTURER:	To be determined by purchaser
CERAMIC TILE MANUFACTURER:	
WOOD FLOOR MANUFACTURER:	