



Standard Specifications

BUILDING YOUR DREAM HOME

www.destinyhomesak.com

**Ph: (907) 232-9751
Email: destiny4paul@aol.com**

Building Quality and Affordable Homes for Alaskans



STANDARD SPECIFICATIONS

SITE WORK

- FINAL GRADE WITH ADEQUATE DRAINAGE FROM HOUSE.
- LANDSCAPE, TOPSOIL IS NOT INCLUDED
- BACK FILL FOUNDATION
- GRAVEL BASE DRIVEWAY DEPENDING ON SUBDIVISION; NO LESS THAN 16' WIDE AND 75' LONG FROM THE ROAD. (THERE IS NO CREDIT BACK IF BUYER WANTS SHORTER DRIVEWAY)
- 20' CLEARING AROUND HOME AND IMPROVEMENTS (APPROXIMATE)
- BUILDER PROVIDES 100' OF WELL & PUMP, (THERE IS NO CREDIT BACK FOR A SHORTER WELL) ANY ADDITIONAL \$42.00 PER FOOT PAID BY THE BUYER INCLUDING WATER SOFTENERS AND HOLDING TANKS FOR WATER STORAGE TO REACH 5 GPM FOR BUYERS FINANCING, SAND SCREENS, AUTO SILT FILTER SYSTEM.
- BUILDER PROVIDES A NORMAL 3 OR 4 BEDROOMS SEPTIC SYSTEM DEPENDING ON THE PLAN, ANY ADDITIONAL REQUIREMENTS SUCH AS SAND LINERS, MOUNDS SYSTEM OR LIFT STATIONS WILL BE PAID BY BUYER.

FOUNDATION

- 10"X16" CONCRETE FOOTINGS
- 5 COURSES CONCRETE BLOCK OR POURED CONCRETE FOUNDATION WALLS
- 4" BASEMENT SLAB REINFORCED OVER 6 MILL POLY (IF APPLICABLE).
- WATER PROOF FOUNDATION WITH FOUNDATION COATING

FRAMING AND EXTERIOR

- 2 X 6 EXTERIOR WALLS 16" CENTER
- 2 X 4 INTERIOR WALLS AT 16" ON CENTER
- 9' CEILINGS FIRST FLOOR
- MASTER SUITE W/ COFFER OR VAULTED CEILING AND WALK IN CLOSET (ACCORDING TO PLAN)
- VAULTED, COFFER OR STEP CEILING IN LIVING ROOM (ONE STORY HOMES ACCORDING TO PLAN)
- T-111 SIDING ON THE BACK AND SIDES (DEPENDS ON THE SUBDIVISION COVENANTS)
- LAP SIDING ON THE FRONT
- 11-7/8 OR 9- 1/2 FLOOR JOIST AT 16" ON CENTER (DEPENDS ON THE HOUSE STRUCTURE)
- 3/4 T&G OSB SUB FLOORING
- RAISED PANEL INSULATED 8' METAL GARAGE DOORS (ACCORDING TO PLAN)
- CUSTOMER CHOICE OF EXTERIOR PAINT

ROOFING

- 30 YEAR MALARKEY HIGHLANDER ARCHITECTURAL SHINGLES 15# FELT
- ICE AND WATER SHIELD AT ALL EAVES AND VALLEYS
- TRUSSES ENGINEERED



STANDARD SPECIFICATIONS

PLUMBING

- STAINLESS STEEL DOUBLE BOWL UNDERMOUNT KITCHEN SINK WITH SINGLE HANDLE ANTIQUE BRONZE OR SIMILAR FAUCET WITH SPRAYER
- DELTA OR AMERICAN BATHROOM & KITCHEN FIXTURES
- WHITE UNDERMOUNT SINKS IN BATHROOMS
- WHITE TOILETS AND INSULATED TANKS
- 2 EXTERIOR FROST FREE HOSE BIBS
- PLUMBED FOR ICE MAKER
- 50 OR 75 GAL WATER HEATER (ACCORDING TO THE SIZE OF THE HOME)
(Water Heater on demand for upgraded homes to 5 star)
- 1 WASHER BOX
- ONE PIECE FIBER GLASS TUB & SHOWER (ACCORDING TO PLAN AND SIZE OF THE HOME)
- SOAKER TUB (ACCORDING TO PLAN)
- JETTED TUB (UPGRADE)
- UTILITY SINK (UPGRADE)
- ROUGH-IN FOR CENTRAL VACUUM SYSTEM (UPGRADE)

HEATING

- 95% EFFICIENT GAS FURNACE (SIZING ACCORDING TO ALASKA HOUSING FINANCE CORPORATION)
- FORCED AIR HEAT
- GAS FIRE UNIT HEATER IN GARAGE
- BATH AND RANGE VENTED TO OUTSIDE
- ONE GAS LOG FIRE PLACE (ACCORDING TO PLAN)
- HEAT RECOVERY VENTILATION SYSTEM

ELECTRICAL

- LIGHTING ALLOWANCE \$.60 PER FINISHED SQUARE FOOT OF LIVING SPACE
- 6" REASSESSED CAN LIGHTS (ACCORDING TO PLAN)
- 100 AMP SERVICE (110 VOLTS SINGLE PHASE)
- 2 EXTERIOR OUTLETS PROVIDED
- ALL OUTLETS AND SWITCHES TO BE WHITE
- CAT-5 PHONE WIRING IN KITCHEN AND ALL BEDROOM & LIVING ROOM
- TV OUTLETS (ROUGH IN) IN LIVING ROOM AND ALL BEDROOM
- TWO CEILING FANS (ACCORDING TO PLAN)
- PHONE AND TV OUTLETS IN FAMILY ROOM (IF FINISHED)
- SMOKE AND CARBON MONOXIDE DETECTORS INSTALLED PER CODE
- OUTLETS AND SWITCHES PER CODE

ENERGY EFFICIENCY

- FIVE STAR ENERGY RATING (CAN BE UPGRADED TO FIVE STAR PLUS)
- R-19 FOUNDATION WALL
- R-21 EXTERIOR WALL
- R-38 CEILING BATT AND R-45 CEILING BLOW
- LO-E ARGON FILLED VINYL WINDOWS



STANDARD SPECIFICATION

DRYWALL

- ½ SHEETROCK WITH ROUNDED CORNERS AT ALL EXPOSED CORNERS AND WINDOWS
- ORANGE PEEL TEXTURE
- TWO INTERIOR WALL COLOR OF YOUR CHOICE WITH OFF WHITE CEILINGS (DETAILS TO BE DISCUSSED WITH BUILDER)
- GARAGE FIRE TAPED AND PRIMED

MILL WORK

- GARAGE DOOR OPENER (S)
- CABINETS (ALLOWANCES ACCORDING TO PLAN)
- PANTRY (ACCORDING TO PLAN)
- GRANITE COUNTER TOPS WITH GRANITE BACKSPLASH KITCHEN AND BATHROOMS
- MDF TRIM THROUGHOUT
- PAINTED DOORS AND TRIM
- CLOSETS TO BE WITH POLE AND SHELFs
- BATHROOM HARDWARE TO BE ANTIQUE BRONZE OR BRUSHED NICKLE
- ALL DOORS HARDWARE TO BE ANTIQUE BRONZE OR BRUSHED NICKLE
- TILED ENTRY, BATHROOMS, LAUNDRY
- CARPET IN LIVING ROOM, BEDROOMS, STAIRS, HALL
- LAMINATE IN KITCHEN AND DINNING

APPLIANCES

- Gas Stove
- Dishwasher
- Space Saver Microwave

Standard Allowance for these appliances is \$1,500.00 (including delivery fees)
\$2,000.00 for homes \$250,000 and more

To install additional appliances such as freezers etc is \$40.00 per appliance
Does not referred to build in appliances such as Stove, Range Hood and Dishwasher.

If the total cost of buyer's selections (for any of our allowances) is less then given allowance there is no refund for the difference.