



ATKINSON CONSTRUCTION, INC. / UPGRADE SPECIFICATIONS

SITWORK

- *Site clearing and fill allowance \$2000.00
- *Sod - 7,000 sq.ft. Bahia grass
- *Concrete drive allowance to 45'
- *Concrete walk to entry
- *Landscape package \$1000

BUILDING COMPONENTS

- *Concrete Block Construction
- *3000 P.S.I. Concrete
- *Reinforced Concrete Foundation
- *Reinforced 4" thick slab
- *Premic Termite treatment
- *Wood backing for curtain rods
- *Wood backing for ceiling fans
- *Pressure treated lumber as needed

WINDOWS AND DOORS

- *High quality single hung windows double pane glass and white frames
- *Marble or travertine windowsills
- *Insulated metal exterior doors with deadbolts
- *Steel overhead garage door with garage door opener
- *Six panel interior doors with colonial casings

KITCHEN

- *Real wood cabinets and choice of Mica, granite, corian or silestone counter tops
- *Sears dishwasher
- *Sears flat-top range
- *Sears micro/hood

WALL FINISHES

- *Exterior walls-stucco, latex paint (2 coats)
- *Interior walls-orange peel texture (2 coats) latex paint 2 colors, 2 coats/ white ceiling
- *Interior garage walls sponge sand finish
- *Durock under all tile areas
- *Ceramic tile-tub & shower areas

FLOOR COVERINGS

- *1-color carpet in bedrooms
- *Full ½" padding under carpet
- *Ceramic tile floors in kitchen, baths and foyer
- *Laminate wood floors in family room and dining room

- **Plans, engineering and Permits included
- ** Impact fee included
- **Well allowance to 100' or water hook-up to \$2400

ROOFING

- *Decking to be OSB-1/2"
- *30 year fiberglass shingles (Dimensional)
- *Minimum 4" aluminum fascia with drip edge
- *Minimum 16" aluminum soffit

AIR CONDITIONING & HEATING

- *Energy efficient air conditioning
- *13 SEER Heat pump
- *Adjustable registers in all rooms

ELECTRICAL

- *Minimum 200 AMP service
- *Three outside weatherproof outlets
- *Exterior lights all entrances
- *Washer & Dryer outlets
- *All rooms pre-wired for ceiling fans
- *Front entry chime
- *Smoke detectors to code
- *Television outlets and phone jacks in kitchen & all bedrooms
- *2-television outlets in great room
- *Standard builder light & fan package included OR allowance - depending on plan.
- *Electric for future pool

PLUMBING

- *CPVC water lines & PVC waste lines
- *Elongated water closet
- *Washer hook-up and dryer vent
- *4 exterior hose bibs
- *Septic tank and drain field to code
- *Moen or Delta single lever faucets in baths
- *2 compartment S/S or acrylic sink with sprayer (kitchen) with upgraded faucets
- *Ice maker line for refrigerator
- *Quick recovery 50 gallon water heater

INSULATION

- *R-30 blown & batt ceiling above living area & radiant barrier
- *R-6 rigid block walls around living area
- *R-11 batt frame walls around living area
- *Aluminum ridge vents & continuous soffit
- *Vapor barrier at wall and floors
- *Vented exhaust fans in baths