



Guidelines and Specifications of an Armour built home

Structural:

Concrete slab is 4-5" thick 3000psi concrete.

Multiple under reams under foundation depending on size of home.

Under reams are 9' deep x 12" wide with steel and concrete.

All framing, be it wall studs, ceiling joist, floor joist or rafters are all on 16" centers.

Ceiling heights are 9' other than main living area which could be higher depending on design.

High end vinyl windows (Pella, Atrium, etc. white, brown, or almond) full view or divided light.

Exterior doors to be 8' wooden stain grad.

Brick, Stone, or Hardy Siding depending on design of home.

All exterior and some int. walls and ceilings insulated with R-30 blown.

30 year architectural shingles.

Gutters and down spouts around home as needed.

A/C units are 14 seer electric heat pump systems.

Garage doors are 8' windstorm rated for 120 mph.

Interior Amenities:

Sheetrock to be ½" throughout entire home. Taped, bedded and textured.

Texture choices are: splatter drag, orange peel, crows foot or stomped.

Painting: Ext. 1-color. Interior: ceilings 1-color, walls 1-color, trim one color. Cabinets 1-color paint or stain. Additional paint colors add \$375.00 each color.



All wood stain grade custom built cabinets with soft close doors and drawers with your choice of doors and door fronts, including custom vent a hood to match cabinets. Stained or painted. Cabinetry allowance depending on design of home.

Granite counter tops on all cabinets. (#2 grade)

Tile back splash. Allowance depends on design of home.

All windows to have window seals.

Interior doors are 8' solid doors unless otherwise specified in plans.

Int. trim consists of 5" base, 3 ½" door casing and large crown moldings in main living and master quarters.

Includes door hardware and installation.

High end appliances. (Appliances include cook-top, double oven or slide in, microwave and dishwasher)

Sub Zero, Frigidaire, etc.

Gas/wood burning log fireplace with custom mantle designed by builder/homeowner.

6'tub in master. Free standing or enclosed.

Master shower all tile with glass door and glass partitions depending on design.

Lighting fixtures (includes all lighting fixtures inside and out including fans.)

Plumbing fixtures (includes sinks, toilets, tubs, faucets and valves.

Flooring allowance for wood, ceramic tile, or carpet is \$3.75 a sq. ft.

Tie in electrical to power source up to 40' from house. Additional cost is \$10 a lineal foot.

Tie in plumbing from house to city water and sewer up to 40'. Additional cost is \$10 a lineal foot.

Exclusions:

Well and septic (if needed add \$15,000.00)

Land clearing & pad

Landscaping

Driveway and or sidewalk.

(We have allowances for these items depending on size and location)