

COSTA Series

B Y C O S T A

S P E C I F I C A T I O N S

Plans & Drawings

- Architectural preliminary & final blueprints included
- Your lot or ours
- Build our models or yours
- Changes are almost unlimited
- Steep-pitched roof design
- Custom designed floor plans

Footer/Foundation

- 24" x 12" with 3 rows of 5/8" bar
- French drain installed with stone backfill
- Foundation consists of 9' high 10" wide poured foundation wall with both horizontal and vertical steel reinforcements on all 4 sides
- Foundation damp proofing and insulation
- One 6' sliding door or one casement window for basement based on grade
- Stone and dirt backfill on foundation walls
- Electric / phone cable in conduit pipe (not direct buried)
- Underground downspouts

Concrete

- Concrete driveway, front porch, 42" front sidewalk
- Driveways 4" thick with wire mesh & rebar

- Sealing of all exterior concrete
- Sidewalks 4" thick mesh & rebar
- Basement floor 4" thick with poly film (vapor barrier)
- Radon pipe installed from under basement floor to roof

Framing

- Steel I-beams are primed and lintels are primed and painted with a rust preventative paint
- **All walls 16" O.C.**
- 3/4" tongue & groove **AdvanTech Subflooring** for advanced moisture resistance and more wood for superior strength and stiffness
- **2"x6" exterior walls**
- **Zip system sheathing and tape** on exterior walls to keep air and moisture out
- Engineered Floor Systems with uniform and consistent floor joists that resist bowing and shrinking. Available in long lengths for a more OPEN FLOOR PLAN
- Tray ceiling in the master bedroom, a vault in the master bath, and cathedral ceilings installed (as per plans)
- **9 window colors and multiple grille patterns to choose from**

- Energy Star rated **Pella 450 Series** windows featuring tilt-to-clean, aluminum-clad exterior, full screens, and grilles on all windows. Limited Lifetime Warranty
- All windows include hand lifts
- Pella Fiberglass entry system with glass sidelights including factory stain finish and **multiple styles**
- All windows and doors will be sealed with low expansion foam
- R21 Batt Insulation
- Insulation specs are significantly increased to comply with modern standards
- R-38 Insulation on attic floor
- 1/2" drywall interior with smooth walls and knockdown texture on ceilings
- 6' sliding door in the rear of the house with screen and grilles between the glass
- One insulated attic access

Exterior

- **Brick or cement board siding** on 80-90% of the house
- 30 brick color choices with several oversized brick as standard
- Weep holes for all brick work
- Architectural dimensional lifetime shingles with color selection
- Aluminum gutters, downspouts, freeze boards and fascia; vinyl soffit

- Roof is covered with Winter Guard not paper
- Ice and water shield is used around the roof perimeter and valleys
- Two part ventilation system in the attic using soffit vent with a ridge vent
- 12' x 12' wood treated deck or patio
- Roof overhangs and shingled returns are included in every model
- Insulated raised panel garage doors by CLOPAY
- Limestone address stone included

Electrical

- 200 main amp electric service
- Electric hook-ups for stove and dryer
- 220 volt A/C circuit, two 220 lines
- Dishwasher circuit
- Disposal circuit with switch
- 20 recessed light fixtures
- Front entry doorbell
- Eight cable TV outlets using RG6 cable for high-speed internet connections in customer chosen locations. Two telephone outlets using category 5 wire
- Front light post with dusk to dawn sensor
- 2 Paddle fans included assembled and installed
- Smoke detectors on every level and every bedroom
- A light included for each exterior door

- Security pre-wire package is provided if monitoring contract is signed
- 2 weatherproof outside receptacles
- 2 exterior spotlights
- Overhead lights in all rooms and hallways
- Bathroom exhaust fans, GFI outlets to code
- Custom electrical walk through with electrician
- Belt drive garage door openers installed with sensors and key pad & 2 remotes
- 2 USB outlets for chargers

Plumbing/Kitchen & Baths

- Separate tub and shower for the master bathroom with shower door
- PEX water lines
- 50 Gallon High Efficiency gas hot water tank (if gas available)
- **8 centerset faucet fixtures** to choose from
- **Granite or Quartz kitchen countertops**
- Stainless steel undermount 2-bowl sink with upgraded faucet in kitchen
- Kohler jet tub included with ceramic surround
- All toilets are **elongated and comfort height**
- Laundry tub with faucet
- Washing machine drain built into the wall
- Cultured marble vanity tops
- Custom cut mirrors installed above vanities in bathrooms
- (3) Hose bibs with shutoff valves
- Custom designed kitchen with Kitchen Designer

- Project suitable electric and plumbing allowances
- Maple raised panel kitchen cabinets with hidden hinges, dovetail drawer connections and soft-close doors & drawers
- Gas and Electric hook ups for the stove and dryer
- Floor drain at washing machine, hot water tank and in garage
- Rough-in plumbing for future basement powder room or full bathroom
- Water line for dishwasher & refrigerator
- ABS or PVC plastic pipe used for all drains as needed

HVAC

- 95% efficiency forced air gas furnace and whole house air conditioning +3" filter
- High Efficiency air conditioning
- Metal ductwork in basement with sealed seams
- Returns throughout the house vs central return

Interior Trim

- 8 styles of doors with satin nickel knobs and hinges
- Primed Pine Finger Jointed **Wood** not MDF base boards; 5" on the 1st floor, 3" on the 2nd floor
- 1 coat of primer, 2 coats of quality egg-shell finish Sherwin Williams paint on the walls and ceilings, trim is white semi-gloss
- Stained oak railings with standard **iron** spindles
- 3/8" plywood underlayment for ceramic tile

- Ceramic tile or 5" or 6" **hand scraped** engineered wood flooring in foyer, powder room, dining and kitchen area, ceramic in all bathrooms
- Frieze style carpeting in other areas
- Windows and doors trimmed with picture frame casing
- Gas fireplace with ceramic tile or stone surround under a custom-built mantel and hearth flush with floor
- Painted drywall in garage with maintenance-free baseboard

Customize It!

- Many upgrades are available to make the best out of the chosen lot, such as pools, patios, landscaping, fire pits and ponds
- Select interior doors and hardware
- Select the brick color on your own or with a Costa Associate
- Decide if standard garage doors are sufficient height and style
- Selection of the shingle color from our lifetime dimensional collection
- Finalize stair and railing choices with a Costa Associate
- Select plumbing fixtures with the help of a designer
- Choose from numerous cabinets, top styles and colors
- View the finalized kitchen design on a dimensional drawing before ordering
- Many low voltage options are available such as home theater, central vacuum and structured wiring.
- Select flooring with the help of a designer
- A trim and paint meeting is available for decorating ideas using architectural trim work

Special Services Available

- Many proven home plan designs to choose from, or sit down with our home plan designer at the same total cost
- A scheduled meeting with our electrician takes place to help in your electrical planning
- Much information and research can be gathered by using our website
- A scheduled meeting with our Construction Manager before construction of decks, driveways and walkways
- We are able to assist in turning your ideas into reality when building your new home
- Review the window order before it is purchased at the Pella Windowscaping Center
- Make any modifications to your entrance doors at the Pella Windowscaping Center
- An on-site designer is available to meet you at your new home to help choose lighting fixtures
- Custom trim work available
- Complimentary one year paint and drywall touch up after occupancy
- Standard Survey Package is included
- Temporary utilities will be paid by contractor in most cases
- Dumpsters and portable restroom