

R.C. Walker's Standards Of Quality From The Ground Up

Please keep in mind that all of our standards have been chosen over 40+ years of experience and based on:

- The quality of each product.
- The manufacturer's reputation & warranties.
- The actual value of each product.

However, unlike most builder's, we will be glad to use any products or brands that you prefer!

Foundation (Full basement typical)

- **All footers are reinforced** with two steel rods.
- 12"-12 course block walls with poured cores 54" O/C.
- Exterior is mortar parged and damp proofed below grade then Euco-Sealed above grade.
- Foundation drains are installed inside and out with separate storm drains (per community).
- Interior is insulated as required by Model Energy Code.
- **Premium fill** is used in the basement, porches, garage and minimum 3' coverage over exterior footer drains.

Structure

- Floors are kiln dried joists, 16" on center, with 3/4" tongue and groove **plywood** sub-flooring (NOT O.S.B. Oriented Strand Board) spiral nailed and glued.
- Walls are kiln dried 2x4 with 16" on center construction. Both 1" insulation and 7/16" sheathing is used to allow for higher wall R-value without sacrificing wall strength.
- **Entire** exterior is Tyveked for water and vapor barrier..
- Roof is either truss or stick construction (depending on plan) using 7/16" OSB sheathing and 3 tab, 30 year shingles. (Other options available)
- All ceilings are eight foot in height. Some plans, however, may require a drop ceiling to accommodate plumbing or HVAC systems. (Other options available)
- Exteriors are typically composed of all low maintenance materials including (but not limited to): vinyl siding, and soffits , aluminum gutters &, down spouts and vinyl coated aluminum trim.

Energy Efficiency

- Vinyl tilt-in, double hung windows with 3 in 1 energy efficient glazing. (Multiple options available)
- Steel insulated exterior doors and garage door(s).
- **R-20** fiberglass batt and foam sheathed exterior walls.
- **R-40** blown fiberglass in attic over heated areas.
- Air infiltration & fire stopping sealant package.
- 90% + efficiency forced air furnace (Multiple options available).
- **13 SEER** central air conditioning units.(Multiple options available)
- Soffit, gable and roof ridge vents.

Electrical

- 200 amp underground service (typical).
- Pre-wiring meeting to determine location of lights, switches, and plugs per your specifications.
- \$1200.00 light fixture allowance (can be varied).
- Pre-wired for garage door opener(s).
- Wired for phone in kitchen, as well as, phone and cable in all second floor rooms. (excluding bathrooms)
- Two exterior G.F.I. outlets.
- Two switched exterior flood lights.
- Two switched recessed lights.

Plumbing

- Chrome Moen faucets.
- Mansfield porcelain fixtures.
- One piece fiberglass tub\shower inserts.
- Five foot jet tub with ceramic tile surround.
- Stainless steel kitchen sink (8" double tub) and disposal.
- **Two** exterior hose faucets and **hot & cold** in the garage.
- First floor laundry room hook-ups. (per plan)

Finishing Touches

- Hardwood or Ceramic tile flooring in foyer.
- Wall to wall carpet with six pound rebound padding.
- Vinyl flooring in kitchen, baths, and laundry rooms.
- Base floor covering allowance is normally figured at \$4.00/Sq. Ft. of living space, which usually is ample for the above listed items but of course can be varied in accordance with your desires.
- Colonial oak flush doors, base boards, and window extension jambs. (Multiple options available)
- Crown and chair rail moldings in dining room.
- Armstrong "ALL WOOD" raised panel oak cabinets and vanities with 30" wall cabinets, Arch Style (Multiple options available)
- Laminate counter tops with **beveled oak faced edges**.(Multiple options available)
- Up to two colors of satin latex wall paint. (2 coats)
- Ventilated wire shelving in all closets.

Miscellaneous

- **Eight foot** high garage door(s).
- Dryer vent.
- Factory wood burning fire place with custom oak mantel
- One hundred fifty foot (150') gravel drive.
- Five foot concrete garage apron extending as three foot walk to front entry.
- **Ice guard** or similar underlayment in all roof valleys and horizontal eaves.
- **Vinyl porch rails, spindles, and posts**. (per plan)
- Garage insulated and dry walled with 3 GFI outlets.
- Garage floor drain. (Per community)
- **Any prices quoted will include all permits and funds to cover either well and septic or utility hook up and fees.**