

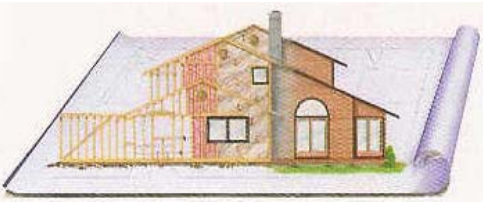


Barr Brothers Construction
 1427 E. 357 Street, Unit A-1
 Eastlake, Ohio 44095

Phone: (440) 951-2242
 Fax: (440) 951-2254

www.barrbrothershomes.com
info@barrbrothershomes.com

Lake Erie Shores
 General Plan



Barr Bros. Construction, Inc.

Quality Standard Features

The more you know..... The more you trust Barr

BASEMENT

- Full twelve course basement—8' tall cinder block or, 8" poured walls 8' tall on 8" x 20" concrete footer
- Perforated drain tile (SDR-35) surrounding inside and outside perimeter of basement footer, covered with washed gravel
- Basement exterior walls sprayed with ultra shield then 1" foam board for 10 year warranty
- Concrete basement floors on a bed of washed gravel, and covered by a 6-MIL visqueen vapor barrier
- All basement floors sloped towards floor drains
- Sump pump if required
- For added security and insulation, all basement windows will be glass block with functional vents (three standard) per deed restrictions
- Top course of block is covered with a sill seal for elimination of possible air leaks between block and floor plates
- All basement support beams are steel, with steel support posts resting on concrete footers
- All basement walls are reinforced every 6' with rebar and concrete filled block
- Brick to grade (per city code)
- All footers, foundations, slabs, waterproofing and drain tiles must meet or exceed all local and state codes
- Waterproofing and drain tiles are inspected and must meet or exceed all local and state codes
- #57 washed gravel on all basement walls.

FRAMING

- 2 x 10 floor systems on 16" centers
- 2 x 4 wall system on 16" centers
- Floor system, 3/4" tung and grooved
- Sheathing on walls ~ 7/16"
- 1/2" OSB sheathing on roof
- 6" - 12" overhang on all sides
- 2 x 6 fascia board and rake rafters
- Living space of house covered with house wrap (used to reduce air filtration)
- All framing is inspected and must meet or exceed all local and state codes.
- All sub-floors are screwed down after drywall

PLUMBING

- Copper water lines or pex tubing
- All waste lines are corrosive resistant ABS
- 50 gallon gas water heater—high efficiency
- Moen faucets and shower heads
- Mansfield toilets, or equal
- One piece Lasco tub and shower units
- \$1000.00 whirlpool tub and faucet allowance in master bath
- Two frost free outdoor spigots
- Hot and cold water in garage
- Stainless steel double bowl sink and disposal
- Shut offs for all sinks, toilets, and gas lines
- Name brand dishwasher
- Washer and dryer hook ups, dryer vented outside
- Choice of electric or gas for range and dryer locations
- All plumbing must meet or exceed all local and state codes
- Whirlpool tub with jets included

HEATING

- American Standard 90+ gas furnace, or equal
- American Standard a/c system, or equal
- Metal ductwork throughout
- Vented bathroom fans
- Insulated outer wall runs
- Floor registers with wall returns to insure proper air circulation
- All heating is inspected and must meet or exceed all local codes

ELECTRICAL

- 100 amp service
- Circuit breaker panel
- Romex wiring throughout
- Hard wired smoke detectors (battery backup), on each floor and in bedrooms
- Vented fans in all baths
- GFI outlets on all exterior kitchen and bath outlets
- Two waterproof exterior outlets
- Pre-wired for five telephone and five cable outlets
- Two recessed lights
- Choice of gas or electric range and dryer locations
- Wired for garage door opener, includes opener
- Generous lighting fixture allowance
- All electrical work is inspected and must meet or exceed all state and local codes

INSULATION

- R-13 in walls, plus exterior sheathing
- R-38 in ceilings
- R-19 in crawl spaces and miscellaneous areas
- Plumbing pipes in the upper level baths are insulated for noise reduction
- Steel insulated exterior doors
- Vinyl maintenance free double pane windows
- All insulation is inspected and must meet or exceed all state and local codes
- Sound insulation in baths and laundry room

DRYWALL

- 1/2" drywall—walls and ceilings
- Fire code drywall in garage
- Water resistant drywall in wet areas of all baths
- All ceilings, closets, and entire garage will have textured finish
- Drywall is nailed and screwed to reduce the possibility of nail pops
- All drywall is inspected and must meet or exceed all state and local codes

PAINT AND VARNISH

- Wall (white or ivory) ~ one color throughout
- Woodwork pre-primed with one coat satin finish
- Pre-primed doors with gloss latex paint
- Upgraded to cashmere finish on walls

EXTERIOR

- Maintenance-free vinyl siding
- Vinyl vented soffits and fascia
- Frost free spigots—front and rear
- All exterior doors are insulated steel
- Aluminum seamless gutter system with downspouts
- Masonry front porches and steps

ROOF

- 30 year self-sealing shingle
- 30# felt paper underlay
- Continuous ridge vent creating continuous air circulation
- All metal flashings and valleys
- Drip edge on all rakes
- All shingles, valleys and flashings are fastened with nails, not staples
- Includes 4 rolls of ice and water shield

GARAGE

- Steel paneled insulated garage door with weather stripping
- Textured finish on garage walls and ceiling
- Wired for garage door opener (includes two remotes and opener)
- Concrete floor
- Full concrete driveway and a concrete walkway
- Drain in garage when requested
- All concrete slabs are inspected before they are poured and must meet or exceed all local and state codes

FINISH

- All interior doors will be six panel or arched with pre-primed jambs
- Handrails are standard Hampton rail systems post to post or to wall
- All windows, doors and bi-folds will be cased, or drywall returned with solid vinyl windows, includes marble sills
- Generous kitchen cabinet allowances, choice of finish oak, maple, etc.
- Large selection of high quality linoleum with 1/4" luan subfloor
- White powder coated wire metal shelving in pantry and all closets
- 1/4" plate mirrors in all baths
- All interior doors receive Yale door hardware
- All bi-fold doors receive decorative door handles
- Chrome bath accessories
- 3/4" oak hardwood in foyer, up to 100 square feet

SPECIAL FEATURES

- Barr Bros. provides professionally assigned plans specifically for each home/lot setting.
- Gas fireplace, brick face hearth, with decorative oak mantle
- Pre-settlement inspection prior to move in
- Professional cleaning prior to completion
- Exterior to be cleared of all debris
- Machine finish graded
- One year Home Builders Association Builder's warranty
- All lots cleared in a thirty foot radius of home
- Mailbox included per deed restrictions

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www.barrbroconst.com

e-mail: barrbros@oh.rr.com

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