



Lago Homes Building Specifications

EXCAVATION AND FOUNDATION FEATURES

- Poured concrete footers per engineered foundation plan
- Foundation will be post tension or conventional rebar per engineered foundation plan
- All concrete is 3,000 PSI or better

FLATWORK

- All concrete is 3,000 PSI or better
- Driveways and walkways to be brushed with sweeping finish
- Parking and storage area to be a minimum of 4" 3000 psi

FRAMING FEATURES

- All exterior and interior framing will comply with Engineered Framing Plan
- 2 X 6 studs, 16" o.c. or 24" o.c. on all exterior walls
- 2 x 4 studs, 16" o.c. or 24" o.c on garage walls
- 2 x 4 studs, 16" o.c. or 24" o.c on interior partitions
- 2 x 6 walls, 16" o.c. or 24" o.c on required plumbing walls
- 2 x 8 minimum headers on bearing walls as required
- 2 x 8 minimum door and window headers
- Huber Zip System for exterior sheathing
- All cutouts for windows and doors shall be made of full-length header and cripple stud
- All locations where walls join shall be lock-blocked in accordance with national code

FLOOR DECK FRAMING

- 2 X 6 pressure treated sill plate
- Engineered floor system
- Huber Advantech sub-floor glued, nailed and screwed

ROOF AND CEILING FRAMING

- Rafters 2 x 8, 16" o.c., cathedral areas 2 x 12
- Engineered web ceiling joists
- 7/16 OSB roof sheathing
- 15 lb. roof felt and ice & water shield

INSULATION

- Exterior walls of improved living areas and garage will be insulated with open cell spray foam to a thickness of 3.5 inches which yields an "R-Value" of at least "R-13"
- Walls in other areas of the home will be insulated with Fiberglass Insulation to a thickness of 3.5 inches which yields an "R-Value" of "R-13"
- Roof deck underside above HVAC improved areas will be insulated with open cell spray foam to a thickness of 5.5 inches which yields an R-Value of "R-20"
- All interior walls not sprayed will be insulated with Fiberglass batt insulation
- Other insulated areas will be insulated with Fiberglass insulation to a thickness of 3.5 inches which yields an "R-Value" of "R-15"

EXTERIOR TRIM

- Hardie or Hardie Aspyre Collection fascia and soffit systems
- Stained Tongue & Groove Porch and Patio ceilings

EXTERIOR DOORS AND WINDOWS

- High performance Energy Star low "E" windows w/ screens from various manufactures, to include Marvin, Andersen, PlyGem, Pella, Showcase or equivalent
- Simpson, Therma-Tru, or San Marcos Iron Doors main entrance door, metal clad, foam insulated
- Western, LaCatina, Milgard or equivalent sliding doors w/ insulated glass & screen, per plan
- Simpson, Milgard or equivalent French-style patio doors w/ insulated glass & screen available
- Clopay or equivalent Steel insulated garage doors

PLUMBING FEATURES

- All main interior water supply lines are Pex
- Waste lines are PVC

- Four frost free exterior hose connections
- Tankless Hot Water Heaters
- Washer and dryer hook-ups
- Moen, Kohler, Delta, Pfister or equivalent plumbing fixtures

KITCHENS AND BATHS

- Fully custom handcrafted, all wood, oak, maple or hickory cabinetry w/ soft close drawers and doors
- Quartzite, Quartz or Granite countertops on all cabinets
- Stainless steel, Porcelain, or Composite Granite single or dbl. bowl sink in kitchen
- Appliance Suite - Bosch or Samsung Appliance Packages, or equivalent
- One-piece deluxe acrylic soaking tub
- Kohler or equivalent toilets
- Surface mounted mirrors in all bathrooms
- Exhaust fans in all baths ducted to exterior
- Full trim kit in each bath to include - Paper holder, towel bar and shower rod in all baths

INTERIOR WALL AND CEILING FINISH

- Interior walls shall be covered with ½” sheetrock with all seams being fully taped and floated
- Interior ceilings shall be covered with 5/8” sheetrock with all seams being fully taped and floated
- All exterior wall corners will be square unless otherwise noted
- Wall finish shall consist of textured finished per owner instructions
- Both 8’ and 12’ lengths shall be utilized

INTERIOR TRIM

- Interior doors will be solid core and 8’ unless otherwise noted by plan
- All trim will be poplar or finger joint wood. No MDF
- Custom trim package – paint or stain grade
- Custom manufactured stairs
- Closet doors are bypass or bi-fold with jambs, per plan – Units are pre-hung and painted
- All wood custom closet shelving per owner’s design instruction
- Kwickset type lock sets and bypass in owners finish selection (stainless, chrome, black, etc.)

FLOORING

- All interior floors shall be covered as per owner's specification in allowances to include hardwoods, porcelain or ceramic tile, epoxy, low VOC luxury vinyl plank, stained concrete
- All wood flooring glued and/or nailed per manufactures instructions
- Hardie backer on all tile installed on 2nd floor

ELECTRICAL FEATURES

- All outlets & switches located and wired to applicable code per plan
- Ground fault interrupter outlets in kitchen, baths & exterior
- Minimum of two exterior outlets (front and rear)
- Front and rear exterior lights
- Electric wired smoke detectors in each bedroom and floor levels
- Wiring for telephone and cable TV jacks on all AV walls

HVAC

- Energy Star HVAC will be 16 seer or higher
- Number of units and tonnage will be based on Manual J Load Calculation and shall be checked prior to commencement of installation

ENERGY EFFICIENCY FEATURES

- Blower door testing for any leaking in building envelope
- Visual inspection of envelope
- Spray foam insulation on all exterior walls
- Huber Zip System Exterior
- Energy efficient insulated front and rear doors

WARRANTY / QUALITY ASSURANCE

- Lago Homes provides a 1-2-10 Home Warranty
 - 1 Year Craftsmanship
 - 2 Years Mechanical, Plumbing, and Electrical
 - 10 Years Structural