

TyCam Home Builders, Inc. General Specs

SITE WORK

GRADING and CLEARING (may be adjusted for site conditions): The front yard is finished to the street. The sides are finished a minimum of 10' from the house. The final grades are determined by **TyCam Homes**

FOUNDATION:

- A. FOUNDATION FOOTING:** A continuous poured concrete footing with a minimum 2500 psi standard mix concrete to a minimum depth of 10" and a minimum width of 18" W/ 2 #4 rebar continues
- B. WALLS**
- 1) **POURED BASEMENT WALLS:** 3,000 psi concrete 8" thick w/#4 rebar 2' OC horizontal & 4' OC vertical. The minimum Standard basement wall height is 8 feet 0" from the top of the basement slab to the underside of the first floor framing.
 - 2) **CRAWLSPACE WALLS and PIERS:** 3,000 psi concrete 8" thick w/#4 rebar 2' OC horizontal & 4' OC vertical.
- C. CONCRETE SLABS**
- 1) **Basement:** Smooth finished 2500 PSI concrete reinforced with 4" welded wire mesh over a poly vapor barrier. Grade beams are located and reinforced per plan. There are no control joints.
 - 2) **Garage:** Smooth finished 3000 PSI concrete reinforced with 4" welded wire mesh over a poly vapor barrier. There is a water break at the garage door(s).
 - 3) Termite treatment is included.
- D. WATERPROOFING**
- 1) **Basement:** Polymer-modified asphalt membrane; 4" slotted drain pipe installed at the base of the foundation, covered with #57 stone and run to daylight or sump pump if required (determined by TyCam).
 - 2) **Crawl Space:** A poly moisture barrier is installed over at least 80% of the area. Ventilation is provided by screened 8" x 16" vents that have an operable cover.

FRAMING

- A. SILL PLATE:** Pressure treated lumber rated for contact with masonry and anchored to the foundation with either foundation straps or anchor bolts.
- B. FLOOR JOIST & BAND:** Pre- Engineered webbed Truss system @ 19.2" OC., I-Joist Silent Floor System 19.2" OC. Or 2 x 10/12 16" OC Supported by, wood beams, steel beams, framed walls and/or structural posts as determined by TyCam Homes.
- C. SUB FLOOR:** 3/4" Plywood; tongue and groove; glued and nailed to the floor system.
- D. WALLS:** "Standard and better" grade or equivalent studs spaced maximum of 16" on center with a double top plate. 9' first floor height. 8' second floor height. Walls are braced with metal "T" wind bracing, cut in 1 x 4 and/or 7/16" OSB.
- E. EXTERIOR WALL SHEATHING:** 1/2" R-3 Dowboard for heated areas; 7/16" OSB where required for bracing. The sheathing is then covered with a house wrap where Brick or siding is used and 15lb felt where stucco is used.
- F. CEILING JOISTS&RAFTERS:** #2 grade 2 x 6, 2 x 8 and/or 2 x 10 based on spans & and the Southern Building code.
- G. ROOF DECKING:** standard grade 7/16" OSB.

Note: These specs may vary per plan. Page 1/5

ROOFING

- A. **UNDERLAYMENT:** #15 asphalt impregnated felt.
- B. **SHINGLES:** Class A fire rated; Architectural; 25 year rating.
- C. **VENTILATION:** Depending on the design of the roof, ventilation will be provided by Ridge vents or thermostatically controlled power ventilators combined with continuous vinyl soffit vents.

INSULATION

- A. **R- 13 Batts:** Exterior walls, walls adjacent to unheated spaces, the interior fireplace walls adjacent to living areas.
- B. **R-19 Batts:** Floor systems of finished rooms over crawl spaces, unfinished basements and garages; cantilevered floors, bay floors and sun porch floors; knee walls in bonus rooms; sloped ceilings; attic areas with flooring and walkboards and attic areas that are inaccessible for blown insulation after drywall installation .
- C. **R-30 Blown:** Attic spaces over flat ceilings.

WINDOWS

- A. **OPERATIONAL:** Single hung, insulated glass, all vinyl tilt-out sash for ease of cleaning. ½ window screens with aluminum frames are included.
- B. **ARCHITECTURAL WINDOWS, SIDE LIGHTS and TRANSOMS:** non-insulated glass in a wood fixed sash.
- C. **SHUTTERS:** Raised panel wood or vinyl. (determined by TyCam).

EXTERIOR DOORS

- A. **GARAGE DOOR & OPENERS:**
 - 1.) **Garage Door(s):** raised panel insulated steel; factory baked on finish; finger pinch-resistant design; manufacturer's 15-year limited performance warranty against cracking; splitting and rust-through.
 - 2.) **Opener(s) Pre-Wiring:** Each opening is pre-wired to accept garage door openers.
- B. **FRONT DOOR:** 3/0 x 6/8 Steel insulated six-panel door with Q-Ion weather stripping and an adjustable threshold; or as shown on the front elevation of the Plans.
- C. **SIDE & REAR DOORS :** Insulated steel doors with insulated glass or as shown on the elevation drawing.
- D. **BASEMENT WALKOUT DOOR:** Insulated steel 9-lite door or as shown on the elevation drawing.

PLUMBING

- A. **WATER DISTRIBUTION:** Interior lines are copper. Exterior lines are 1" CPVC from the meter to the house..
- B. **DRAINAGE & WASTE:** Non-corrosive Schedule 40 PVC. Septic system.
- C. **FIXTURES**
 - 1) **Water Heaters:** 1-50 gallon or 1-40; gas; quick recovery unit. (Note: Some homes may Require 2 Water Heaters)
 - 2) **Water Closets:** 1.6 gallon water saver; elongated front.
 - 3) **Kitchen Sink:** Americast or equivalent; white; large double bowl .
 - 4) **Hall and Bonus Tubs:** Single piece fiberglass tubs.
 - 5) **All Bath Lavatories:** Cultured marble sink and top.
 - 6) **Master Bath Tub:** white acrylic whirlpool.
 - 7) **Master Bath Shower:** One piece fiberglass unit w/glass door.

Note: These specs may vary per plan. Page 2/5

- D. **FAUCETS & TRIM**
 - 1) **Kitchen:** Moen or equivalent; white single lever faucet w/sprayer.
 - 2) **Powder Room:** Moen or equivalent; Double lever; chrome.

- 3) **Hall and Bonus Lavatories:** Moen or equivalent; Double lever; chrome.
- 4) **Hall and Bonus Tubs:** Moen or equivalent; Single lever clear handle; chrome.
- 5) **Owner's Lavatories:** Moen or equivalent; Double lever; chrome.
- 6) **Owner's Tub:** Moen or equivalent; Double lever; chrome Tub filler.
- 7) **Owner's Shower:** Moen or equivalent; Single lever clear handle; chrome.

E. MISCELLANEOUS:

- 1) 2 exterior hose bibs.
- 2) Refrigerator ice maker and washing machine connections.

HEATING & AIR CONDITIONING

- A. FURNACE(S):** Gas furnace with an 80% AFUE rating. Sized individually for the home.
- B. COMPRESSOR(S):** Electric compressor with a 10 SEER rating installed on a concrete/fiberglass pad.
- C. DUCTS:** Flex duct is sealed with mastic for improved performance and efficiency.
- D. THERMOSTAT(S):** Programable thermostat on the main system. Programable thermostat on the secondary system.
Two story homes have a system to service each floor with a thermostat for each floor.
- E. CONDENSATE DRAIN**
- 1) **Attic Unit:** PVC gravity drain to outside with a metal drip pan under the unit.
 - 2) **Crawl/Basement Unit:** PVC gravity drain if possible; condensate pump if necessary.
- F. GAS LINES:** Schedule 40 steel pipe.

ELECTRICAL

- A.** All materials are UL approved and wired to meet or exceed National Electric Code (NEC) specifications.
- B. SERVICE PANEL:** 200 amps.
- C. RECEPTACLES:** White; GFCI as required in all designated wet areas. The actual location of the receptacles may vary from the electrical plan if necessary to meet the NEC & Local Codes
- D. CABLE TV:** Pre-wired in Family Room/Study and all Bedrooms using RG-6 cable.
- E. TELEPHONE:** Pre-wired in Family Room, Kitchen and all Bedrooms, CAT5 4 pair wiring.
- F. EXTERIOR FLOODLIGHTS:** Two pairs as shown on the plan.
- G. SMOKE DETECTORS:** 110V electrical with 9V battery back up; wired in series.
- H. LIGHT FIXTURES**
- 1) Allowance for customer selected areas including the Front Door area, Kitchen, Dining Room, Breakfast Room, Powder Room, Hallways, Foyer and Secondary Bath Vanities.
 - 2) Recessed Lighting is plan specific.
 - 3) Strip Lighting in the hall bath.
 - 4) Pre-wired for ceiling fans in all bedrooms & Living Room.

DRYWALL

- A. WALLBOARD:** ½" USG or equivalent gypsum board; nailed and glued.
- B. FINISH:** USG or equivalent sheet rock mud. Smooth finish throughout on walls & textured ceilings.

Note: These specs may vary per plan. Page 3/5

EXTERIOR FINISHES

- A. BRICK:** Brick on Four sides unless other wise specified in the plans & specs. (areas that require brick to be supported by a shingled roof area not engineered to carry the load, and cantilevers are excluded & will be finished in stucco).

- B. STONE:** (Optional.): "Drystack", Tennessee style.
- C. STUCCO:** (Optional.): Hardcoat System materials supplied by Dryvit, Finestone or Parex. Wire lath is installed over exterior sheathing. Brown coat, scratch coat and finish coat applied over lath. Expansion joint provided at the floor band. Windows and doors are banded as shown on the plan. Front elevation openings will be the trim color; side and rear elevation openings will be the body color.
- D. SIDING:** Vinyl Siding; (Byrd or equivalent) 25-year manufactures limited warranty.
- E. CORNICE & TRIM**
1) **Fascia:** Metal w/ a baked on enamel finish installed over a 2 x 6 sub-fascia
2) **Soffits:** Vinyl; Vented on horizontal areas, solid on Gable ends & 2" beaded on porch ceilings.
3) **Brick Freeze:** Metal w/ a baked on enamel finish installed over a 1 x 6
- F. PAINT:** Sherwin Williams Superpaint exterior latex or equivalent.
- G. DECK:** Either a covered deck or an open deck; depending on the plan (open decks are 12' x 12' as measured from the main house wall); pressure treated #2 pine; hand rail included. Access steps to the rear yard will be included whenever the grade permits such access as determined by **TyCam Home Builders Inc.**
- H. PATIO:** Depending on the foundation and rear topography, the home may have a 12' x 12' concrete patio instead of a deck.
- I. GUTTERS:** 4" Pre-painted aluminum white w/ down spouts & splash blocks

INTERIOR FINISHES

- A. CABINETS :** Aristocrat Cabinet Co.
1) Bathroom: Oak.
2) Kitchen: Oak.
- B. COUNTER TOPS**
1) Bathroom: Cultured marble vanity tops.
2) Kitchen: laminated tops w/wood or laminated edge bands.
- C. TRIM**
1) Crown: 1- piece in the Formal living room & Dining room or as noted on plans.
2) Chair Rail: Dining Room.
3) Window and Door Casing: 356 colonial
4) Baseboard: 3-1/4"
- D. CERAMIC TILE:**
1) Master Bath: 4"x 4" smooth white tile on the Shower walls (if needed), spa tub platform & tub surround walls. 6"x 6" matt finish on the floor.
2) Secondary Baths: 6"x 6" matt finish on the floors Only.
- E. PAINT**
1) Drywall: Sherwin Williams ProMar 400 interior latex or equivalent.
2) Trim: Sherwin Williams ProMar 200 Semi-gloss latex Enamel or equivalent.

Note: These specs may vary per plan. Page 4/5

FLOOR COVERINGS

- A. HARDWOOD FLOORS:** 3/8" Harco glue down pre-finished oak tongue and groove (#1 or better); 3" face in the Foyer or 3/4" Nail Down Finished in place.
- B. VINYL FLOORS:** Mannington Omnia with Aqualocg moisture protection and a 5-year Manufactures warranty:

Laundry Room.

- C. CARPET:** Shaw Industries or Aladdin: Level III, with a 7/16" 6 lb. density pad.

FIREPLACE

- A. Superior 42" Pre-Fab Fireplace w/gas logs that you can turn on & off from a wall switch.**
1) Surround: 12" x 12" Ceramic Tile.
2) Wood Mantle Styles: Peyton, Newport or Regency.
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LOCKOUT

- A. LOCKS:** Schlage or equivalent; polished brass; Exterior doors are keyed alike. Single cylinder deadbolt on all the Exterior Doors. Interior door hardware is lever style.
- B. CLOSET SHELVING:** vinyl coated wire shelving in all bedrooms, the linen closet, the laundry room & in the pantry .
- C. APPLIANCES:** Whirlpool or Equivalent
1) Electric or Gas Cook top or Range
2) Disposal.
3) Dishwasher.
4) Vent Hood
- D. STICK STALL SHOWER ENCLOSURE:** Alumax; chrome-tone aluminum; clear tempered glass in Master Bath.
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LANDSCAPING

Guidelines for the standard landscaping allowance. The actual package is determined based on site conditions.

- A. Front& Sides: Bermuda Sod up to 10 pallets.
B. Rear: Fescue Seed
C. Assortment of shrubs mulched with pine straw per individual landscape plan.
D. Any area disturbed during construction will be returned to a natural area or seeded and strawed.
E. Grade sloped to provide drainage away from the home.
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SECURITY & VAC SYSTEM

1. H& H standard pre-wire home security system.

- A. Two key pads: 1 located at interior garage door. 1 located at Owner's bedroom door.
B. One internal siren located near the door chime. One external siren located in the attic facing the street.
C. Contacts on the lower sashes of all first floor window.
D. Contacts on all first floor entry doors including the interior door from the garage into the home (optional garage entry doors are not included).
E. Pre-wire only for motion detector.
F. Basement homes include contacts on lower window sashes and one entry door (the interior door from the home to the basement stairs is not included).
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2. H&H standard pre-wire for Built-in Vac System:

- A. Six vac outlets.
B. Wiring for main Vac-Unit.
C. Out Side Vent Pipe.

Note: These specs may vary per plan. Page 5/5