

COSTA *Series*

BY COSTA

SPECIFICATIONS

Plans & Drawings

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

Site Preparations

- Excavation of foundation and 40' of utilities
- Standard survey package is included
- Temporary utilities will be paid by contractor in most cases
- Dumpsters and portable restrooms
- Apply for permits

Footers & 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 3"-4" thick with wire mesh & rebar
- Sealing of all exterior concrete
- Sidewalks 3"-4" thick mesh & rebar
- Basement floor 3"-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 **200-day "no sand" subflooring** for advanced moisture resistance and more wood for superior strength and stiffness
- **2"x6" on exterior insulated 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 Pella 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 sealed with low expansion foam

- R-21 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, frieze boards and fascia; vinyl soffit

- Roof is covered with WinterGuard, not paper

- Ice and water shield 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 included in every model

- Insulated raised panel garage doors

- 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 (8) cable TV outlets using RG-6 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

- Two (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

- Two (2) weatherproof outside receptacles

- Two (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

- Two (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)

- **Four (4) Moen centerset faucets** to choose from

- **Granite or Quartz kitchen countertops**

- Stainless steel undermount two bowl sink with upgraded faucet in kitchen

- Kohler 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

- Three (3) hose bibs with shutoff valves

- 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

- Eight (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 eggshell finish Sherwin Williams paint on the walls and ceilings, with white semi-gloss trim

- 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, firepits, 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 takes place before construction of decks, driveways, and walkways

- We are able to assist in turning your ideas into reality when building your new home

- 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