



**STONE MOUNTAIN  
BUILDERS**

## **Starting Sheet**

### **Items included as standard in Log Homes**

#### **House Design**

**We will apply for and acquire all permits for the building process, the fees for these permits are not known ahead of time and will be billed to the customer as needed**

#### **Architectural and Engineering**

The builder will, if asked, work with surveyors to designate setbacks from property lines, but it is understood that it is the homeowner's responsibility. We recommend that all properties have a proper survey with setbacks marked, as well as an as built survey showing placement of home. (Usually required by most banks)

Blower door testing for air infiltration included in the price of home, and to be completed before final inspection. These tests gauge the proper air infiltration of the home to ensure proper air tightness, and ventilation to allow us to build an energy efficient home.

All Stone Mountain Builder homes come with a 2–10-year warranty: 1 year for workmanship, 2 years for mechanicals and a 10-year warranty on the structure. We also back up our warranty with a [2-10 Home Buyer warranty](#) that is included in purchase of home

## **Site Work**

### **Utility Connections**

As we do not yet know the exact length of your driveway, we estimate a 100' long driveway of gravel rolled in place

As we do not yet know the exact distance from your home to the nearest power pole, we estimate a 100' of underground power from home to nearest pole

(SMB does not install main cable lines to home, that is done by the cable provider, Homeowners will need to contact the cable provider. This item is outside of the scope of work of SMB)

Until we have received information regarding whether the property will be on a well or town water, we do not estimate for a water source, unless specifically noted.

(When we do estimate for a well it is generally based upon a 250 deep drilled well with 50 ft of casing, as it is impossible to know exactly how deep the well will need to be)

Until it has been determined whether the property will have a septic or town sewer, and the specific style of septic necessary, we do not estimate for either unless specifically noted

There are generally three types of septic systems: (all based upon specific percolation test results from your soil on site)

1. In ground system, where no fill is needed, and laterals are placed directly in existing soil
2. Shallow trench system, where 2 ft of material is brought in and laterals are placed in that newly added soil
3. Full fill system, where 4 ft of soil is placed on the property and laterals of septic are placed in the newly add 4ft fill mound

## **Excavation and Foundation**

### **Excavation**

Excavate for foundation to plan bottom per architectural drawings and all excavated soils to be stockpiled for use during backfill. Unsuitable soil conditions at or above plan bottom are unknown and cannot be budgeted for prior to excavation. i.e., Rock, soft clays, sinkholes, etc.

Builder will backfill the foundation with stone and gravel and then taper with existing excavated soils. Excess soils shall be graded out on property. Expenses for hauling off-site of any excess soils are excluded from agreement.

Foundation includes interior and exterior footing drain daylighted within 35 ft of home.

Disturbed areas within 35' of home will be top soiled and seeded, for lawn. (Once seeded, it is the owners' responsibility to irrigate, fertilize, and maintain the yard.)

Clearing of trees and removal of stumps are generally not included in estimates unless specifically asked to do so and noted

### **Foundation**

Unless otherwise noted we include a 8' tall x 8" wide foundation wall, 4" cement basement floor with poly vapor barrier. A Bilco door is also included as standard access to your basement.

### **Waterproofing**

Exterior of foundation to be coated with tar as exterior water dampening measure

## **Rough Structure**

## **Framing**

Exterior floor systems are estimated as 2x10 or 2x12 depending upon building width, floor sheathing is a ¾ subfloor. Walls are estimated to be constructed with double tongue and groove designed “D” log profile, true 7-¼" thick log, log siding skirt (two courses per plan), 1x4 pine trim board, 3/8" or ½" lag screws, vinyl splines, foam tape, sealant system and sealant system, engineered blueprints, and hidden electrical where applicable. Other standard materials include 2x6 gable studs, log siding, ½" zip system panels taped and sealed for gable ends and dormers, 2x10 second floor joist materials, ¾"x4'x8' Advantek floor decking for first and second floor with adhesive TJI silent floor system.

Roofing structure will be rafter or trusses depending on home design. Roof sheathing is either ½" or 5/8" zip sheathing depending upon spacing.

The first piece of wood installed on the foundation (sill plate) is installed with foam barrier sealer to help with air infiltration at the foundation level, and the 1st piece of wood is typically a chemically treated lumber to minimize the risk of decay when in contact with the foundation.

The floor sheathing or subfloor is the material that is put down to hold the final flooring materials.

## **Rough Plumbing**

Plumbing system consists of

- PVC Drainage piping per code.
- CPVC Water Piping Per code.
- 2 Exterior Hose Bibs
- 50-gallon hot water heater

## **Roofing Specifications**

Lifetime architectural shingle [Pinnacle](#) over #15 felt paper with ice and water shield at eaves, and valleys per code with drip edge. Ridge venting to be cobra or equivalent venting.

## **Windows and Doors**

### **Windows**

Anderson 100 series windows and sliding doors. Bronze exterior with bronze interior and pine extension jambs stained golden oak.

### **Exterior Doors**

Aluminum clad sliding patio doors with insulated glass, dual weatherstripping, locksets, 2x6 bucks, sealant, ¾"x4" flat exterior casing trim. Anderson 400 series aluminum clad swing patio doors with insulated glass, dual weatherstripping, locksets, 2x6 bucks, ¾"x4" flat exterior casing trim.

### **Interior Doors**

Interior doors will be 6 panel pine doors with satin hinges and knobs stained golden oak with two coats of polyurethane.

### **Insulation**

The home will be estimated with an r-21 wall insulation in exterior 2x6 studded above grade walls, r-38 blown insulation between ceilings and attic/roof spaces, and then R-38 or R-38c insulation as needed where there is no access for blown insulation.

### **Drywall**

Exterior walls will remain log while interior 2x4 studded walls will be sheetrock and then painted. All drywall to be ½" installed with screws in field. Perimeter nails, taped and finished to level 4 finish.

Bath and all wet areas to include moisture resistant drywall.

### **Hardwood Flooring**

Hardwood flooring is estimated to be in all living areas of home excluding bedrooms, and bathrooms. An allowance of \$6.25 sq ft is given for prefinished hardwood to be installed

\*Allowance amounts include tax

### **Carpet**

Carpet is estimated for bedroom areas of home with an allowance of \$3.75 sq ft.

\*Allowance amounts include tax

### **Ceramic Tile**

Tile unless otherwise noted is estimated for bathroom floors. An allowance of \$2.85 sq ft is given for tile.

Allowance covers tile laid in straight or staggered straight patterns

\*Allowances include tax amounts

### **Interior Trim**

Interior trim will be 1x4 common pine, stained golden oak, interior doors will be stained the same with two coats of satin polyurethane.

### **Cabinetry**

An allowance of \$20,000 is allotted for your cabinetry, this number can be altered if requested. We hope you make your kitchen as unique as you are, so please feel free to discuss this with us as needed

Installation price is based upon 18 standard boxes in the kitchen and single piece vanities, does not include crown molding or pulls.

Cabinetry allowance to include vanities, kitchen cabinets, kitchen countertops

### **Finish Plumbing**

An allowance of \$2100 is set aside for you to select your final plumbing fixtures (kitchen faucet, vanity faucets, and shower faucets)

### **Finish Electrical**

Estimate for electrical layout of home will be home specific, however each home comes standard with two exterior motion lights, a 200-amp service with 40 circuit breaker spaces. Please make us aware of any special requests you may have.

Allowance Example: \$1,900.00 (Bedroom lights, dining room chandelier, pendant lights, coach lights, vanity lights) Installation of standard fixtures included: ex. 20 min. flush mount light installation, 45 min. ceiling fan/light until installation.

### **Finish HVAC**

Home will be estimated with a propane hot, air single zone furnace with central air

### **Interior Paint**

Homeowner to select single Behr paint selection of Satin wall color, with white flat ceiling paint

### **Building Clean-Up**

Dumpsters to be provided as necessary to store and remove debris.

Portable Bathroom Facilities shall be maintained on site in good condition for the duration of the project.

Home will be cleaned upon completion and before final inspection

### **Walk Through Inspections**

We typically have 5 opportunities for you to see the progress of your home during construction. As it is an ongoing construction site it is understood that it is dangerous to enter site while not accompanied by a member of SMB management.

- 1. Staking out the foundation location (at this meeting we will physically mark the location of the home, decide the exact angle and how the home will sit)**
- 2. After foundation is poured and then backfilled (there is no work to be done at this time, its just fun to see)**
- 3. After home is framed, we will meet at the home and do your electrical walkthrough. (We meet with electrician to physically mark out where you're lighting, and electrical outlets will be placed in home)**
- 4. After home has been sheet rocked and taped**
- 5. At some point after home has been painted and flooring has been installed, we invite you back to look at progress and see your selections come to life**
- 6. Final inspection. The day has come!!! We have completed your home; we will walk through your home with you look for anything we may have missed and go over the warranty and systems of your new home with you so that you feel comfortable to begin this new chapter of your life.**