

INTERNATIONAL CUSTOM BUILT HOMES, INC.

6500 CHAPMANS ROAD, ALLENTOWN, PA 18106

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GENERAL SPECIFICATIONS FOR MOST MODELS* TWO STORY HOMES UNDER 2,800 SQ. FT.

MORTGAGE ASSISTANCE
CUSTOMIZED HOME BLUEPRINTS
HOME PLACEMENT ON PROPERTY
COMPLETE PERMIT APPLICATION FORMS

FOUNDATION

Strip topsoil
Excavation and backfill
9" x 18" poured concrete footings
10" poured concrete walls, 7'11" high, 3000 PSI
Support beam, 8" x 18# steel I beam, steel support columns
4" Concrete floor, 3000 PSI, over 4" crushed stone
Coating for damp proofing; sump pit in basement floor
Front precast concrete stoop or porch
Bilco door to basement
Radon pipe under basement floor

EXTERIOR WALL CONSTRUCTION

S-dried, No. 2 and better hem-fir, 2" x 6" studs, 16" O.C.
OSB sheathing on home and garage
Brick, stone, dryvit or stucco front, per plan, vinyl siding on other 3 sides

INSULATION

R 19-21 fiberglass batt in exterior walls
R 30-38 blown fiberglass insulation in ceiling
R 19 fiberglass batts in basement ceiling

ROOF

2" x 10", 2" x 8", 2" x 6" kiln-dried, No. 2 and better hem-fir rafters, 16" O.C.
1/2" CDX fir plywood
15 lb felt paper
Self seal 30 year architectural fiberglass shingles
Aluminum soffit and fascia
Seamless aluminum gutters and downspouts

INTERIOR WALLS

2" x 4" S-dried studs, 16" O.C., 8 ft., 9 ft., 10 ft. ceiling height – 1st floor
1/2" drywall, glued, nailed, screwed, taped, spackled, sanded and painted

DOORS AND WINDOWS

Andersen D/H vinyl clad, tilt, High Performance, Low E with screens, and grilles per plan
3 ft 1 3/4" steel insulated front door with 2 sidelights
6 ft. gliding patio door or 6 ft. metal French patio door in rear on most models

FLOORING

2" x 10", 2' x 12", S-dried joists, No. 2 and better hem-fir, 16" O.C., with wood bridging
3/4" tongue and groove sheathing grade sub floor, glued and nailed
3/8" plywood underlayment at vinyl areas, Ditra or hardibacker at ceramic tile areas
Wall to wall carpet over padding
Ceramic tile: Baths and foyer

INTERIOR TRIM AND DOORS

Six (6) panel masonite doors with colonial trim throughout
Yellow pine stairs with wall to wall carpeting
Oak colonial stair railing

ELECTRICAL WIRING

200 AMP service
Trane heat pump with central air
Outlets and switches, GFI circuits, and smoke detectors according to electrical code
Generous lighting fixture allowance for each home
Front door bell and chimes
2 Exterior weatherproof receptacles
5 Phone jacks and 5 TV jacks
(6) Recessed lights in kitchen

PLUMBING

PEX supply lines
PVC drain and vent lines
52 gallon high efficiency hot water heater
2 exterior frost-proof water faucets

BATHROOMS

Main Bath: One piece fiberglass tub with shower
Master Bath: One piece fiberglass shower stall with glass door
Kohler or Aker bathroom fixtures
Moen faucets
One piece cultured marble vanity top
Ceiling fans vented to exterior

KITCHENS

Custom built birch or oak cabinets
Formica countertop and backsplash
General Electric self-cleaning range, potscrubber dishwasher and vented hood
One piece no-wax vinyl floor
Recessed lights over countertops

FINISH WORK

All hardware for doors, windows, etc.
Clothes closets: wire shelf and rod
Pantry Closet: all wire shelves
Full width mirrors over vanities
All bathroom towel bars, accessories, etc.

* All photos and floor plans were custom built for buyers, thus features and pictures as illustrated may vary from standard.

