

INTERNATIONAL CUSTOM BUILT HOMES, INC.

6500 CHAPMANS ROAD, ALLENTOWN, PA 18106

PHONE (610) 395-2600 FAX (610) 395-4045

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

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

FOUNDATION

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

EXTERIOR WALL CONSTRUCTION

S-dried, No. 2 and better hem-fir, 2" x 6" studs, 16" O.C., 9 Ft. high 1st Floor ceiling
OSB sheathing
Brick, stone, dryvit or stucco front according to plan, vinyl other three 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, grilles front
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
Plush wall to wall carpet over padding
Hardwood in living room, dining room, foyer, powder room, kitchen and nook

INTERIOR TRIM AND DOORS

Six (6) panel masonite doors with colonial trim throughout
Cased openings on doorways
Oak stairways
Oak Colonial stair railing
Chair rail and crown molding or tray ceiling in dining room

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ELECTRICAL WIRING

- 200 AMP service
- Trane heat pump with central air
- Outlets and switches, GFI circuits, and smoke detectors according to electrical code
- Generous cash lighting fixture allowance for each home
- Front door bell and chimes
- (2) Exterior weatherproof receptacles
- (5) Telephone and (5) television outlets
- (15) Recessed lights

PLUMBING

- PEX tubing for water lines
- PVC drain and vent lines
- 52-gallon electric hot water heater
- (2) Exterior frost-proof water faucets

BATHROOMS

- Main Bath: one piece fiberglass tub with shower, double bowl vanity
- Master Bath: one piece fiberglass shower stall with glass door, double bowl vanity
- Ceramic tile on floors
- Kohler or Aker bathroom fixtures
- Moen faucets
- One piece cultured marble vanity tops
- Custom whirlpool tub with tile surround in master bath
- Ceiling fans vented to exterior

KITCHENS

- Custom built birch or oak cabinets
- Granite countertop, Level II
- General Electric self cleaning smoothtop range, potscrubber dishwasher and ducted microhood
- Oak hardwood flooring
- Recessed lights over countertops
- Double bowl sink, stainless or porcelain, with disposal

FIREPLACE

- Gas fireplace with custom interior mantel system

FINISH WORK

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

Anything is changeable i.e. Corian countertops, 9 ft basement, BR ceilings, 3 car garages, central vacuum, intercom, security system, downdraft range, S/S appliances, etc.

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