

# Costa Homebuilders

*The Standard of Excellence*



SIGNATURE *Series*  
SPECIFICATIONS

**Costa Homebuilders** *is the area's leading building company. A Signature Series home provides the comfortable, elegant home you're looking for. Many companies promise quality, yet few are able to deliver it. Our standards are set above and beyond the familiar industry standards. Our extensive network of suppliers, our many years of experience, and our attention to the smallest details all combine to make your homebuilding experience the very best it can be.*

### **PLANS & DRAWINGS**

- Architectural preliminary & final blueprints included
- Build our models or yours
- Changes are almost unlimited

### **FOOTER/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
- Foundation damp proofing and insulation
- One 6' sliding door or one awning window for basement based on grade
- Stone and dirt backfill on foundation walls
- Garage door openers installed with sensors and 2 remotes & key pad
- Drywall in garage with masonry splashguard on attached garages
- Electric/ phone cable in conduit pipe (not direct buried)
- All walls/ joist/ rafters 16" O.C.

### **CONCRETE**

- Concrete driveway, front porch, 42" front sidewalk and 144 sq ft stamped patio or Trex deck
- Driveways 4" thick with wire mesh & rebar
- All exterior concrete gets sealed
- Sidewalks 4" thick mesh & rebar
- Basement floor 4" thick with poly film (vapor barrier)
- Radon pipe installed from basement to roof

### **FRAMING**

- 9' Ceilings on the 1st floor
- Steel I beams and lintels are primed with a rust preventative paint
- 30 year dimensional shingles with color choices
- Ice and water shield is used around the roof perimeter
- (16 on center) exterior stud walls
- 3/4 tongue & groove osb floors
- 7/16 OSB and 1/2" dow board sheathing on exterior walls
- I LEVEL Trus Joist floor systems
  - Uniform & predictable 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)
- Energy Star rated PELLA Proline windows featuring tilt-to-clean, aluminum-clad exterior, full screens, and grilles between glass
- All windows will include hand lifts
- Pella Carbonite Fiberglass entry system with 4 styles to pick from with factory stain finish
- All windows and doors to be sealed with low expansion foam
- Minor voids are filled with low expansion foam insulation
- 1" closed cell foam and batt insulation combo will be used on the exterior walls
- Insulation specs are significantly increased to comply with Energy Star standards

- R-38 Insulation on attic floor
- Roof overhangs on every model
- ½" drywall interior with smooth walls and knockdown texture on the ceilings, not stipple
- 6' sliding door in the rear of the house with screen and grills between the glass

## EXTERIOR SURFACES

- Brick to be used on 80-90% of the house
- 10-15 brick color choices with some Oversized brick as standard
- Weep holes for all brick work
- #30 felt paper & architectural dimensional 30-year shingles with color selection
- Aluminum gutters, downspouts, freeze boards and fascia; vinyl soffit
- Two part ventilation system in the attic using a ridge vent and soffit vent
- 12 x 12' Trex deck or stamped patio
- Roof overhangs and shingled returns are included in every model
- Insulated raised panel garage doors by CLOPAY

## ELECTRICAL

- 10 Total recessed lights
- 200 main amp electric service
- Electric hook-ups for stove and dryer
- 220 volt A/C circuit
- Dishwasher circuit
- Disposal circuit with switch
- Front entry doorbell
- 6 cable TV outlets using RG6 cable for high-speed internet connections in customer locations
- Front light post with dusk to dawn sensor
- 2 Paddle fans included assembled & installed
- 6 telephone outlets using category 5 wire
- Smoke detectors on every level & every bedroom
- A light will be included for each exterior door
- Security pre-wire package is provided if monitoring contract is signed
- Exterior lights installed
- 2 weatherproof outside receptacles
- 2 exterior spotlights
- Overhead lights in all rooms and hallways
- Bathroom exhaust fans, GFI's and smoke detectors (per code)
- Additional house fan installed to meet Energy Star requirements
- Custom electrical walk through with electrician

## PLUMBING/KITCHEN & BATHS

- Devonshire pedestal and toilet for powder room
- Increased lighting and plumbing allowances
- 75-gallon tank with recirculating line to the master bath
- Granite allowance for the kitchen counter tops
- Separate tub and shower for the master bathroom with a door on the shower
- ¾" copper supply water lines
- All Kohler plumbing fixtures
- Kohler jet tub included with ceramic surround
- Laundry tub with a faucet
- Washing machines drain built into the wall
- Vanity tops are cultured marble
- Custom cut mirrors are installed above vanities in bathrooms
- (3) Hose bibs to hook up your hoses to
- Customer designs kitchen with Kitchen Designer
- Project suitable electric and plumbing allowances
- Maple raised panel kitchen cabinets with hidden hinges and dovetail drawer connections
- Gas hook ups for the stove and dryer
- Garage sewer drains, basement sewer drain
- Stainless steel undermount sink & garbage disposal
- Rough-in plumbing for future basement powder room
- Water line for dishwasher & refrigerator
- Flood saver under the washing machine on 1st or 2nd floor
- ABS or PVC plastic pipe used for all drains as needed

## HVAC

- Multi-zone heating system with dual furnaces and air conditioners
- 95% efficiency TRANE forced air gas furnace and whole house air conditioning +4" filter
- 13 SEER Trane High Efficiency air conditioning units
- Metal ductwork in basement (supply & returns)
- High and low returns on the 2nd floor in all bedrooms

## INTERIOR TRIM

- Trim Level Package One including 3-piece chair, crown and shadow boxes in certain areas
- 5 door styles to pick from with nickel finish on the knobs and hinges

*(Continued on next page)*

## **INTERIOR TRIM (cont'd)**

- 5" base boards on the 1st floor
- 1 coat of primer, 2 coats of quality satin finish Sherwin Williams paint on the walls and ceilings, trim is white semi-gloss
- Baseboards and casings are painted with pure white semi-gloss paint
- Stained oak railings with standard iron spindles
- Satin nickel finish on hinges and doorknobs by Schlage
- 3/8 plywood underlayment for ceramic tile
- Ceramic tile in foyer, powder room, kitchen & bath areas. 3-1/4" oak hardwood or 18 x 18" ceramic entry, hallway, kitchen, breakfast area and bathrooms.
- Frieze style carpeting family, dining, bedrooms, halls & stairs
- Windows are trimmed with picture frame casing
- Knockdown textured ceiling throughout the finished areas of the home

## **MISCELLANEOUS**

- Custom trim work available
- Complementary one year paint and drywall touch up after occupancy
- Radon pipe included and piped through the roof
- One gas fireplace with granite surround and 6 styles of mantles to pick from
- Limestone address stone included
- Surveying package for the building is included
- Temporary utilities and soil erosion controls will be paid by contractor
- One set of attic pull down stairs

## **CUSTOM FEATURES**

- Many proven home plan designs to chose from, or sit down with our home plan designer at the same total cost
- Many upgrades are available to make the best out of the chosen lot, such as pools, patios, landscaping, fire pits and ponds

- 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 meetings with our construction manager before construction of decks, drives and walks
- We are able to assist in turning your ideas into reality when building your new home

## **CUSTOM FEATURES AVAILABLE**

- Review the window order before it is purchased at the Pella Windowscaping Center
- Make any modifications to your entrance doors at the Pella Windowscaping Center
- Select the brick color on your own or with a designer
- Select interior doors and hardware
- Decide if standard garage doors are sufficient height and style
- Selection of the shingle color from our 30-year dimensional collection
- Select the fireplace finish with a Costa Associate
- 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
- A designer is available to meet you at your new home to help choose lighting fixtures

*Updated 8/23/10*

# **Costa Homebuilders**

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