



**Custom Homes  
& Design**

# Specification Sheet

## **Fisher Project**

Washington St Tract 53, Lot C, Deadwood, SD 57732

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### **1.1 Project Specs**

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#### **1101 Lot**

Home to be built on owners lot. Cost of lot not included.

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#### **1102.2 Crawlspace**

Crawlspace foundation-

Unfinished Crawlspace w/ utility and cold storage per plan.

Approximately 773 SF of unfinished space.

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#### **1103 2nd Floor**

Square Feet - 762 SF

Ceiling Height - 8'

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#### **1103.25 3rd Floor**

Square Feet - 457 SF

Ceiling Height - 8'

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#### **1104 Main Floor**

Square Feet - 773 SF

Ceiling Height - 8'

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### **1.2 Preparation Preliminaries**

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### **1200 Permits and Fees**

Builder shall complete permit applications and make submissions to municipality for all building and mechanical permits required. Standard permits have been included in this agreement for the permit fees. Unexpected fees will be billed to the client as needed.

Owner is responsible for any HOA approvals and utility meter fees, if required.

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### **1201 Financial**

Construction Loan and Title Company.  
Homeowner is responsible for any bank or loan fees and carrying the construction loan.  
Title & Closing fees not included or covered by builder.

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### **1202 Architectural and Engineering**

Provide location survey for layout of foundation and building setbacks as required.  
If additional engineering is needed it may be added.

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### **1203 Builders Risk Insurance**

Builder will carry Builders Risk Insurance on the home during the course of construction.  
It will be the Homeowners responsibility to obtain Insurance at the time of closing upon completion of the home.

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## **1204 Utility Connections**

### **ELECTRIC:**

Connection to public electric service is included. Line from public service to home service panel is included. No converter if needed, lines to be provided by utility companies.

Electric service is assumed to be in road right of way adjacent to property line. Trenching required beyond area of road adjacent to property line is not included. Hookup fees and any required deposit for normal residential use account setup is not included. House electrical service to be 200 Ampere (one 200 Ampere panel). Location of panel to be determined in conjunction with exterior meter placement.

### **NATURAL GAS:**

Connection to natural gas service is included where available. Line from public service to home service meter is included.

Natural gas service is assumed to be in road right of way adjacent to property line. Trenching required beyond area of road adjacent to property line is not included. Hookup fees and any required deposit for normal residential use account setup is not included.

### **PROPANE:**

Propane tank is not included and must be provided by homeowner through Propane Company. Legacy will prepare area for tank to be set and connect propane to home.

### **CABLE, PHONE, INTERNET PROVIDER:**

It is the homeowner's responsibility to coordinate the installation of preferred providers. It is the homeowners responsibility to arrange the respective hook up after they take possession of the home.

Cable, phone, and internet provider service is assumed to be in road right of way adjacent to property line. Trenching required beyond area of road adjacent to property line is not included.

### **WATER:**

Connection to public water service is included. Private well or drilling NOT included.

Water service is assumed to be in road right of way adjacent to property line. Trenching required beyond area of road right of way adjacent to property line is not included. Hookup fees and any required deposit for normal residential use & account setup is not included.

### **SEWER:**

Connection to public sewer service is included. Private Septic System not included unless specified.

## **1205 Site Work**

Property clearing includes removal of trees/brush from property within limits of disturbance and as defined for removal on site development plans. Stumps to be ground or removed per Builder discretion and debris removed from property. Live trees that are not called out for removal shall remain. Dead trees outside of limit of disturbance can not be removed by builder. Builder to use discretion in winter months regarding live/dead trees within limit of disturbance.

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## **1.4 Excavation & Foundation**

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### **1401 Excavation**

Strip topsoil and stockpile on property, if applicable. Excavate for foundation to plan bottom per architectural drawings and all excavated soils to be stockpiled for use during back fill. Unsuitable soil conditions at or above plan bottom are unknowns and can not be budgeted for prior to excavation. ie. Rock, soft clays, sinkholes, etc.

Builder will back fill foundation with existing excavated soils. Excess soils shall be graded out on property.

Contractor shall spread existing topsoil on disturbed areas if applicable. Yard will be finished to rough grade, further landscaping will be homeowners responsibility. Additional topsoil required due to lack of existing topsoil generated on-site is not included in agreement.

Exclusions from Agreement:

Rock

De-watering

Unsuitable or unstable soil conditions

Hidden/Undisclosed wells, tanks, pits, etc.

Hauling expenses except as related to demolition.

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## **1402 Concrete**

Poured concrete per plans, including if applicable:

- Concrete Formwork
- Structural Slabs
- Structural Frame
- Garage Slab
- Garage Apron
- Concrete Walkways
- Concrete Patios
- No Retaining Walls Included
- No Exterior Flat Work Sealed

**\*\*If any concrete is stained and stamped, stain is surface stain and not through stained (unless specified and agreed upon by Home Owner and Contractor). Stamped pattern needs to be specified. Stained and stamped concrete is slippery when wet.**

**\*\*If concrete is poured during months that there is concern with freezing then concrete will be blanketed. This can often result in discoloration due to uneven curing conditions and moisture.**

Excavate as necessary, form and pour poured concrete footings per architectural plans and IRC (International Residential Construction Code).

8" rebar reinforced poured concrete walls, 4" rebar & fiber mesh reinforced poured concrete floors, commercial grade mix, minimum of 4" crushed base course underneath all interior and exterior flat concrete.

Install minimum 4" clean stone and perimeter drain system connected to sump pit or day lighted if grade allows.

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## **1403 Damp-proofing**

Deco sprayed Damp-proofing Membrane on exterior walls below grade where exterior grade exceeds interior grade (excluding exterior garage walls).

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## **1.5 Rough Structure**

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## **1500 Framing**

All lumber and framing materials sized and spaced per approved construction drawings. Materials, where applicable, to be kiln dried.

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 where in contact with the foundation. Walls are typically 2x6 dimensional lumber. Floor and roof systems are designed and sized depending upon the distance between supports.

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

Floor sheathing to be 3/4" structural tongue and groove Oriented Strand Board installed per code.

Wall and roof sheathing to be 1/2" nom. (7/16) oriented strand board installed per code using H clips where applicable.

Floor framing to be Engineered Floor Truss system or as called out on approved plans.

Floor sheathing (subfloor) materials installed per plans and drawings.

Roof Trusses or Rafters to be per construction Drawings, and sized for appropriate spans between supports.

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## **1.6 Roof**

### **1600 Roofing Specifications**

30 year Architectural Asphalt shingles, Titanium felt paper with ice and water shield at eaves, and valleys per code with drip edge. Ridge venting to be cobra or equivalent venting. No Snow-breaks will be installed by Legacy.

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## **1.7 Exterior Finishes**

### **1700 Exterior Design Board**

Exterior Design Board

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#### **1700.1 Exterior Siding & Trim**

LP SmartSide siding is installed according to the construction drawings. 6" Lapsiding w/ 4" reveal to meet Deadwood Historic Preservation Requirements.

LP SmartSide Exterior Trim per construction drawings.

Rollex metal soffits and fascia on all overhangs and eaves.

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### **1704 Rain Gutters**

5" Seamless Custom metal gutters and downspouts. Color coordinated with soffit color.

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## **1.8 Exterior Structures**

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### **1804 Decks**

Decking per plan - Exterior Grade Lumber finished and painted white per plan for decking and railing. Customer selection TBD

No deck is engineered or built to carry a Hot Tub or any size of pool, the builder will not be held liable for any damage or injury caused by placement of these on any deck. Any & all rough cut lumber is not kiln dried which means natural Wood characteristics may possibly become present. These characteristics are as follows but not limited to:

- Shrinking
- Twisting
- Cracking/ splinting
- Pitch/sap possible as product dries
- Takes stain/ paint differently than kiln dried materials
- Small burrowing insects may present in any live edge materials. Insects are typically eliminated once product is stained and lacquered.

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## **2.0 Electrical**

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### **2000 Electrical Specifications**

Home lighting plan is to be developed by builder and approved by owners prior to construction. Types and locations of lights for interior and exterior of home will be determined at that time.

When framing is complete, homeowner may walk house with electrician and decide final lighting locations before electrical pre-wire. A lighting fixture list will be developed from this walk through.

An allowance is included for homeowner to select lights based upon the fixture list that is compiled.

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### **2000.55 Low Voltage Electronics Perceived Upgrades**

Allowance for cable and ethernet, audio system wiring, security system wiring, surround system, and any other low voltage electronics customer upgrades

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## **2.1 Plumbing & Gas Lines**

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### **2100 Plumbing Specifications**

Color of Fiberglass: White  
Color of Faucets: Black  
Toilets: Comfort Height, Elongated, White

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**2101 Kitchen**

Kitchen-  
Type of Countertop: Granite  
Sink: Double bowl undermount composite  
Faucet: Moen Genta single handle faucet Black  
Disposal: yes  
Kitchen strainer & disposal ring: match faucet color

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**2102 Master Bathroom**

Master Bathroom:  
Type of Countertop: Granite  
Sink: Oval white undermount porcelain  
Faucet: Moen Single Handle Genta Black  
Valve for shower: 1 Moen Single Handle Genta Black  
Shower: 5' Fiberglass Tub Shower with tiled surround.

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**2103 2nd Bathroom**

2nd Bathroom-  
Type of Countertop: Granite  
Sink: Oval white undermount porcelain  
Faucet: Moen single handle Genta Black  
Valve for tub/shower: 2 Moen Genta Black  
Shower: Walk-In Tiled Shower per plan w/ glass shower door.  
Tub: Freestanding tub per plan w/ tiled surround.

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**2104 3rd Bathroom**

3rd Bathroom-  
Type of Countertop: Granite  
Sink: Oval or rectangle white undermount porcelain  
Faucet: Moen Genta Black  
Valve for tub/shower: 1 Moen Genta Black  
Fiberglass or Custom: 5' Fiberglass tub shower w/ tiled surround.

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**2104.5 4th Bathroom**

4th Bathroom-  
Type of Countertop: Granite  
Sink: Oval or rectangle white undermount porcelain  
Faucet: Moen Genta Black  
Valve for tub/shower: 1 Moen Genta Black  
Fiberglass or Custom: 5' Fiberglass tub shower w/ tiled surround.

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**2107 Laundry Room**

Laundry Room-  
Stacked W/D Unit Per Plan.  
Shelf w/ closet rod per plan.

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**2108 Water Heater**

Water Heater  
Dual gas tankless on-demand water heater units.

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**2108.5 Recirculating**

Recirculating Pump and Lines

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**2109 Hose Bibs**

2 Exterior frost-free Hose Bibs

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**2110 Softener Loop**

Water Softener Loop for future softener

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**2111 Sprinkler Stub-out**

Sprinkler Stub-out for future sprinkler system

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**2112 Sump Pump and Piping**

Sump Pump and piping to exterior

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**2113 Water Heater Gas Line**

Gas Line to Water Heater

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**2114 Furnace Gas Line**

Gas Line to Gas Furnace

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**2115 Range Gas Line**

Range Gas Line

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**2116 Fireplace Gas Line**

Fireplace Gas Line

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**2117 Garage Heater Gas Line**

Garage Heater Gas Line

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**2118 BBQ Gas Line**

BBQ Gas Line

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**2.2 HVAC**

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**2200 HVAC**

System locations to be set at best location for system performance.

+95% efficiency Gas Furnace with A/C & Custom Metal Ductwork

One traditional, forced-air HVAC system on main floor.

One traditional, forced air HVAC system on second floor.

Ductless mini-split heating and cooling system on third floor.

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**2201 Range Hood - vented outside**

Range hood (provided by Owner) vented outside of wall or roof

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**2.3 Insulation**

### **2300 Insulation**

R-23 Blown-in Fiberglass BIB system insulation in exterior 2x6 above grade walls.  
R-52 Blown Fiberglass insulation in attic/roof spaces.  
R-19 insulation as needed where there is no access for blown insulation.

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## **2.4 Drywall**

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### **2400 Drywall**

All drywall to be 1/2" installed with screws in field, perimeter nails, taped and textured.

Knockdown texture on walls and ceilings. All corners rounded.

Wet areas to include moisture resistant drywall. All tile areas to be cement board or Shluter System.

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## **2.7 Interior Finishes**

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### **2700 Interior Design Board**

Interior Design Board

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### **2701 Interior Trim**

Home trim package includes

- 5 1/4" Stained solid wood base boards
- 3 1/2" Stained solid wood casing on doors
- 3 1/2" Stained solid wood casing on windows

All interior doors to be solid wood.

Wood grain print closet shelving in color that coordinates trim color.

Shelving brackets and closet rod coordinating with other hardware.

Stains will exaggerate grains and marking in wood, grain radiation and color change should be expected.

Wood exhibits other defining characteristics such as mineral deposits/streaks, knots, sap runs, and holes.

While every effort will be made to bring the stain as close as possible to the intended color it is a natural material and will vary.

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### **2701.1 Interior Closet Shelving**

Interior Closet Shelving Allowance

- 1 rod and Shelf (12") in bedroom closets
  - 4 shelves in linen and pantry (Depth of shelf depending on size of Room)
  - Complimentary upgrade in Master Closet dependent on size and shape of closet (includes more than one shelf and rod)
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### **2705.2 Interior Stairs: Wood Treads & Metal Risers**

Stairway style for:

Crawlspace rising to main floor per plan.

Main Floor rising to second floor per plan.

Second Floor rising to third floor per plan.

Wood Treads & Metal Risers. \*Paint/Stain Color selection TBD\*

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### **2706 Interior Railing**

Interior Railing Style

-Post Style - Selection TBD

-Railing Style - Selection TBD

-Material - Selection TBD

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### **2707 Interior Doors**

Solid Poplar wood Interior Doors stained to coordinate with Cabinetry.

Stains will exaggerate grains and marking in wood, grain radiation and color change should be expected.

Wood exhibits other defining characteristics such as mineral deposits/streaks, knots, sap runs, and holes.

While every effort will be made to bring the stain as close as possible to the intended color it is a natural material and will vary.

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## **3.0 Windows & Exterior Doors**

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### **3001 Windows**

Andersen 100 series Windows according to plan.

Interior trimmed and cased with wood.

Screens included with opening Windows.

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### **3003 Other Exterior Doors**

Bayer-Built smooth Fiberglass painted. No Storm or Screen Doors included.

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### **3007 Door Hardware**

Schlage or Kwikset lever style door handles. All keyed hardware to be keyed alike with the exception of French Doors

Keypad dead bolt on front door with passage lever. Standard dead bolts on all other exterior doors.

Please specify specific areas of home that will require a different hardware than standard to be used:

-Bedroom and Bathrooms - Privacy (locking)

-Closets/Pantry - Passage (non-locking)

-Exterior Doors - Keyed Entrance (locking with keys) \*\*This excludes the front door due to the keypad dead bolt

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## **3.2 Landscaping**

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### **3200 Landscaping Specifications**

Black dirt set off to side will be replaced to a rough-grade.

Legacy will have drainage at a minimum of 1/4" per foot away from structure. We may accomplish this at our discretion by grading existing soils, drains, gutters, trenches, culverts, etc. to meet local building inspection codes.

The homeowner is responsible for maintaining the drainage after closing.

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### **3.3 Walk Through Inspection**

#### **3300 Final Walk Through**

A final walk through inspection with the homeowner will be performed prior to closing.

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### **3.4 Appliances**

#### **3400 Appliances**

No appliances are included. Legacy does not install any appliances. Specifications and details on appliances are for information purposes only.

The homeowner must provide and verify appliance details and specs before cabinets are ordered so that every effort can be made to accommodate non-standard sizes and specs, otherwise standard sizes will be used.

Legacy has no responsibility or liability for the warranty of any appliances and damage to or by appliances.

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### **3.4 Completion**

#### **3400 Building Clean-Up**

Home to be cleaned by a professional cleaning service. Final detailed cleaning to be performed prior to final Orientation with Project Manager.

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

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

