

Big Pine Construction

Standard Features

Build Preparation

- Assist in finding the right lot
- Design your home to the lots best use and your vision.

Structural

- Split faced block foundation stepped to match slope
- TGI "Silent Floor" Joists
- 2" X 6" Ext. Framing – 16" OC.
- Whole house Sheer with wrap
- 40# Roof Load with 30 yr Arch. Fiberglass shingles

Siding and Decking

- Milled Log Siding (Cedar Cove or Cement Plank available)
- Pre-stained siding
- Redwood Decking (Trex available)
- Covered decking per plan

Windows and doors

- Fiberglass ½ Lite ext. doors
- Dual Pane Thermal Barrier Windows by Better Built

Insulation, Heating & Cooling

- R – 30 Ceiling
- R – 19 Floors and Ext. Walls
- R – 11 Interior Walls
- Central Gas Furnace and AC

Electrical

- 200 AMP Service
- Double Switch for Ceiling Fans
- Copper Wiring Throughout

Interior

- Solid 6 panel Interior Doors
- Wood burning Fireplace with Int. Rock face and log Mantel
- White Fir T&G Ceilings in Great Room & Loft
- Pine Peely pole Interior Railing
- Drywall Taped, textured and Painted to customers choice (Dunn Edwards or Sherman Williams)

Plumbing

- All Rough Plumbing
- All Trim Plumbing per plan
- 50 Gal. Elect. Hot Water Heater
- Plumbed for Washer
- Stainless Steel kitchen sink
- Plumbing for Ice maker
- 2 – Exterior Frost Free Hose Bibs

Allowances

For Customer Selection of:

- Cabinets, Vanities and Counters
- Lighting and Ceiling Fans
- Kitchen Appliances (Refrigerator, Range, Washer & Microwave)
- Floor Coverings (Carpeting, Tile & Laminates)

Miscellaneous

- Custom Changes & Upgrades
- 1 year Warranty with 2 year structural

Quality Homes Built By Quality People