



Henderson Office (Mailing Address):
2470 Saint Rose Pkwy, #306H, Henderson, NV 89074
Boulder City Office:
916 Nevada Highway #8, Boulder City, NV 89005
office 702-568-8412 • fax 702-568-8474
www.handhdevelopment.com
License #47630; License Limit \$4,300,000

**CUSTOM RESIDENCE
525 SWALLOW COVER, BOULDER CITY, NV
SUBCONTRACTOR SPEC SHEET**

Plumbing

Tankless gas water heater
Bbq stub to rear
Gas range
Utility sink at garage
Hose bibs per plan
Air lines at garage for air compressor distribution
Kitchen sink to be GE black/dark grey composite, double bowl, undermount
All bath sinks to be white, steel undermount

Cabinets

Oak cabinets in a honey oak finish, raised panel door
36" tall cabinets at bathrooms
Handles/pulls as an option
Alternate add-on at kitchen common wall to hallway per photo provided
Garage particle board cabinets 3' x 18' x 7' and 3' x 12' x 7'

Countertops

Granite at kitchen and bathrooms
Laminate at laundry room

Insulation

R-19 batts at exterior walls, including garage
R-38 batts at ceilings, including garage
Foam prep at all windows, doors and for draft stopping
Alternative to spray foam bottom side of roof sheathing in lieu of R-38 batts

Garage Doors

Sizes per plan but with top of the line insulation package at each door
Properly sized operators with (2) remotes for each door

Doors and Trim

Front door to be raised panel steel clad with glass insert at top half of door
Interior doors to be flat slab simulated wood grain paint grade
Door hardware to be lever handles in brushed nickel finish
All bi-pass closet doors to be mirrored with white frames
Door casings and baseboards to be of non-detail with a rounded top edge
3" baseboards with same detail as casing (no detail on face, but a rounded top edge)
All window sills to have stool and apron

Doors and Trim (continued)

Closet interiors to be paintable wood shelf and pole

Master Bedroom Closets: all double shelf and pole except 5 l.f. of single shelf and pole at wall common to powder room

Bedroom 2 Closet: all double shelf and pole

Bedroom 3 Closet: all single shelf and pole

Laundry: single pole only, no shelf over folding counter

Hall Storage Closet Near Garage: 4 l.f. of single shelf and pole and 8 l.f. of (5) stack shelving

Hall Storage Closet Near Bedrooms: 4 l.f. of single shelf and pole and 4 l.f. of (5) stack shelving

Pantry: (5) stack shelving

Drywall and Paint

Interior walls to be 5/8" drywall throughout

Install Dense Shield at shower and tub

Finish drywall with light orange peel texture

Apply a good quality undercoat at all drywall before applying (2) coats of eggshell finish

All baseboards, doors, door casings and window sills to be paint grade finish in a white semi-gloss finish

Exterior paint to be Dunn Edwards 100% acrylic paint

Garage floor to be painted with grey epoxy floor paint and covered with chips and (2) coats of clear sealer over the chips

Stucco

Lath and 3-coat stucco system with a light sand finish

Windows

Bronze aluminum frames with energy efficient glass

Acrylic glass block in bronze frames

Roof Tile

Flat concrete tile in a medium to dark brown

Flat roof areas to be single-ply white

Patio Cover

Aluma-wood with a solid top (no slats)

Blockwalls

Double split face throughout

North side wall to 6' high

Rear wall to 3' high with a flat cap on top to accept wrought iron panels

Wrought Iron Gates and Wall Panels

Double gate 6' tall with mesh backing, painted brown

Single 4' wide, 6' tall mangate with mesh backing, painted brown

110' long x 2' high panel atop 3' high blockwall at rear of property, painted white

Concrete Flatwork and Pavers

Driveway, sidewalk to front door and patio slabs to be regular grey concrete with a broom finish

Bid as alternate 6' wide section between the garage doors to be concrete pavers and both outside edges of the driveway and sidewalk lined with a single row of pavers