



Modular Advantages

- ◇ In House Home Designer
- ◇ Built in a climate controlled environment
- ◇ Stronger Homes / More Lumber
- ◇ More Organized Construction Process
- ◇ Less Build Time and Cost
- ◇ Less Waste
- ◇ Less Dirt & Moisture

Ask About Our
**BLACKED OUT
PACKAGE**

Conditioned Crawl Space
Foundation Options !!

OCTANEBUILDERS.COM **724-348-9300**



Standard Specifications

**FUELING YOUR HOME
BUILDING DREAMS**

**OCTANE
BUILDERS**
724-348-9300
A COSTA BUILDING SERVICES COMPANY
OCTANEBUILDERS.COM

STANDARD

EXTERIOR

- 10" poured concrete foundation
- Stone & Hardie siding on home front
- Dimensional shingles
- 24" Roof overhangs
- 2x6 Exterior walls
- 1" Closed cell spray foam/ Fiberglass exterior wall insulation
- All framing 16" on center

INTERIOR

- 1st floor 9' ceilings, 2nd floor 8'
- Casement & Awning windows
- Hardwood entry hall & kitchen floors
- Moen plumbing fixtures
- Maple raised panel kitchen cabinets with no slam doors and drawers
- Hard surface kitchen counter tops
- Heated ceramic master bath floor

OCTANEBUILDERS.COM



*Closed Cell Spray Foam
Wall Insulation Option*

*Solid Poured
Concrete Foundations*



Octane Builders & Costa Real Estate are owned and operated by Greg Costa, a fourth generation homebuilder, multi-skilled craftsman and real estate broker. Whether you are considering selling your existing home or in the market for a new one, his experience and knowledge can help you find or build the home of your dreams.

Call or email today for more information!

724.348.9300

info@costare.com

www.CostaRE.com

6057 State Route 88 • Finleyville, PA 15332



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**NEW 8" Hardie Lap Cement Siding
Options in Jaw dropping colors!**



Modern Board & Batten Design Options



Flat Roof Options

**Casement and
Awning Windows**



FEATURING

- Tamko 30 year architectural dimensional shingles (color selection)
- 15# Shingle underlayment & ice shield installed per code
- Casement and Awning windows
- ThermaTru front door
- 36" Garage Steel Fire Door
- Brick to Grade
- Front Hard Surface allowance (Hardie Board, Brick, Stone, etc.)
- 5" Double Clapboard Vinyl Siding on three sides
- Front Stoop & 144 sq ft rear pad or deck
- Poured Concrete Front walkway to gravel driveway 42" wide
- Aluminum gutters, down spouts & vented vinyl soffit
- Aluminum drip edge and 6" fascia
- R-38 fiberglass attic insulation



INTERIOR & FLOORING

- * Satin nickel doorknobs and hinges
- * Gas Direct Vent Fireplace
- * Smooth ceiling finish throughout
- * Two coats minimum interior white paint
- * 2-panel square top smooth interior doors
- * Contemporary Square painted white, 1x4" casing & 1x6" base
- * Vinyl coated metal closet, pantry and linen closet shelving
- * Hardwood entry hall & kitchen floors
- * 25 oz. carpet with 8 oz. pad in all carpeted areas

INCLUDED

- Land Feasibility Study
- Building Permit costs
- Sewer Tap In Fee allowance
- Lot Soil Testing allowance
- Utility Excavation

EXCLUDED

- Landscaping & Lawn seeding
- Subsurface Condition Remediation
- Tree Removal
- Dirt Hauling
- Retaining walls
- Appliances

PLUMBING & HEATING

- High Efficiency Tankless Hot Water Heater
- Pex water lines with central manifold
- MOEN plumbing fixtures
- Washing machine drain & plug built into wall
- Gas & electric hookups for range & dryer
- Garage and basement floor drains
- Water line for dishwasher and refrigerator
- Rough in plumbing for future basement powder room
- 95% Efficient forced air gas furnace & Central A/C
- Shut-off valves on shower and tubs



ELECTRICAL

- 200-AMP 42 Slot Breaker panel
- Bracing & insulation on all electrical outlet boxes
- Decora style silent rocker switches
- AC/DC smoke detectors & carbon monoxide detectors, per code
- Receptacles with GFCI protection per code
- Switched receptacle in living room
- Ceiling lights in foyer, kitchen, dining, hall, utility, walk in closets, basement, stairwell & attic
- Chandelier in dining area
- LED Can-light over kitchen sink
- One exterior light at each exit door
- Satin nickel lighting fixtures
- Door Chimes- buttons at front and rear or side door
- Two RG6 Television Jacks and Two CAT-5 telephone jacks
- Spray foam used around exterior side of electrical boxes

KITCHEN

- Merillat Classic Series Maple cabinets with soft close door and drawers (8 color stains)
- Crown molding on all wall cabinets
- Hard-Surface countertops with eased edge
- Moen plumbing fixtures with Granite Composite Sink
- 30" over-the-range-microwave oven prep
- Gas and 220v plug for range
- Appliance Packages Available



BATHROOMS

- Merillat Classic Series Maple Cabinets with soft close door and drawers (8 stain colors)
- One piece cultured marble vanity top and bowl 18"x24" recessed medicine cabinet with mirrored door and satin nickel decorative light or full mirror option
- 60" one piece fiberglass tub/shower combination (or as floor plan dictates)
- Elongated low consumption 1.6 GPF toilet
- Moen plumbing fixtures



CONSTRUCTION



- Built in a Climate Controlled Environment
- Green Guard house wrap
- 24" Eave & Gable end overhangs
- 2x6 @ 16 O.C. Exterior wall studs lag bolted to interior walls
- Exterior walls set on thick bead of caulk, and perpendicular intersections of walls are lagged into place using 1" lags for additional structural rigidity
- Reinforced Horizontal drywall seams
- Blocking installed behind drywall for fastening all wall and base cabinets
- OSB backers are placed behind drywall for shelf and mirror installation providing a secure area for fastening.
- Exterior walls nailed and screwed
- 7/16 OSB exterior wall sheathing
- 1" closed cell spray foam plus fiberglass insulation on all exterior walls R-22
- Exterior foundation damp-proofing
- 9' tall 10" thick poured concrete foundation walls

- 5/8" type x ceiling drywall throughout
- 3/4" Tongue & Groove O.S.B. floor sheathing, glued & nailed
- 7/16" OSB roof sheathing
- Shingle over ridge vent (2/3 of ridge standard for proper ventilation)
- 2x4 interior wall studs @ 16" O.C. lag bolted to exterior walls
- 2x6 plumbing wall studs
- 1/2" gypsum board applied with foam adhesive on all bearing walls. Glued and screwed to interior partitions
- Galvanized straps, brace walls to the floor

ADDITIONAL CAPE SPECIFICATIONS

- Unfinished top floor storage available in many ranch plans
- 3/4" Tongue and Groove OSB Floor
- 3" PVC waste line and two 1/2" supply lines stubbed to second story
- 3 electrical circuits ran to second story
- 36" Stairs installed to second story

10 Year Structural Warranty!