



Rehquist Design & Build, Inc.

11084 Gravois Industrial Ct.

St. Louis, MO 63128

Lot 2 Stonemont Ct. Specifications

13756 Stonemont Court

Approx. 4,900 sq. ft.

July 9, 2020

TRIM

Standard trim unless noted otherwise

7 ¼" baseboards at 1st floor main areas, 5 ¼" base at 2nd floor

4 ¼" casing at 1st floor & 2nd floor

Solid core paneled painted interior doors, 8'-0" tall at 1st floor & 6'-8" 2nd floors

Latex Enamel on all doors and woodwork, two (2) coats

Flat latex on all walls and ceilings, two (2) coats

All drywall screwed

5/8" thick drywall at ceiling and walls

10'-0" ceilings first floor unless noted otherwise

Custom staircase

Stair parts from Kirkwood Stair & Millwork, red oak treads with painted risers and balusters.

3 ½" handrail and 5 ¼" newel posts, English style.

FOYER

¾" x 3 ¼" job finished select red oak flooring

7 ¼" baseboards

5 ½" custom casing

3-piece crown

FOYER HALL

¾" x 3 ¼" job finished select red oak flooring

7 ¼" baseboards

4 ¼" casing

5 ¼" crown

DINING ROOM

¾" x 3 ¼" job finished select red oak flooring

7 ¼" baseboards

4 ¼" casing

3-piece crown

GATHERING ROOM

12'-0" ceiling
¾" x 3 ¼" job finished select red oak flooring
3-piece crown
7 ¼" baseboards
4 ¼" casing
42" gas fireplace (Heat & Glo 8000C) with stone surround

STUDY

10'-0" ceiling
3- piece crown
¾" x 3 ¼" job finished select red oak flooring
7 ¼" baseboards
4 ¼" casing
Wainscot - painted

KITCHEN

Vaulted ceiling with 10" x 10" beams - painted
Select ¾" job finished select red oak flooring
7 ¼" baseboards
4 ¼" casing
Granite counter tops with tile backsplash, \$ 20/sq.ft. allowance
(2) 24" KitchenAid Dishwashers, Stainless Steel installed
48" KitchenAid Gas Range-top with oven below 6 burners, Stainless Steel installed
with Best 36" 600cfm hood liner, hood
Built in Sharp 24" microwave drawer with trim, Stainless Steel installed
48" Sub Zero Refrigerator/freezer, Stainless Steel installed
Melamine shelves in walk-in pantry

BAR

Custom cabinetry and slab granite top (from cabinet/top allowance)
24" Zephyr under counter refrigerator

BUTLER PANTRY

Custom cabinetry and slab granite top (from cabinet/top allowance)
24" Zephyr under counter wine cooler

LAUNDRY – FIRST FLOOR

Built-in cabinets with drop in utility sink
Electric to dryer
Ceramic tile flooring on ¼" durock

BREAKFAST ROOM

Vaulted ceiling with beams – same as kitchen
Hardwood flooring same as kitchen
4 ¼" casing
7 ¼" baseboards

MASTER SUITE

Coffered ceiling

1-piece crown at upper inside coffer/ 3-piece crown at perimeter

Carpeting per allowance

7 ¼" baseboards

Sound insulate walls & ceiling

MASTER BATH

5 ¼ crown

12" x 12" ceramic marble floor on ½" durock - \$24/ sq. ft. installed allowance

7 ¼" baseboards

Vanities with slab marble top from allowance

6'0" free standing tub from plumbing fixture allowance

12" x 12" marble tiled shower surround over ¼" durock with 6" x 6" marble tiled shower base on concrete and sand

3/8" shower glass surround

All bathrooms insulated for sound at walls and all drain stacks

POWDER ROOM

5 ¼ crown

Hardwood flooring

Vanity and top (from cabinet/top allowance)

5 ¼" baseboards

VERANDA

Concrete flagstone floor, stained tongue and groove ceiling

UPSTAIRS BEDROOMS/ Bonus Room

9'0" ceilings

5 ¼" base

5 ¼" crown

Carpet

SECOND FLOOR HALLWAY

5 ¼" Baseboards

4 ¼" Casing

5 ¼" Crown

Carpet

BATHROOMS

Ceramic tile flooring on ¼" durock,

5 ¼" baseboards

Vanities and marble tops from cabinetry/top allowance

¼" plate mirror 42" high over entire width of vanities

Ceramic tile tub and/or shower surrounds over ¼" durock -

Fiberglass shower bases

All bathroom walls and drain stacks insulated for sound

ELECTRICAL

See house plans for all electrical information and upgrades

ENERGY AND SECURITY

R – 40 insulation in ceiling; approximately R – 21 walls throughout
thick wall insulation with sheathing
Complete Tyvek house wrap at all exterior walls
Infiltration control system
Fiberglass sill sealer on foundation plates
Floor joists band board insulation R – 15
Trane 13 SEER air conditioning units
Trane 96+% high efficiency furnaces
Three (3) zoned heating and air conditioning
Automated timed thermostat – Maple Chase
Mechanical return air at every room other than bathrooms and laundry room
Fully insulated, drywalled and painted garages
Metal raised panel, insulated garage doors
Standard Schlage door hardware
Deadbolt keyed locks for all hinged exterior doors
Smoke detector on each floor and all bedrooms, CO2 detector on each floor
Pella Lifestyle Series wood windows insulated low E argon gas glass, clad exterior
Steel insulated exterior doors with thermo paned and tempered glass and deadbolts
Weather stripping on all exterior doors and windows

QUALITY AND CONVENIENCE

All drywall screwed
All framing members are minimum 16" on center with kiln dried and graded lumber used throughout
2" x 12" floor trusses maximum 16" on center at first floor
All lumber in contact with concrete to be wolmanized treated lumber
¾" tongue and groove sub-floor, glued and nailed
½" fir roof sheathing
400-amp electrical service with sub panel
75-gallon fast recovery gas water heater
Prewire for surround sound system in Gathering Room.
Prewire for speaker and volume controls in Kitchen and Dining Room.
TV wiring for seven (7) outlets
Insect screen on all operable windows (except garage)
Carpet with 9/16" pad in bedrooms, closets and hall closets
1 ½" copper water service
10-year homeowner warranty
Security system with all 1st floor and basement windows and doors connected, two (2) motion detectors
on 1st floor and motion detector on basement/first floor/second floor – Ademco Vista 20 model
Touch Pad for garage door.
Whole house closet and pantry melamine shelving (includes locker area)

OUTSIDE, BASEMENT AND GARAGE

Brick, Stone, Hardee Stucco, and Hardee Board masonry siding per elevation/plan
30-year Class A – Rated Architectural shingles with 15 lb. felt and 90 lb. ice & water shield at all valleys and entire
perimeter of roof.
Prefinished aluminum enclosed soffits and wrapped fascia
Porch to have paneled ceilings - painted
Prefinished aluminum 6" gutters
4" drain tile and river gravel around the exterior perimeter of house and interior drain tile with clean rock around the
perimeter with both drained out to day light

OUTSIDE, BASEMENT AND GARAGE Cont.

Complete waterproofed basement – break and patch all exterior below grade tie rods and spray with Mulseal Bituminous asphalt
4" thick concrete floor at basement
10'-0" tall foundation 12" thick (3 pr #4 walls and 1 pr #4 at footing)
Hessit or Belgaurd pavers at front walk and porch
Main level patio concrete flagstone
8' x 12' concrete walk out patio
Asphalt drive 12'0" wide 8" rock base with 2" – 2 ½" C asphalt and 30' garage turnaround
18'-0 wide circle drive
Four (4) outside faucets
All disturbed areas graded and sodded.
Two (2) automatic garage doors openers and remote controls
2" x 8" fascia and 1" x 6" freeze board at all elevations
Termite control with warranty
Lawn fully irrigated
1.2-acre walkout homesite

Allowances:

Master bath ceramic tile/ marble - \$24/sq. ft. installed allowance

Ceramic tile at all other areas - \$18/ sq. ft. installed allowance

Carpet - \$4.5/sq. ft. installed allowance

Lighting – per selection

Plumbing fixtures – per selection

Shelving – per shelving plan

***Lower level finished per plan to drywall and paint, with full rough in**

Price: \$ 1,949,500.00