



## Builder Checklist

- **PLANS** Concept sketched. Scaled, hand drawn foundation plans. Floor plans & elevation drawings. Ergonomically & historically correct, ready for engineering & auto cad.
- **BUDGET** Projected hard cost plus 20%.
- **FOUNDATION** 4000 PSI poured walls over 4000 PSI continuous spread. Footings w/ (5) # 5 rebar continuous, formed over 90% compacted soil.
- **SECURITY** Construction fence & entry gates. Infrared night vision security w/AI. Smart cameras and pursuit cameras with live feed (Home owners can log in 24/7) DVR & cloud back up.
- **SITE PREP** Root free site prep. Soil borings. Seismic testing.
- **FLOOR SYSTEM** Engineered ¾" T & G Advantech subfloor over engineered floor joist system. Glued & screwed over stainless steel I-beams.
- **WALL FRAMING** 5/8" storm wall plywood over 2"x6" engineered studs.
- **HEADERS** Engineered solid LVL's.
- **HARDWARE CONNECTIONS** Solid 2"x10" blocking between studs for all towel/toilet paper bars.
- **FLASHING AND HOUSEWRAP** Proper, siding-like installation that resists driving, hydro-static & runoff water. (Henry VP-100 Blueskin Housewrap) Grace Vycore Plus, copper head flashings and valley flashings.
- **ROOFING SYSTEM** Finished roof over ice & water shield (entire roof) over ¾" plywood glued and stainless ringshank nails to rafters.
- **CORNICE** Exterior cornice trim entablatures, Charleston, New England & Philadelphia vernaculars are applied based on the client's preferences. All vernaculars meet the Historic criteria 100%. Trim package consists of cellular PVC glued to framing, applied with 316 stainless nails, all joints welded with Christy's red hot glue.

- **SIDING** Factory primed & painted fiber cement siding with a true ½” bevel maintaining a proper shadow line that meet the Historically Correct criteria applied with snapped lines on every course to insure equal symmetry then affixed to studs only with 316 stainless steel ring shank nails on bond. Gables feature cellular ¾” pvc shiplap, Parapet walls feature true cellular pvc raised panels inside true stile and rails, fabricated in our mill shop.
- **HVAC** Multiple High/Low air returns with seasonal dampers, state of the art commercial coil duct, Ionic filtration, multiple thermostats with computerized dampers to create multiple zones, WI-FI Thermostats, Powder Coated aluminum air handlers hung from isolation blocks to absorb vibration. Radiant Baseboard Heat. (Optional)
- **PLUMBING** Old school copper lines, PVC lined silent cast drains, 1” main supply, instant hot circulating water heaters, reverse osmosis filtration system, California faucets and toilet shut off valves.
- **ELECTRICAL** Circuit per room wiring, marine devices, 200 amp service per 2000 SF., back-up generator Transfer switch.
- **SMART HOUSE** Structured wiring system (Inherent Brain) audio visual, security cameras, lighting control, phone, computer, Internet, satellite, alarm, fire. smoke, carbon monoxide, radon, WIFI controls, central vacuum.
- **ZERO TRANSITIONS** Wood to tile floors, bath to shower Floors, (floor joist are dropped 2” for all tile applications to receive tile over wet bed) All showers are curbless.
- **ERGONOMICS** User friendly applications such as swiss vanity walls (1/2 wall behind vanities), proper flow: rooms are not connected by rooms, they are always entered by defined central open hallways. This ensures ergonomically correct environment.
- **STAIRCASE** Offering a seamless ergonomically correct experience, we install Non Track Home Stairs. Built with a leading full tread at the floor level and an ending full tread at the top landing floor level. This allows for continuouse constant hight railing system. Finished treads are 11 ¾” with a 7 ¼” riser: the most comfortable and safest stair in the world.
- **INSULATION** California Hybrid Insulation package. Batt insulation over 2” of closed cell spray foam, offering the highest R-value while allowing the walls, floors & ceiling cavities to remain accessible.

- **DRYWALL** 5/8" Glued & screwed XP. Purple board, installed one sheet at a time for proper adhesion. Finished to a level five standard, the highest level of finish quality.
- **INTERIOR TRIM** All doors are hung in our shop on true 3/4" solid jamb stock with square butt ball bearing hinges, All casing trim is prefabricated using the three part method, One: beaded historic flat stock is butt joined via style and rail glued & pocket screwed on the back side (Cabinet Joint) Two: Back band is applied to the perimeter glued and stainless nailed, Three: Base Plinth is glued & pocket screwed to base. Baseboards are our own proprietary design and milled in our shop using 1"x8" stock with electrical receptacles inherent, Stair rake & Landing ceilings boast beam and panel architecture.
- **FLOORING** Old School hardwoods 3/4" white oak with 3/4" x 1" Santos mahogany inlays, sanded, stained and urethaned.
- **PAINT PACKAGE** Body shop technology for a flawless finish, doors are removed and sprayed, drywall and windows taped off then all interior trim is sprayed with a conversion varnish, caulk joints from wood to drywall are non shrink settled, non shrink epoxy is used to fill nail holes, all surfaces are sanded with a compost reduction system. All stained surfaces are refinished in our shop.



Kenneth J. Villano • Designer and Builder of Historically Correct Homes

VILLANO BUILDERS

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