

LOMBARDO HOMES PRE-DRYWALL ORIENTATION



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The pre-drywall orientation is an educational opportunity Lombardo Homes offers to their home buyers. It is highly recommended you take advantage of this opportunity, as the purpose is to verify the options installed to date, review product installations, and visualize the inner-workings of the home before everything is covered up with finishes. Due to various delays during the first stages of construction because of weather and inspections, timing is critical and the meeting will be scheduled by the sales manager approximately 1-2 weeks prior.

This meeting will take around one hour to complete. We recommend you bring a camera and notepad, as well as any questions you may have so far. Please dress accordingly, as it is possible the heating system will not be fully functional at this meeting. Our team looks forward to this meeting, as it is a time to show off our practices and methods of what is within the structure of your new home.

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PART 1: BASEMENT

Drain tile system and bleeders: The drain tile is perforated pipe installed around the outside perimeter of your home to collect ground water. There is a sock around the drain tile and pea stone over it to act as a filter. Every so often around the home, a bleeder is installed through the footing to direct this water into the basement. The plumber installs solid drain pipe on the inside perimeter of the basement to convey this water into the sump pump where it will be pumped out.

Moisture: The basement is the coldest and dampest area in the home and humidity will naturally be drawn here. A dehumidifier needs to be installed in the basement to control this humidity. If the humidity is not controlled, the sump pipes and water lines could condensate which can be mistaken as a water leak. The basement is the most important place to control humidity.

Egress window: If a customer would like to build a bedroom in the basement, by code, it needs to be located near the egress window. The egress window allows someone to exit the basement quickly should the house have an emergency on the floor above, such as a fire. The window is removable by pulling the tabs on the inside outer edge. This window can also be convenient for moving things into the basement.

Sanitary sewer drains: The sewer access is where the sewer drain can be snaked in case of a problem. The location of this is shown on the plot plan. The floor drain is installed next to the furnace and the condensation from the furnace and A/C unit will drain into this. The floor drain passes through a back flow preventer. The back flow preventer allows water to exit but does not allow water to come back up in case of a problem with the sewer. Each 3-piece prep, 1-piece prep, and furnace drain will pass through a back flow preventer.

Sump pump: The location of the sump, as discussed at your pre-construction orientation, is determined by the nearest catch basin or location on the plot plan identified to spill on grade. The sump pump is a mechanical device and has potential of failing at any time for a number of reasons. If you place items in your basement, they should be placed on blocks unless a backup sump pump is installed. It is recommended you clean the sump pump with a wet/dry vac every 6 months to keep the crock clean and prolong the life of the pump.



PART 2: HVAC

Mechanical areas: Location of the electrical panel and gas meter are determined by the utility companies and were discussed at your pre-construction orientation. These locations influence the location of the furnace, water heater, plumbing manifold, or other mechanicals, and are shown on the plan.

First and second floor: Each room is identified and options and color selections for each are verified. Your construction coordinator has previously walked your home to ensure the correct items were installed. This should be verified at your pre-drywall meeting.

Exterior venting: Exterior vents are taped up to keep birds out until the siding is done when the final vents will be installed.

Fireplace: The fireplace has two switches: one that turns on the pilot light, and another that runs the fan. The fireplace will work without running the fan, but will not circulate the warm air. There are perforations in the gas hose, similar to a BBQ grill, which is in the internal system of the fireplace that can get clogged with dust or spiders if the unit is not used for a long time. The fireplace should be turned on every month to ensure the gas line doesn't become clogged.

Mechanicals: Floor and wall heat registers will be pointed out to you, as well as the locations of cold air returns.

HVAC layout

- Furnace and duct locations – these are placed per plan and cannot be relocated. The trunk lines and some heat runs will be placed below the I-joists due to restrictions of holes that can be cut through the floor system.
- Cold air return – these are placed per plan and cannot be relocated.
- Supply vents (wall, floor, and toe heats) – these are placed per plan and cannot be relocated. We place covers over the supply vents to keep debris out and all vents will be vacuumed at the register during the final clean.
- HVAC – all ductwork seams are sealed with Mastic.
- Intakes and exhaust – each exhaust fan and the dryer exhaust is directly vented to the exterior. Any exhaust fan in a room with a shower or tub will have a switch with a humidity sensor that will turn on automatically if it senses air above 50% humidity.



PART 3: PLUMBING

Plumbing is installed per the floor plan and per your selections. This should be verified at your pre-drywall meeting.

- Drain lines – Nail plates are installed at the bottom and tops of the walls where there is a drain in the wall to prevent a trim nail from going through the drain. It is recommended that customers bring a camera to take pictures of these drains and water lines through the walls so you don't accidentally nail into one hanging something on the wall.
- Supply lines (PEX system) - All plumbing lines run directly from a common source to the respective fixture. There are limited connections behind walls to prevent possible leaks.

Plumbing (*continued*)

- Plumbing vents - Your plumbing is vented through the roof. A vent works like a straw in a glass: if you put your finger on the top, water does not come out the bottom. This helps the lines drain properly.

3-piece rough: The plumbing prep drains are set up for a standard bathroom layout, which is not necessarily the layout you may plan on building. We expect these drains will need to be minimally relocated based on planning on the finished bathroom. The bathroom layout cannot be flipped because only the tub drain has a trap below the concrete.

PART 4: ELECTRICAL/LOW VOLTAGE

Electrical and low voltage is installed per the sketch created at your selections appointment. These details were discussed at your pre-construction orientation and should be verified at the pre-drywall meeting. Outlets and light openings are pre-determined by code requirements. Purchased openings can be placed per the customer's request.

- Lights are installed per plan unless purchased separately. The sketch you created at your selections appointment should be verified at the pre-drywall meeting.
- Smoke Detectors – There is one smoke detector in each bedroom, in the immediate vicinity in the hall to the bedrooms, and one per floor. The detector located outside the bedrooms will also be a dual-purpose carbon monoxide/smoke detector. They are all hard wired together so if one goes off, they all go off. There is also a battery backup, which should be changed every six months.

Electrical and low voltage (*continued*)

- Phone jacks are placed per the sketch created at your selections appointment, these should be verified at the pre-drywall meeting.
- Cable jacks are placed per the sketch created at your selections appointment. These should be verified at the pre-drywall meeting.
- Other low voltage items are placed per the sketch created at your selections appointment, these should be verified at the pre-drywall meeting.

Garage door opener prep: Each garage door is prepped with low voltage wires for installing garage door openers. This includes a wire for the button, a wire in the ceiling for the opener, and sensor wires on both sides of the door opening.

Exterior light and plug locations: These are determined per plan.

PART 5: ROOF

Shingles: There is a prorated warranty for shingle replacement if the shingles need to be replaced sooner than the manufacturer warranty. If your shingles were installed during the winter, blow offs are possible during high winds. This is possible until the shingles are exposed to heat and sunlight during the summer, when the shingles will properly adhere. There is also a wind warranty through the shingle manufacturer of 60mph for 3-tab and 110mph for dimensional shingles.

Soffit venting: Some soffits will have solid panels and some will be vented panels determined by the plan. These serve as the intake for roof venting.

Ridge venting: Ridge vents are installed at the peaks of the roof. Roof venting is calculated by an architect for proper ventilation requirements.



PART 6: FRAMING

I-joist and Laminated Veneer Lumber (LVL) vs. Conventional lumber: The floor system is built with engineered I-joist and LVLs. These ensure a true and level floor system compared to conventional lumber that can have variations.

1. Span and spacing of floor system – I-joists are placed 16" on center and designed per plan.
2. Bearing points – All bearing weight in the home will be transferred to the foundation wall and to the footings. Bearing points will be pointed out to you at the pre-drywall meeting.
3. Rim board – The rim board, or bond, is the piece of wood attached to the I-joist around the exterior of the home. This is part of the engineered floor system.

Dead Spaces: Dead spaces are per plan and will be draft stopped.

Identify all flooring breaks: Floor breaks are noted on the flooring sketch created at the selections appointment and were reviewed during the pre-construction meeting. These will be marked on the floor and should be verified at the pre-drywall meeting.

Subfloor construction: The subfloor is glued and screwed to the I-joists. There is a tongue and groove on the subfloor and weep holes to drain any water present during construction.

Window installation: Screens are installed at the very end of the build process. The bottom sashes can be removed, but the top sashes are fixed. There is a warranty label on the side of each window for manufacturer warranties that extend past our builder warranty.

Area of insulation: Living space will be separated from nonliving space with insulation. Exterior garage walls and garage attics are not insulated.

Window flashing: Flashing tape is installed around all windows to prevent water intrusion.

House wrap: House wrap is a weather resistant material that keeps water from entering the home. Any tears will be repaired with tape during siding installation.



PART 7: SITE CONDITIONS/OTHER

Concrete: Garage concrete is sloped towards the garage doors so that water can drain. The garage and driveway need to be sealed before the first winter to protect the concrete from salt damage coming off your vehicle from driving on winter roads.

Grade height at the home: The finished grade will be a few inches above the brick ledge. These are determined by the plot plan.

Sidewalk locations and other flatwork are determined by the plot plan and were discussed during the pre-construction orientation.

Utility locations: Electrical, phone, cable, and gas utilities – including above-ground equipment such as transformers and distribution boxes – are determined by the utility companies. Water and sewer utilities are determined by the plot plan during the engineering stages.

Swale locations: Property lines are graded with swales which is where water flows away from the home. Landscaping and other structures should be kept away from swales to avoid disruption of water flow.

Structure locations: Manhole and structure locations are determined by the plot plan and are required for access by the city. These will be relatively flush with the finished grade and could possibly be in a sidewalk or driveway.

Sump lead: The sump lead is running from the sump pump into the nearest catch basin or spilled on to grade. The sump lead is only 2-1/2' – 3' under the finished grade so you shouldn't plant deep rooting trees near the sump lead.

Exterior selections discussed: Exterior selections should be verified at the pre-drywall meeting.



HOMEOWNER NOTES

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