

CONSTRUCTION SPECIFICATION (PG 1)

1. FOUNDATION

- Concrete spread footing per code
- Slab or crawl space foundation
- 8" or 12" block foundation up to a minimum 4 blocks high
- Foundation vents as required by code
- Sill plate attached with bolts
- Decorative gravel driveway (concrete is optional)

2. FLOOR SYSTEM

- Dimensional lumber floor joists or engineered floor system at builder's discretion
- Advantech® or equal board floor sheathing

3. EXTERIOR WALLS

- 2" x 4" studs at 16" on center
- 2" x 4" top and bottom plates
- 2" x 4" interior walls
- 9' wall height on main level

4. ROOF SYSTEM

- Conventionally framed or roof truss system
- 7/16" ZIP roof deck
- Limited lifetime warranted dimensional roof shingles

5. HEATING & AIR CONDITIONING

- 36" vented gas fireplace with stone surround to mantle
- Dual fuel system 14 SEER energy rated electric heat pump
- High efficiency heat pump
- Programmable thermostat control
- Ducts installed per code
- Clothes dryer vent
- Exhaust fan in each bathroom ducted to exterior
- R-15 batt insulation in exterior walls
- R-19 insulation in crawl space or ceiling of unfinished basement

CONSTRUCTION SPECIFICATION (PG 2)

6. STAINLESS STEEL APPLIANCES

- Whirlpool gas free standing range with self-cleaning oven
- Whirlpool 3 cycle dishwasher
- 1/3 HP disposal
- Whirlpool microwave
- Whirlpool refrigerator

7. PLUMBING

- Tiled master showers
- Fiberglass shower-tub combination (per plan)
- Moen or Delta brushed nickel or oil rubbed bronze tub and shower valve
- Moen or Delta brushed nickel or oil rubbed bronze lavatory faucet
- Comfort height elongated white toilet
- Stainless steel under mount sink in kitchen
- Moen or Delta satin nickel or oil rubbed bronze sink faucet with separate sprayer in kitchen
- Ice maker connection
- 50 gallon heat pump electric hot water heater (optional tankless water heater)
- Washer/dryer connections
- (2) Exterior hose bibs
- PVC sewer drain and vent lines
- PEX hot and cold water lines

8. WIRING

- 200 AMP electrical panel
- (2) Exterior receptacles – 1 in front and 1 in rear
- Receptacles in all rooms as per code
- Pre-wired phone jack in one bedroom
- Pre-wired Cat-6 cabling for Television & Data in each room
- 110 volt smoke alarms as required by code
- Carbon monoxide detector
- Garage door opener included
- Switched overhead light in all rooms

CONSTRUCTION SPECIFICATION (PG 3)

- Ground fault safety circuits as required by code
- Doorbell and chime
- Fans in all bedrooms

9. INTERIOR FINISH

- Sheetrock interior finish with two coats of Sherwin Williams paint on walls
- Smooth (optional textured ceiling finish)
- Ceilings painted flat white
- 2 Panel colonist style molded interior doors, painted semi-gloss
- Satin nickel or oil rubbed bronze hardware on interior doors
- 6" interior baseboard and 4" door and window casing with 6" header, painted semi-gloss
- Hardwood floors throughout except in bathrooms and laundry (carpet optional)
- Finished in place hardwood flooring throughout. Oak is standard (entry/foyer, living, dining, kitchen, and breakfast rooms, bedrooms)
- Ceramic tile floors in bathrooms and laundry
- High quality wood cabinets in kitchen and bathrooms with full extension drawers and dove-tail construction w/soft close drawers and doors
- Granite countertops in kitchen and bathrooms
- Vinyl wrapped wire shelving in closets

10. EXTERIOR FINISH

- Cement HardiePlank® or equal siding as per plans
- Cultured stone details as per plan
- Cedar shake treatments in gable ends
- Cement HardiePlank® soffits or equal soffits as per plans
- Aluminum gutters and downspouts
- Solid wood douglas fir front door
- (2) Garage coach lights (plan will dictate)
- Double-hung, double tilt windows with full screens
- Wood decks, concrete patio, or covered patios per plan

CONSTRUCTION SPECIFICATION (PG 4)

11. WARRANTY

- One year warranty on material and workmanship
- Ten year structural warranty