

Building Specifications

HOME SPECIFICATIONS:

- Total House Construction is built to approved U.C.C Township Codes.
- House Square Footage: 3100 sq. ft. (Living space.)

FOUNDATION:

- Footings: 3000 P.S.I concrete 10" x 20".
- Walls: 3000 P.S.I. 10" poured concrete (8 ft. walls in main house, 4" concrete over 6 mil poly and 4'2B stone in Basement, 4" reinforced concrete over 6mil poly 4'2B stone in garage and 4" reinforced concrete on porch.
- Waterproofing: Interior drain system to under slab to sump pump, exterior perimeter drain to daylight if applicable, foundation sprayed with Deco 20 gray waterproofing system.

FRAMING:

- All wood is grade #2 or better.
- Beam construction: Steel beam in Basement & Garage, all others are wood laminate specified by lumber supplier.
- Columns: Steel lolly's.
- Floor joists: 2" x 12".
- Sub-floor: 3/4 x 4' x 8' OSB T & G glued and nailed.
- Exterior Walls: 2" x 6" 16" o.c. 7/16 OSB sheathing, first floor walls 9', second floor 8'.
- Interior Walls: 2" x 4" and 2" x 6", 16" o.c..
- Roof: Clear span roof trusses (as specified by supplier.)

ROOFING:

- Shingles: Timberline HDZ shingles (Selections Available).

INSULATION:

- Walls: 6", R 21 Paperback fiberglass.
- Ceilings: 9" R 38 blow, baffles at eaves.
- Foam and caulk packages.

SIDING:

- Front facade: Evolution cut stone or Field stone (Selections Available) on Center Gable, and Certain Teed Siding, Carolina Beaded (6 ½") or Main St (4 or 5", Selections Available), shutters front windows only.
- Sides and rear facades: Certain Teed Siding, Carolina Beaded (6 ½") or Main St (4" or 5", Selections Available)
- Fascia's: Aluminum.
- Soffits: Vinyl.
- Gutters: Aluminum 5" k style.

WINDOWS:

- Simonton: Vinyl double hung insulated glass, all windows have screens and integrated grills.

EXTERIOR DOORS:

- Entry Door: Feather River fiberglass door, 36 x 80", 6 Lite clear craftsman with 2- 12" sidelights. Special Order SKU #1008163026
- Rear door in kitchen Jeldwen Summitt 72" slider. Special Order SKU #576423.
- Fire door 2/8 x 6/8 two panel raised, steel frame ninety-minute fire rating.
- Garage doors: (2) 9' x 8' doors. Traditional steel collection, 175 standard raised panel door, non-insulated steel with standard windows.
- Garage Door Openers: (2) M1029 Legacy 650 belt drive operators (1/2 hp.)

DRYWALL:

- Interior Living space: 1/2" drywall, three-way finish, Garage: 5/8" fire code on ceiling and walls three-way finish on common wall to Living.

PAINT:

- Buyers select wall color with touch up on walls (Builder must approve wall color for coverage), trim with two coats enamel, exterior white latex enamel.

INTERIOR TRIM PACKAGE:

- All trim is primed wood.
- 5 3/4" O.G. colonial baseboard on first floor and 3" colonial on second floor.
- 2 1/4" colonial casing (all windows and doors).
- Interior doors: Reeb, Two panel raised hollow core, closets have wire rack shelve systems.
- Stairs: Yellow pine box, oak handrails with painted white spindles.

KITCHEN, VANITIES, AND TOPS:

- Kraft maid Simplicity, Evercore, Thornton door style, 42" cabinets,
- (4) Quartz selections available Pro Direct or Level A Granite counter-tops in Kitchen.
- Solid surface bowl tops on vanities in Bathrooms. (Selections available at Home Depot).

PLUMBING:

- All drains: Schedule 40 PVC.
- Waterlines: Pex tubing.
- Toilets: Gerber elongated.
- Hall bath: 60" standard tub with subway white tile surround, double bowl vanity.
- Master bath: 42 x 60 wall-tiled with subway white tile, 5' soaking tub, double bowl vanity, and Infinity.semi frameless bypass shower door (through Alderfer Glass) with 1/4" glass in bright polished silver with clear glass.

- Bathroom Faucets in Chrome finish: Choice of Eva Item # 6410, Genta #6702, Brantford #6610, or Glyde #6172.
- Kitchen sink: Single bowl with stainless faucet: Arbor Item # 7594C.
- Sheet Mirrors to be installed over bathroom vanities or credit will be given if Buyers want to supply their own.
- Hot Water Heater: Lochinvar power vented propane 50 gallon.
- Exterior Faucets: Frost free front and rear.
- Refrigerator line

HEATING AND COOLING

- York 80,000 BTU propane gas furnace.
- York 14 seer, 5-ton air conditioning system.
- Duct board supply and return trunk.
- Honeywell, programmable thermostat.
- Home to be serviced by Propane. Tank will be buried underground. Buyers must go into rental contract with Independence Propane.

ELECTRIC:

- All electrical work performed to code.
- 200 AMP service.
- Smoke detectors on all floors, all bedrooms hardwired with battery backup.
- Phone and cable jacks: 2 phones, 5 cable, 2 exterior outlets, 7 recessed lights in Kitchen, 6 recessed lights in Family Room, 4 recessed lights in Living Room, 4 recessed lights in Master Bedroom, 4 Sitting Room, and 2 in Master Bath, (1 over tub and 1 in shower.)
- Door chime.
- \$1,000.00 allowance for fixtures, including lightbulbs.

FLOORING:

- A variety of selections are available for Hardwood flooring or luxury vinyl throughout first floor. Full Bathrooms have ceramic tile floor (Allowance of \$2.00 for material), all other areas to have Carpet throughout including stairs (Carpet Selections Available). 6 lb. padding.

APPLIANCES:

- \$1800.00 allowance for Dishwasher, Range, and Microwave. (Installed by Builder)

SEWER:

- To be determined per lot.

WATER:

- To be determined per lot.

DRIVEWAY:

- Modified stone 6" base, 10' paved with airport mix blacktop.

SERVICE WALKS:

- 4" 3000 P.S.I. 3 ft. wide concrete walk with steps from front door to driveway concrete.

GRADING:

- Topsoil spread over subsoil where available, graded, seed, and straw, all other disturbed areas to be restored.

Builder/Seller has the right, at builder's /seller's sole discretion, to make substitutions of material or substantially equal or better quality whenever Builder/Seller shall find it necessary or expedient to do so, and Builder/Seller shall have the right to make any change or changes in the construction of the said premises that Builder/Seller may find necessary in the course of the construction or which are required by Government regulation