

# **Building Specifications**

## **HOME SPECIFICATIONS:**

- Total House Construction is built to approved U.C.C Township Codes.
- House Square Footage: 2400 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.
- 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, 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, 4 cable, 2 exterior outlets, 9 recessed lights in Kitchen, 2 recessed lights in Family Room, 4 recessed lights in Hallway, 4 recessed lights in Primary Bedroom, and 1 in Master Bath, (1in 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 Kitchen, Breakfast Rm, Family, Dining, Hallway, Office, Pantry, and Laundry Rooms. Full Bathrooms have ceramic tile floor (Allowance of \$2.00 for material), Bedrooms to have Carpet throughout including stairs to Basement. (Carpet Selections Available). 6 lb. padding.

### **APPLIANCES:**

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

### **SEWER:**

- Sand mound.

### **WATER:**

- Well to be installed.

### **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*