

Specifications & Amenities

FOUNDATION

- 8' poured concrete foundation with brick pattern interior
- Concrete pumping and conveying (\$600)
- Treated and bolted sill plate with sill sealer
- Foundation insulation from footing to top of foundation, sprayed with textured membrane

FRAMING

- 2x6 exterior walls, 16" on center
- Kiln dried SPF dimensional lumber
- Engineered "I" joist floor system – environmentally friendlier and stronger than dimensional lumber
- Engineered wood roof trusses with energy efficient raised heels
- ¾" single floor system T & G, glued, nailed and screwed

ROOF

- 30 year, 80 mph GAF/Elk Prestique dimensional fiberglass roof shingle with 15 lb. felt
- 7/16" OSB roof sheathing. All trusses are attached to walls with metal "hurricane" clips.
- Continuous ridge venting on house
- Baked enamel valleys and flashing

INSULATION

- Foundation insulation from footing to top of foundation, sprayed with textured membrane
- Spray foam insulation (R-21) at box sills
- R-19 batt - exterior walls
- 1" R-5 exterior insulation sheathing
- R-50 blown - flat ceilings
- R-38 batt - sloped ceilings

WINDOWS & EXTERIOR DOORS

- Pella Proline insulated aluminum clad, Low-E / Argon double hung windows & patio doors with internal grills
- Wood jambs & casing around all doors and windows
- Protecto Wrap® weather guard around all windows & patio doors
- Insulated fiberglass leaded glass front entry door with leaded glass sidelights
- Steel panel double-sided insulated overhead garage door(s)
- Electric garage door opener(s) with (2) openers and digital entry pad

HVAC

- Carrier 92%+ high efficiency furnace
- Carrier air conditioning unit
- Honeywell programmable thermostat

PLUMBING

- Copper plumbing for water pipes
- PVC waste pipes, vents and soil stacks
- 50 gallon high efficiency, power vented water heater
- Kohler polished chrome Coralais pull-out spray faucet at kitchen
- Kohler polished chrome centerset Coralais faucets at main bath
- Kohler vanity sinks
- Kohler Archer series pedestal sink and comfort height toilet at powder room

- Kohler whirlpool tub, when noted on plan
- Kohler toilets with elongated bowls
- Custom ceramic tile shower, when noted on plan
- Kohler tile-look fiberglass tub/shower enclosures, per plan
- Swinging or sliding shower door in buyer's choice of chrome or gold-tone with obscure glass per plan
- Waterline to refrigerator
- Shut-offs included at all fixtures
- 2 hose bibb connections
- Submersible sump pump in sealed sump crock
- Duratub® or utility sink with cabinet and countertop (if shown) & washer box included in utility room

ELECTRICAL

- Recessed lights per plan
- Generous lighting allowance
- Switched outlets as well as switched overhead fan/light included in each bedroom
- 200 amp electrical service
- Romex wiring
- All basement lights are switched
- 2 exterior ground fault protected outlets
- 80cfm exhaust fans in all baths, vented to exterior
- 110cfm Ultra-Quiet exhaust fan vented outside with Humidistat control
- Door chime
- Under-cabinet lighting
- 5 telephone jacks
- 5 cable jacks
- Smoke detector hard wired with battery back up on all levels and in all bedrooms
- Combination smoke/carbon monoxide detector hard wired with battery back up on all levels with bedrooms

FIREPLACE

- Energy efficient 42" direct vent fireplace (adjustable flame control and variable speed blower)
- Buyer's choice of full surround wood mantel or crown mantel with manufactured brick / stone to mantel height and flush stone hearth

DRYWALL

- Knockdown finish with rounded corners
- 6 mil poly vapor barrier
- Buyer's choice up to 3 colors of interior paint

FINISH FLOORING

- Carpeting available in various styles with 6 lb. pad
- Quality vinyl flooring in baths & utility room
- Full ¾" T&G, site finished wood floors, buyers choice of maple, birch, oak or hickory, per plan

CLOSETS

- California Closet shelving in all closets

MILLWORK & INTERIOR DOORS

- Wide 4 ½" Maple Base and 3 ½" Maple Casing
- Six panel pine interior doors
- Double swing doors on closets (where appropriate)
- All interior woodwork, staining and finishing

HARDWARE

- Schlage door handles with lifetime guarantee
- Exterior lockset with deadbolt lock on front door
- Cabinet pulls included for all cabinets
- Towel bars and tissue holders included in each bath
- Deadbolt at fire door

CABINETS & COUNTERTOPS

- Merillat Classic Deluxe cabinets in Maple, Cherry, Hickory or Oak
- Adult height vanities at master bathroom
- Pull out shelves included in most lower cabinets (where possible)
- Granite countertops in kitchen
- Laminate tops in baths and utility room

MIRRORS

- Plate glass mirrors above all vanities

APPLIANCES

- KitchenAid® built-in microwave oven vented to exterior in choice of Biscuit, White or Black
- KitchenAid® dishwasher in choice of Biscuit, White or Black
- ½ HP InSinkErator® garbage disposal
- Gas or electric connection at all appliances

EXTERIOR

- Hardi-Plank cement board siding
- Pre-primed cedar window surrounds, corner boards, soffit and fascia per plan
- Manufactured stone or brick included as per plan
- Final exterior painting (including caulk) per buyer's color selection

SITE MAINTENANCE

- Final clean up of interior, including window cleaning
- Construction site clean up
- Dumpster and temporary toilet on site

ALLOWANCES INCLUDED IN HOME PRICE

- Building permit allowance of \$2000
- Survey allowance of \$1000
- Erosion fencing allowance of \$500
- Stone allowance of \$2000
- Rough grade / Backfill allowance of \$1000
- Generous lighting allowance

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