



Specifications Sheet

General Specifications

- 2" x 6" exterior walls with 7/16" OSB sheathing.
- Engineered floor system.
- 3/4" T/G subfloor glued and screwed.
- 7/16" OSB roof sheathing.
- R-21 fiberglass batts insulation on exterior walls. Attic insulation R-49. All penetrations through the house envelope to be sealed with foam. Exterior wall plates to be glued. Interior wall plates to be caulked or foamed. 1" foam sprayed on band boards.
- "Tyvek" house wrap applied before window and door installation.
- Drywall glued and screwed.
- Septic system per county approved Health Dept. plan.
- Well to be drilled at location approved by county Health Dept.

Exterior

- "Eldorado" stone "Cypress Ridge" series in "Catania" color per drawings.
- "Blue Stone" slate front porch and steps.
- "Hardie" plank siding "Select Cedar Mill" aged pewter color with 5/4" synthetic trim boards at outside corners of the house and with aluminum soffit and fascia.
- "Anderson" 400 series, low E, tilt wash windows with integral grill.
- "Tamco Rustic Black" 30 year Heritage shingles.
- "Thermo-Tru" exterior doors per plan.
- "Kwikset" hardware on exterior doors to match exterior lighting fixtures.
- Vintage mailbox with house number plaque installed.
- Two 8 x 9 "Clopay" white solid panel garage doors with one glass panel each on high lift track.
- Two "Lift Master" model 8155W 1/2 HP door openers with 2 remote controls.
- Asphalt driveway consisting of 2" asphalt base on top of 3" crushed stone. A leveling course of 1" asphalt to be applied within 6 months of house completion.
- 4' x 50' concrete lead walk.
- Two hose bibs (one at front of house and one at the rear of house).
- Install brackets mounted to foundation for 2 HVAC units.

- 1,000 gallon propane tank.
- Two rain gardens per county approved specifications.

General Interior

- 9' first floor ceilings, 9' second floor ceilings and 9' basement foundation.
- 400 Amp electrical service.
- Surface lights provided by homeowner.
- Forty 6" wafer style LED recessed lights in white.
- 6 fan rough-ins per house drawing.
- Trim package (includes 3 1/2" Adam's casing around windows and doors, 5 1/4" base, all bedroom and bathroom doors to be solid core colonist 2 panel arched with brushed nickel "Kwikset" lever handles, closet and passage doors to be hollow core colonist 2 panel arched with brushed nickel "Kwikset" lever handles, 1 piece crown molding in second floor hallways, chair rail and shadow boxes in dining room, pull down stairs for attic access).
- Ventilated shelving in closets throughout.
- Interior walls to be painted in "McCormick shell white" flat and trim and doors to be painted in "McCormick white/white" semi-gloss.
- \$25,000 flooring allowance.
- Staircase in foyer with oak stair treads and painted oak risers, painted balusters and oak hand rails.
- Zone 1 HVAC to include a "Carrier" 60,000 BTU propane furnace with 3 ton A/C. Zone 2 to have 2 and 1/2 ton "Carrier" air handler heat pump.
- 2 Programmable thermostats.
- One 75 gallon "Bradford" white propane hot water heater.

Basement

- 9' poured concrete foundation for full basement.
- Poured concrete slab with 1 sump pump.
- 1 ejector pump for basement bathroom.
- Welled walk-up exit.
- Finished basement rec room, bedroom, and bathroom.
- Three "Precise" vinyl 32" x 19" foundation windows.

Family Room

- "Heat 'n Glo 6000 CLX" 36" propane gas direct vent fireplace in family room with marble surround and farmhouse dark stained oak mantle.

Kitchen

- Two pendant light rough-ins over island.
- “Moen” faucet (“Castleby” series) in kitchen.
- “Wolf” kitchen cabinets per drawing in “Dartmouth White.”
- “GE 36” Side By Side Refrigerator” (GSS251YNFS) in stainless steel.
- “GE 30” slide-in gas range” (JGS760SPSS) 5.6 cu. ft., 18K, griddle, self and steam in stainless steel.
- “GE over-the-range microwave/hood” (JVM3162RJSS) 1.6 1000W, 300CFM 2 speed in stainless steel.
- “GE dishwasher” (SNMSO76648Q) Dry Boost, third level rack 45d BA
- Granite counter tops (Level 1 granite – ex. “Uba Tuba”) with single bowl, stainless steel under mount sink.

Laundry room

- “Moen” faucet (“Castleby” series) in laundry.
- Two 30” X 30” “Wolf” wall cabinets in “Dartmouth White.”
- Granite counter tops (Level 1 granite – ex. “Uba Tuba”) with under mount stainless steel laundry sink.
- Install rough-in for washer and dryer.

Primary Bath

- 2 “Wolf” tall vanities in with granite (Upgrade #1) counter tops and two sinks.
- “Moen” faucets (“Castleby” series).
- “Gerber” comfort height, white elongated toilet.
- Clear, semi-frameless glass brushed nickel shower enclosure.

Guest Suite Bath

- 1 “Wolf” tall vanity in “Dartmouth White” with granite (Upgrade #1) counter top and one sink.
- “Moen” faucets (“Castleby” series).
- “Gerber” comfort height, white elongated toilet.
- Clear, semi-frameless glass brushed nickel shower enclosure.

Additional Bathrooms

- “Gerber” standard, white elongated toilet.
- Standard “Wolf” vanities in “Dartmouth White” in all bedroom baths with single bowl level 1 granite tops.
- “Moen” faucets (“Castleby” series).

The following items and alterations are at an extra cost to customer:

- Rectifying any unacceptable soil, water, or rock conditions (including any engineering inspections or consultations).
- Culvert pipe, if required.
- Any street trees required by the county.

Acceptance of Selections: The above specifications are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Client Signature: _____

Date of Acceptance: _____