

Specifications

Foundation/Concrete

- 10" poured exterior concrete walls on footings
- Basement floors approximately 4" thick
- Garage slabs 4" thick reinforced with fiberglass mesh

Framing/Roofing/Siding

- First floor wall height 9'
- Second floor or lower level 8'
- Exterior walls are 2" x 6" stud grade
- Exterior walls ½" sheathing
- ¾" subfloor and engineered I joists or by code
- All lumber standard grade or better
- Vinyl siding and PVC trim
- Front entry stairs masonry products or composite products
- Exterior decks/railings/balusters are composite & vinyl
- Roof shingles are manufacturer's warranty 30-year architectural asphalt

Windows and Exterior Doors

- Energy Star rated white vinyl clad low E, casements and double hung tilt wash with screens per plan
- Exterior front doors are Masonite
- Garage doors with two openers

HVAC/Plumbing/Electrical

- Kohler plumbing products
- Gas hot water heater
- York heating and central cooling by natural gas with forced air system
- Programmable energy savings Honeywell thermostat
- 200 amp electrical service
- Outlets and switches by code
- Cable/data outlets location by buyer/builder
- Exterior and interior ceiling fixtures provided by client/installed by Builder
- Tow outside water spigots

Insulation/Blueboard/Plastering

- Interior walls of bathrooms/laundry insulated with 3 ½" fiberglass for sound proofing
- Interior walls are blueboard plaster finish
- Smooth walls/textured ceilings and closets
- Garage walls and ceilings are 5/8" plaster fire code/textured

Painting

- All interior trim is pre-primed with two coats of semi-gloss white
- All walls are painted with one coat primer and two coats of eggshell finish
- Ceilings and closets are painted flat white
- Benjamin Moore paints

Interior Finish Carpentry

- All doors, windows and cased openings have 3 ¼" finger-jointed stafford casing
- Baseboards are 5 ¼" finger-jointed colonial casing
- Interior masonite doors smooth finish, 4 panel, hollow core and Kwikset chrome hardware sets, closet shelving is 12" white vinyl wire
- Gas fireplace with custom pine mantle printed term color

Kitchen

- Kitchens feature Maple cabinets/other options available
- Granite countertops with variety of color choices
- Single bowl stainless steel self rimming sink
- Frigidaire® appliances (Energy Star rated) are stainless steel: slide-in gas range with micro/hood, dishwasher
- Kohler pullout/spray chrome faucet

Bathrooms

- Vanities are wood with granite countertops and undermount white sinks
- Master baths have 5' custom tile shower with seat
- Guest baths have 5' fiberglass shower/tub comb
- Toilets are white elongated/faucet sets are chrome
- Powder rooms have white pedestal sink

Flooring

- Bathrooms, mudrooms and laundry are tile
- Kitchen, great room, dining room and foyer are pre-finished oak
- Bedrooms and closets, lofts and hallways are carpet on 2nd floor or lower-level
- Many selections of tile and carpet available

Landscaping and Driveway

- Professionally designed landscape plan
- Plantings, paver walkways and irrigation per approved plan
- Asphalt, driveway as per approved plan