



BUILDING SPECIFICATIONS

FOUNDATION

Poured concrete, 10" thick walls with 4" thick floors. Some units offer walk out basements.

EXTERIOR WALLS

Exterior Framing: 2"x 4" with maintenance free vinyl siding and trim.

INSULATION

Walls: R-13 fiberglass insulation
Roof: R-30 fiberglass insulation
Basement Ceiling: R-19 fiberglass insulation
Exterior house wrap with Tyvek, vapor barrier.

ROOFING

30-year architectural shingles; continuous drip edge along all eaves; ridge vents with soffits to ventilate attic.

WINDOWS

Anderson, or equal, low-E, double-hung thermo pane tilt-in windows, internal grills, full screens. Window locations and sizes per Builder.

EXTERIOR DOORS

Six panel fiberglass insulated (style per plan).
Carriage Style Garage doors white steel with vinyl interior.

INTERIOR WALLS AND CEILINGS

Walls: ½" blue board with smooth skim coat plaster.
Closets and ceilings: Texture or sand finish.
1st Floor Ceilings 9 feet; 2nd Floor 8 feet

INTERIOR DOORS & TRIM

Smooth six-panel masonite doors.
5 ¼ Baseboard on 1st Floor; 3 ½ on 2nd Floor
3 ½ Window & Door Trim on 1st; 2 ½ on 2nd

PLUMBING

All plumbing to be in accordance with state and local codes. Decorative plumbing fixture package from Builder's options.
Sprinkler System for Fire Protection

TELEPHONE/CABLE

Three telephone jacks, three cable jacks.
Locations per Builder/per plan.

MIRRORS & CLOSETS

Wooded shelving in bedroom, linen and pantry closets basement
Sheet mirrors over the bath vanities.
(bath accessories are not included.)

CABINETS & COUNTERTOPS per plan

Cabinets: Maple cabinets from Builder's options.
Countertops: Granite in kitchen
Laminate in full bathrooms.

APPLIANCES

General Electric appliances include gas range, microwave (internal exhaust) and dishwasher.

FLOORING

Hardwood: 2 ¼" oak on 1st floor
Tile: kitchen, baths and laundry room.
Carpet: FR, DR, study, stairs, upstairs hall and bedrooms; one carpet throughout from Builder's options.

INTERIOR PAINT

One coat primer plus one coat of flat latex walls. All trim doors primed plus one coat of semi-gloss.
Single color throughout from Builder's options.

HVAC

Forced hot air by propane heat with central air.
Electric hot water heater, 40 gallon.

ELECTRIC SERVICE

Underground service; outlets and switches per code,
Decorative lighting package from Builder's options.

SEWERAGE DISPOSAL & WATER SERVICE

Municipal water & On site Community Septic System

DRIVEWAY & LANDSCAPING

Asphalt driveway per plan; lawn areas to be graded, loamed and seeded. Decorative plantings and trees.

PORCHES & DECKS per plan

Front porch: Trek style Mahogany color
Rear deck: Pressure treated lumber.

Specifications are subject to change w/o notice. Builder reserves the right to modify products and/or materials of similar or greater quality.