

# **Specifications for High Meadows Residential Development**

## **HOUSE**

Refer to Specific House Plan

## **EXTERIOR**

The exterior is vinyl siding, Anderson double hung windows with full screens. House will have asphalt driveway. Roof is architectural grade shingles with life time warranty. There will be 2 exterior spigots.

## **INTERIOR**

Walls to be Imperial board with skim coat plaster painted one coat off white throughout

Interiors doors 2 Panel Solid Masonite Doors

Trim is to be paint grade pine or poplar, windsor casing 3½"

Baseboard will be 5 ½" on the first floor and 5 ½" base on second floor

Dining room has crown molding

Stairway to be oak treads and oak over the top handrails and boxed newels. Balusters and risers are painted

1<sup>st</sup> Floor to be 3 ½" oak per plan

2<sup>nd</sup> Floor to be 3 ½" oak per plan

Paint will be one paint prime, 2 coats finish on trim and walls, Benjamin Moore Latex or equal

## **FRAMING**

2"x6" STUDS 16" O.C. With 7/16 "OSB-Exterior  
T&G 3/4"

2" x 10" roof rafters, 5/8" fir plywood sheathing

Aluminum gutters and down spouts

## **HVAC**

2 zones of hot air natural gas

80 Gallons for domestic water

2 zones of air conditioning

## **PLUMBING**

Master Bath - , Double vanity sinks, toilet, over-sized tiled shower stall with rain head shower and hand held unit

2<sup>nd</sup> Floor Main Bath – Fiberglass Tub & Shower with tiled walls, double vanity sinks, with toilet

1<sup>st</sup> Floor Half Bath - Toilet, vanity sink under mount, faucet

Additional as per specific house plan

**KITCHEN**

Kitchen with gas stove, oven & dishwasher

**ELECTRICAL**

200 Amp electrical service

Outlets installed to State Code

Connections for Phones, Cable and Internet.

Phone in locations specified by builder

There will be two exterior outlets

Door bell chime.

Electrical fixtures will include recessed, ceiling mount, wall mount, closet fluorescent fixtures, door chimes, and exterior lighting including spot lights.

Electrical labor is included for all of the above including the installation of 20 recessed lights.

**FOUNDATION**

10" Poured Concrete on footings

Perimeter drain as per site approved site plan

**APPLIANCES**

Allowances to be used for any combination of appliances needed.

**CHANGES**

These are general specifications which are subject to change according to builder specifications, house plans & lot accommodations.

**CHANGE ORDER**

Any changes in house design specifications or any other changes will have a will have a change order charge.

**ALLOWANCES**

Cabinetry, Counter tops (Kitchen & Bath) Installed	\$20,000.00
Lighting Allowance	\$2,000.00
Appliances	\$3,000.00
Plumbing Fixture	\$2,000.00