

# STANDARD SPECIFICATIONS

for

## Sanylah Crossing & Carpenter Estates

### Exterior Home Features

- Vinyl Siding Whole House
- Driveway: 2" Binder, 1" Finish Asphalt
- Lifetime Manufacturer's Warranty on Architectural Fiberglass Roof Shingles with 3 feet ice and water shield.
- Front Walk: Dropped Flagstone
- Front Steps: Concrete
- Fiberglass Insulated Front Door
- Garage Door with Garage Door Opener and Remote, 1 Keypad Access
- Loam and Hydro seed of disturbed areas
- Landscaping with mulch up to 8 bushes
- Two Exterior Hose Bibs
- Two Exterior Electrical Outlets
- *CertainTeed Encore Vinyl Siding* with choice of colors with fluted corners.
- Wood Decking and Rail Top with Pressure Treated Deck, Joists, Rails & Posts, as per code
- Deck 10'x12' Pressure Treated Wood.

### Foundation

- Foundation Size: As per plan
- Foundation: 10 inch poured concrete with footings
- Basement Floor: 4 inch Poured concrete
- Damp proofing of foundation
- Perimeter Drain around foundation

### Frame:

- 2x6 -16" on Center
- 2x6 Bottom sill pressure treated lumber
- Sub Floor- Dryguard  $\frac{3}{4}$  Tongue and Groove Glued and Nailed
- Roof Sheathing CDX Plywood
- Roof System- Main Roof 2x10 Conventional Framing according to plan
- Two Car Garage completely Drywalled Taped & Plastered Standard Face Road/Front facing
- Tyvek House Wrap

### Insulation

- Exterior walls: R-21, as per local code
- Exposed Floor: R-30, as per local code
- Exposed Ceilings: R-38, as per local code

### Doors and Windows

- Vinyl Double hung windows with Screens
- Exterior doors – 6 panel steel insulated doors
- Slider Vinyl Insulated door with screen.
- Interiors doors Two panel Masonite doors
- Door Hardware: Schlage doorknobs with chrome finish

## Interior Finish

- Walls: Imperial board with skim coat plaster painted one coat of \*\* (off white) throughout.
- Ceilings: Textured plaster & closet walls textured plaster
- 3 1/2 " Stafford casing on windows & doors
- Woodwork: Painted Semi-Gloss White
- Fireplace: Zero Clearance fireplace with wood mantel
- Flat gray color
- 5 1/4" Baseboard MDF

## Flooring

- Flooring: Upstairs hall and bedrooms - Wall to Wall carpet with pad installed
- Dining, Foyer, Kitchen – 3 1/2" Pre-finished Natural Oak (stain) Hardwood Flooring
- Stairway Carpeted
- Family Room, Living Room, Other Rooms - Wall to Wall Carpet
- Bathrooms, Rear Entry and Laundry (per plan) – Tile
- Tile and Wood Samples with Real Estate Agent – Fawaad Qamar (Agent)

## Cabinets and Countertops

- Kitchen Cabinets Selection of Wood and Door frames from samples. Bathroom vanities per plan with Granite Counter Tops
- Granite Vanity Tops - Selection from samples with Agent
- Kitchen & Vanity Allowance with Standard Granite & 4" Backsplash in L-Shaped Kitchen - \$12,000.00

## Appliances

- 30-inch Amana(R) Electric Range with Easy Touch Electronic Controls - stainless steel
- Amana(R) Dishwasher with SoilSense Cycle - stainless steel
- LG 2.0 cu. ft. Microwave Oven with TrueCookPlus and EZ Clean at Under Cabinet, Non-ducted
- Allowance is \$1200.00.
- Appliance Contractor Contact Information with Agent

## Plumbing

- Energy Efficient Gas Tankless On Demand Hot Water Heater
- Bathroom fixtures: Master Bath Fiberglass Standup Shower. Fiberglass tub/shower in Main Bath. Single sink in Master and Main Bath. All tub/shower units, sinks and toilets are white. All Plumbing Fixtures in Chrome Finish.
- Kitchen Stainless Under Mount Double Sink Bowl
- Kitchen Kohler Single Lever Washerless Faucet or Equivalent
- Kohler Washerless Faucets or Equivalent
- Kohler Washerless Shower Controls with Pressure Balancing or Equivalent
- Roughed Ice Maker Water Supply Line
- Two sillcocks - front and rear
- For Plumbing Supplier contact Agent

## Lighting and Wiring

- Bathroom fan/lights, Vanities, Kitchen, Hallway, Foyer, Bedrooms – One light fixture each
- Light fixtures allowance including items above, interior and exterior lights, door bell & chimes, \$1,000 Allowance
- All other lighting at buyer choice per allowance
- All other light at buyer choice, refer to upgrades list
- Pre-wire for Cat5 telephone/computer: 2 locations
- Pre-wire for Cable TV: 2 locations

## HVAC

- Heating & Cooling System: 2 zone - forced hot air propane gas furnace system with Central Air Conditioning
- Programmable thermostats
- Washer & dryer hook-ups: Electric (220) line as per plan

## Safety

- Smoke Detectors & Battery Backup on All Floors and in all Bedrooms
- CO detectors as per code
- Ground Fault Interrupt (GFI) Outlet in Garage, Kitchen & Bath Locations

## Utility Services

- Electrical service: 200 AMP
- Propane gas, town water & private sewer, and cable and internet
- Overhead electrical power or Underground depending upon Town Code
- Allowances include sales tax

## Warranty

- Standard One Year Builder's Warranty

\*\* The Buyer acknowledges that certain color selections may require two coats for full coverage and that of second coat, if necessary, will be paid for the buyer.

**REVIEW DATE: 3/5/2017**

**All Prices, Specification and Allowances are Subject to Change without notification**