Specifications

**Structural**
- Footings & foundations - poured concrete
- Basement & garage floors - poured concrete
- Gas Fireplace w/remote control - flush hearth w/mantel, marble surround
- Sheathing – Roof OSB, Exterior Walls OSB, floors 3/4 T & G plywood
- Insulation - R-19 walls, R-38 ceilings, R-30 cathedral ceilings, blanket fiberglass
- Footing drains
- Insulated windows w/built-in grills and screens - vinyl clad exterior – low E glass
- Front door – steel, insulated
- 2x6 construction

**Exterior**
- Siding – vinyl w/ brick accent, as shown on plan
- Shutters - vinyl as shown on plans- black
- Roof - 30 years architectural shingles- black
- Gutters & leaders – aluminum
- Deck – 12’ x 12’ state of the art composite decking with cedar rails

**Interior**
- Ceilings - flat painted – 9’ ceilings on first floor
- Walls - two coats flat paint, one color throughout - Benjamin Moore
- Trim - painted 5 1/4” baseboard and stafford trim throughout
- Doors - 6 panel molded - painted
- Closets – wire shelves
- Vanity mirrors - plate glass sized per vanity
- Crown molding - 4 5/8”- Dining Room, Study, Powder Room
- Brushed nickel hinges & handles

**Electrical**
- Electrical outlets and switches per code
- 10 communication outlets
- 200 Amp Service
- Lighting allowance - $2,000
- 10 recessed lights
- Security system w/two keypads
- Garage door openers installed w/external keypad & two remotes

**Appliances & Cabinetry**
- Appliance allowance - $3,500
- Kitchen cabinetry- custom designed, granite countertops
- Bathroom vanities w/granite countertops

**Plumbing (cont’d)**
- **Kitchen**
  - Under mount stainless steel 32” single bowl sink
  - Moen integrated style faucet with spray
  - Moen soap dispenser
  - Garbage disposal
  - Gas or Electric for cooking
- **Laundry/Mudroom**
  - Washer and vented dryer hook-ups
- **Heat & Hot Water**
  - Gas fired 2 zone FWA heat with Aprilaire humidifier
  - Central Air – 2 zone
  - Buried 500 gallon propane tank
  - 50 gallon gas fired water heater
- **Floors**
  - Great Room, Dining Room, Kitchen, Foyer, Staircase, 2nd floor hallway - 2 1/4” oak flooring- 3 coats polyurethane
  - Bedrooms, Study, Den - carpet
  - Bathrooms - ceramic tile
- **Utilities**
  - Public Water
  - Public Sewer with grinder pump - maintained by association
- **Landscaping**
  - Driveway - paved
  - Lawn - graded & seeded where disturbed
  - Front foundation plantings
  - Paver walkway – driveway to front door
  - In-ground irrigation with rain sensors

*Features and specifications are subject to change. Seller may substitute equal or better quality brands.*

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