

MILLER ENTERPRISES, INC.

SPECIFICATION SHEET

**6405 Schiller
A True Custom Designed Home**

1. Foundation

A structural engineering firm for the design of the foundation and slab. Concrete to be a minimum of 3000 PSI over a 6-mil polyethylene vapor barrier placed over sand fill per slab design. Pretreatment of slab for termites.

2. Framing

Framing will be of a size and strength necessary to satisfy local, state or national codes of load, use and spacing indicated on plans. Bottom plate of all walls on first floor over concrete to be treated material. All exterior and interior walls to have a double top plate and a single bottom plate. Engineered Open Web Truss Floor joists 19" on center, wall framing, and rafters to be 16" O.C.

- A. First floor ceiling height 10' & 20'
- B. Second floor ceiling height to 9'
- C. Exterior walls to be 2" x 4"
- D. Sheathing for exterior wall: 7/16" OSB Plywood, Plus House Wrap
- E. Floor Joists: Engineered Open Web
- F. Rafters: No. 2 Yellow Pine
- G. Roof Sheeting: 7/16" OSB Plywood with Radiant Barrier
- H. Sub-Flooring: 1 1/8" AdvanTech Plywood Nailed and Glued
- I. Kitchen Wall Interior 2x6 insulated

3. Exterior Siding/Cornice/Trim Boards

- A. Siding: Hardi plank
- B. Fascia: Boards: Hardi
- C. Corner Boards: Hardi
- D. Window Surround: Hardi
- E. Soffit: Hardi
- F. Gutter & Down Spouts: Aluminum – Standard Color to coordinate -If required
- G. Stone and Stucco Front, Back Stone and Hardi (see plans)

4. Roofing

Timberline High definition composition 30 year shingles, over 30 lb felt, 30-year Manufactures Limited Warranty, Color to match

. Exterior Doors

A. Front Door: Custom Made Mahogany Solid Double Insulated safety glass Panels

B. Garage Door: Wood panels with electric garage door opener and touch pad.

C. Balcony and Porch Doors Insulated with full Safety Glass

Fireplace

A. Firebox Size: 36"

B. Fireplace Hearth: Lime Stone Slab

C. Fireplace Surround: Quartzite over CMU Stack Stone.

D. Fireplace Mantel And Shelf – Wood (Sapele)

E. Fireplace Construction: Metal Prefab. Gas Log Lighter

7 Insulation

A. Sidewalls: Fiberglass. R-13

B. Attic Ceilings: Blown In Fiberglass R-30

8. Windows

A. Frames: Vinyl – Color: Bronze outside White inside

B. Glass: Double Insulated, Screen Type: Regular

9. Plumbing

A. Master Bath,

1) Soaker Tub: Manufacturer – Jacuzzi 5'0" White Oval Under mounted with Granite deck

2) Trim Granite, Danze Roman Tub Faucet Chrome

3) Shower: Walk In, Ceramic Tile Walls and Pebbles Stone Flooring Shower Delta Rain Head: Grohe Hand held Shower , Shower Enclosure, Safety Glass Wall – Clear

4) Lavatory: Counter Top Granite –2 under mount sinks – Rectangular: Single Faucets. Manufacturer Danze Chrome

5) Commode: Manufacturer – Vortens, Comfort Height ADA Elongated Color – White

B. Bath No. 2 & 3

1) Tub: Manufacturer – Bootz, Model – Maui, Color White

2) Shower: Combination with tub/shower. Tile walls

3) Lavatory: Cultured Marble, Sink Rectangular Under Mount

4) Commode: Manufacturer – Vortens Elongated, Two-Piece, Color – White or Equivalent

C. Powder Room

1) Lavatory: Cabinet with Granite and Vessel Sink.

2) Commode: Manufacturer – Vortens Comfort Height ADA Elongated, Two-Piece, Color – White

D. Kitchen Sink: Manufacturer – Miseno 16 Gauge, Double-Bowl Stainless Steele Under mount.

E. Kitchen Faucet: Miseno Arliano Commercial Style Pre-Rinse

F. Water Heater: One (1) Tank less WATER Heater by Rinnai

G. Disposal Insinkerator $\frac{3}{4}$ HP with pressure switch

H. New 1" House water meter, 5/8 yard meter and Sprinkler system Included

Plumbing fittings include all faucets for baths, powder room, kitchen.

10. Heating

Air Condition Heating – Carrier to be installed to local code requirements. System designed and sized by contractor.

A. Furnace: Split Systems Gas Operated

B. Air Conditioner: Two Systems split between 1st and 2nd floors. Minimum 16.0 SEER

C. Thermostats: Standard Digital

11. Electrical

A. Service Size: 150 AMPS

B. Total TV Cable Outlets as per plan

C. Total 110 Volt Duplex Outlets as per plan

D. Total 110 Volt Single Pole Light Switches per plan

E. Total 110 Volt 3 way Pole Light Switches as per plan

F. Total 110 Volt Exterior Weatherproof Duplex Outlets as per plan

G. Total 110 Volt Junction Boxes for Electrical Fixtures as per plan

H. Total Electrical Light Fixtures controlled by Electrical Timer 0

I. Security System: Wired to all 1st Floor Exterior Windows and Doors Pre-wired only

J. Smoke Detectors: 1st and 2nd floor and bedroom locations per code

K. Total Telephone Outlets as per plan

L. Light Fixtures: Provided for all interior and exterior lighting fixtures, including all ceiling fans, spotlights, fan and light combinations, recessed fixtures (rough – in can and trim), down lights, bulbs (LED, Fluorescent, incandescent) door chimes

- M. Duplex outlet with USB charger at Desk in Kitchen
- N. LED Under Counter Lights

12. Interior Wall Finish

All interior walls ½” drywall. All showers and tubs to have Concrete Backer Board attached to stud walls. Garage wall to house and Ceiling 5/8 type X Drywall .

- A. Walls: Smooth
- B. Ceilings: Smooth

13. Door Locks

All Exterior Doors have dead bolts. Master Bedroom and all bathrooms have privacy locks. All other doors to be passage. All doors to have doorstops or hinge door stops wear required.

14. Interior Doors and Trim Material

- A. Interior Doors: Smooth Finish 2 Panel
- B. Closet Shelving: 1” x 12” White Pine or MDF
- C. Door Casings: 1x4 Finger Joint
- D. Base Moldings: 1 x 6 ” Finger Joint
- E. Stairways: Red Oak

15. Cabinet and Countertops

- A. Kitchen Cabinets: Custom Built Curley Maple with clear Polyurethane
- B. Master Bath Cabinets: Stained Sapele
- C. Kitchen Counter tops granite with Quartzite back splash
- D. Master an ½ bath , Granite Top
- E. Vanity tops: Granite second an third bath
- F. Knobs and Pulls:

16. Appliances

Appliances:

- Kitchenaid Cook top 36” Pro Style, 6 Burners Stainless gas.
- Kitchenaid Double Oven Arch II, Stainless.
- Sharp Microwave 24” insight-pro Drawer, Stainless.
- G.E. Profile dishwasher, Stainless Steel, Tall Tub Hidden Controls.
- Edgestar Wine Cooler 36 Bottle built-in Dual Zone French door.
- Garbage Disposal ¾ H.P.
- Zephyr 36 Chimney Wall Hood, Icon touch controls 5 Speed, Duel Level Lighting, Stainless

17. **Painting**

All interior walls to have 2 coats of flat latex paint, two colors Selected color to be used on all wall surfaces. All ceilings to be painted . All woodwork to be painted semi-gloss white.

A. Doors: Painted Finish

B. Woodwork: Painted Finish

C. Exterior: One color base house one color trim selected by builder.

18. Ceramic Tile and Stones

A. Master Walk in Tub- Shower: Ceramic tile on all walls Tub surround and Bench, Granite. Column glass tile, Floor Flat Pebbles .

B. Secondary Tub/Shower Combinations: Ceramic tile walls and Floors

C. Utility Room

19.

Mirrors

Custom Cut to fit in frames between vertical Lighting in master. Powder room and second bath have Custom Cut mirrors.

20. **Flooring Finish**

A. Carpeting: Carpeting installed over 1/2" rebound padding is provided for on second floor bedrooms and all closet areas except wet areas specification is for one (1) color to be selected by builder's Interior Designer for all areas.

B. Tile: Slate Tile or Ceramic, or Travertine is provided for the Master Bath and all baths. Color is to be selected by buyer. Allowance – See 24G.

C. Living, Dining, Entry, Kitchen, Breakfast ½ bath, 2nd floor hall stairs Wood 3/8 "Oak

D. Utility: Tile

E. Wood Deck back upper porch

21. **Exterior Flatwork**

A. Driveway: Concrete

B. Sidewalks: Concrete

C. Front Gate to Porch: Pavers

22. **Landscape**

A. Landscape: By Rufy's Landscaping

B. Fence: 6' cedar wood fence with 6" rot board on back property line and both sides. Two Gates

C. Front Patio Fence: 2 x 6 Cedar mounted and screwed to metal posts and flanges and bolted then stained