

# Specifications

12811 Pine woods

- 2 Bedroom / 2 Bath
- 1 ½ Car Garage
- Engineered Slab with Pre-Pour Inspections
- Framing-Walls, 16" o.c.
- OSB, Black board, or comparable sheathing on all Ext. Walls and Radiant Barrier Roof Decking
- Tyvek or comparable house wrap
- Cyntex siding manufactured by Hardi & Smart board Exterior Trim
- Continuous Soffit and Ridge Vents
- 30 Year composition Shingles with algae guard
- Insulated with R 13 Walls, R 19 Jump Walls, R30 Ceiling
- Double Pane Vinyl Insulated Windows
- 8' Mahogany wood Front Door; 9 Light metal back exterior Door
- 14' Carrage style garage door
- Arch-top Bead-Board Interior Doors
- 36" Upper Kitchen Cabinets
- Ceiling heights as per plans
- Double Crown Molding in Entry, Single in Living, kitchen, Breakfast/Dining
- Two Tone Exterior Paint Schemes
- All Sheetrock Corners Rounded Including Windows and Arches
- Saltillo Tile (square laid ) throughout as per plans
- CPVC Interior Plumbing With Moen Fixtures
- 50 Gal. Hot Water Heater
- Flush walk in M. Shower w/ tile surround, Guest bath Standard Steel tub w/ Subway tile surround
- Cultured marble Vanity Tops in all Baths
- Granite (level 1) Kitchen countertops w/ Stainless under mount sink
- Recessed Lighting as per plans
- Cat 5 Phone Lines Kitchen, Living, Bedrooms
- R 6 Cable Lines Bedrooms, Living
- Interlink Smoke Detectors with Battery Backup
- 14 Plus Seer HVAC
- 2 Year/10Year Limited Warranty
- Covered Back Porch and flatwork patio as per plan
- 100 Lineal feet Cedar fencing
- Meets requirements for an Energy Star Home
- Alarm pre wire rough in
- No funds available for the following: Gas tap and fixtures, Appliances, Sound deadening walls

*C. J. Williams*