

# 620 E. 23<sup>rd</sup> St. Specifications

## Jamestown Estate Homes, LP

**Substitutions: Builder may substitute materials that perform equally or better.**

### **Foundation and Site prep- As built**

Professionally engineered post-tension foundation. Structural engineers design the foundation for each homesite from the soil test provided by the builder. Anchor bolts will be placed on exterior of foundation to secure exterior walls to slab.

### **Framing- As built**

2x4 or 2x6 exterior studs as designed by engineer

Engineered with hurricane clips, straps, and hold-downs

Structural framing professionally engineered to plans for windstorm in accordance with local code.

Tongue and groove 1 1/8" subfloor, glued and screwed to joists. LP Top Notch 350 OSB or equal quality material.

### **Roof- As installed**

7/16" radiant barrier OSB decking

Certainteed Max Def dimensional shingles over synthetic underlayment.

Corrugated metal roof with matching flashings installed per plan

Combination ridge and static passive air vents on roof with soffit vents on eaves of home

### **HVAC- As installed**

Gas heat/electric ignition units

2 SEER 16 systems

Programmable thermostats, media furnace filters

### **Insulation- As installed- specifications per insulation contractor Garland Insulation**

Exterior Walls 2x4 R-13 unfaced batt insulation (3.5")

Exterior Walls 2x6 R-19 unfaced batt insulation (6.25")

Joist End Exterior 2x4 R-13 unfaced batt insulation (3.5")

Garage Ceiling w/ Living Above R-22 unfaced batt insulation (6.75")

Overhangs R-22 unfaced batt insulation (6.75")

Attic Knee Wall R-13 unfaced batt insulation (3.5")

Slopes Open to Attic R-38 unfaced batt insulation (13.0")

Batt Ceilings - Plywood Deck R-38 unfaced batt insulation (13.0")

Batt Ceilings - No Access R-38 unfaced batt insulation (13.0")

Attic- Blown R-38 loose fill fiberglass in attic

### **Electrical- As installed**

Copper wiring throughout home, except 220 underground

Electric smoke detectors with battery backup

200 AMP electrical service panel located inside garage

### **Exterior Veneer- As installed**

#### ***Siding (per plans)***

Cement fiberboard lap siding, shake shingle and paneled vertical siding per plans

Zip-board sheathing taped and sealed per manufacturers recommendations

Front porch flooring and steps (per plan) to be brick from standard selections.

### **Exterior Cornice and Trim- as installed**

50 yr. cement fiberboard fascia, frieze, and trim boards

Perforated cement fiberboard soffits on eaves of home as required for ventilation

Front porch to have a tongue and groove or bead board ceiling, painted or stained per standard stain colors

**Exterior Doors – as installed**

Front door- 3'6"x9' Iron door unit

Fiberglass side and rear doors with rot proof jambs and glass inserts (per plan)

**Windows**

Per plan, Low E3 double pane insulated glass and vinyl frames.

Windows on the north and west elevations are Andersen 100 Series Fibrex Composite windows.

**Garage**

16' and 8' decorative, steel, insulated overhead door with electric belt-drive WiFi capable opener and remote keypad with two remote controls.

Garage door on the backyard side does not have an electric opener.

**Fireplace- As installed**

42" gas, direct-vent fireplace in living room with cast stone surround

**Plumbing- As installed**

2- 40 gallon, energy-saving, gas-heated water heaters

Sterling Ensemble secondary bathtubs

Koehler Wellworth commodes

Outdoor kitchen is pre-plumbed for gas.

**Wood Flooring- As installed**

3 ½" oak flooring on screeds on first floor per plan

3 ½" oak flooring glued to the subfloor on second floor per plan

**Tile- As installed****Countertops- As installed****Stairway- As installed**

Round or square wrought iron balusters, oak handrail and wood or iron newels

Builder to provide wood stain-grade treads, painted risers

**Interior Drywall- As installed**

½" thick gypsum wall board

5/8" thick fire-rated gypsum board per plan

Square or 3/8" rounded sheetrock corners

Light texture on walls and ceilings from rolled-on priming and paint

**Interior Trim Materials- As installed****Interior Doors- As installed**

8' solid core shaker style- Frameport 2 panel

All interior doors to be bored for standard knobs except where double access doors require catch bolts or magnets

**Painting- as installed**

**Cabinets- As installed**

Factory finished cabinets from standard selections with full overlay doors and soft-close hinges and drawer guides in all baths, the kitchen, utility room, and game room.

Mud room (drawers and or cabinet doors not included) and primary closet dressers (2) to be built by trim carpenter and painted on site.

**Appliances**

Stainless steel appliance package including:

Fisher & Paykel	48"	RGV3488N Slide-in gas range with 8 burners and two ovens
Zephyr	48"	AK9246BS Vent hood insert with 1200 CFM internal blower
Fisher & Paykel	30"	RS3084SR1 Refrigerator
Fisher & Paykel	18"	RS1884FLJ1 Freezer
Sharp	24"	SMD2470AS Microwave drawer
Fisher & Paykel	24"	DW24U6I1 Dishwasher
Zephyr	24"	PRW24C01BG Under counter Wine Fridge

**Low Voltage Structured Wiring- As installed see wiring documents**

**Light Fixtures- As installed**

Recessed can lights, closet fixtures, utility room fixtures, and garage interior lighting fixtures are all integrated LED.

All fixtures have LED bulbs except if the fixture came with bulbs; which may or may not be LED.

Recessed can lights are 4000K, and purchased bulbs for fixtures are 2700K light temperature.

**Hardware- As installed**

**Mirrors and Shower Enclosure- As installed**

**Landscaping- As installed**

Full sod and irrigation with programmable sprinklers and rain sensor.

Trees and other decorative landscaping as installed.

**Flatwork- As installed**

Builder to reinforce driveway and walk from street to front porch per site plan.

**Fencing- As installed**

**Gutters- As installed**

Full 5” “K” style gutters with 4” round downspouts.

Specifications reviewed by new home purchaser on \_\_\_\_\_.

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**Purchaser**

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**Date**

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