

FIRST FLOOR:

- Engineered Wood Floors on First Floor
- Quartz Countertops
- 42" Shaker Style Cabinets with Brass Hardware Pulls
- White Subway Tile Backsplash
- Under-Counter Lighting in Kitchen
- Moen Chrome Plumbing Fixtures
- Pedestal Sink in Powder Bathroom
- Prewired for Alarm System
- Prewired for Surround Sound in Living Room
- Solid Mahogany Door

SECOND FLOOR:

- Plush Carpet in All Bedrooms and Second Floor Hallway
- 6'8" Raised Panel Foot Doors
- Quartz Countertops in Master and Secondary Baths
- Porcelain Tile in Master Bathroom
- Porcelain Tile in Secondary Bathroom
- Chrome Fixtures
- Freestanding Soaking Tub with Separate Walk-in Shower

APPLIANCES:



Samsung
NX58K3310SS



Samsung
DW80M2020US



Samsung
ME16K3000AS

MECHANICAL SPECIFICATIONS :

Foundation:

- Engineered Post Tension Foundation
- 3,000 PSI concrete
- Engineered Building Pads

Roofing:

- 25 Year Roof Composition Shingles

Frame and Cornice:

- Engineered Structural Framing
- 2"x4" Stud grade walls every 16" (+or-) O.C.
- 2"x4" studs on exterior walls.
- Yellow pine ceiling joist 16" (+or-) O.C.
- Yellow pine rafters, 16" (+or-) O.C.
- 7/16" OSB Roof Decking with TechShield Radiant Barrier
- 7/16" OSB Sheathing
- Engineered Floor System

- Cem Plank Siding
- All subfloor is glued, nailed and screwed
- Anthony Power Beams
- Windstorm Per Plans and Codes
- Structural Steel Garage Header and Wall Support

Windows:

- Aluminum frame, insulated (double pane), clear glass with Low-E

Masonry:

- 3/4" Conventional Stucco System with Decorative Bands & Molding
- Sherwin Williams Conflex Elastomeric Coating

Air Conditioning and Heating:

- 1 – 3.5 Ton 14.5 SEER System
- R-8/6 Silver Flex Duct in Attic
- Dual Zoned System
- Programmable thermostats

Electrical:

- All copper wiring throughout the house
- GFCI and GFI safety switches where required by code
- 125 AMP main electrical panel
- All other electrical wiring as per plan
- Recessed can lighting with UL rating
- Chrome Light fixtures

Plumbing:

- CPVC vents and drain pipes
- Black steel pipes for gas
- Insulated exposed water Lines/PEX system
- 1 – 40 gal Water heater
- Moen chrome plumbing fixtures

Insulation:

Area	Material	R-Value	Thickness
Exterior Walls	Batt	R13	3.5"
Ceilings	Batt	R19	6.25"
Attic	Blown	R30	12"