



# VILLAS ON JACKSON HILL

## General Specifications

### Plumbing

- Gas Water Heater(s) – Per Plan
- 1/2 HP Disposal for Kitchen Sink
- 6-Gas Drops Noted on Plan (Furnace, Water Heater, Cooktop, Covered Porch, Terrace & Dryer)
- Pex piping

### Windows

- Tan/Almond Vinyl Windows – 1/1 sides, Low E<sup>2</sup> Insulated Glass package, screens on operable windows, per plan
- Bronze Vinyl Windows (DUPREE LOTS ONLY)
- Window SHGC at .23 or lower, U Value at .35 or lower (Argon option adder if needed)

### Exterior Doors

- Exterior Doors - Metal Door, double bore (Full Light and Divided Light Doors per Plan)
- Note: Protective covering for thresholds on all exterior doors

### Electrical

- Wired per code, and per plan, with standard white “Décor” style switches and standard plugs
- Smoke detectors per code, hard wired with battery back up

### HVAC

- 16 SEER system with factory integrated thermal expansion valve
- 3-Zone dampening system w/programmable touch screen thermostat model

### Insulation

- R-38 blown fiberglass accessible flat ceilings
- R-13 fiberglass batts exterior walls
- R-19 fiberglass batts in sloped ceilings
- R-19 fiberglass batts attic walls and in accessible flat ceilings

### Exterior

- Hardi 4x8' Stucco Siding per Plan
- Stucco – Per Plan to be done with Contemporary Smooth Finish with Scoring per Plan

### Drywall

- Interior Walls: ½” rock – Square Corners
- Garage 5/8” – Type “X” firecode

#### Low Voltage

- Security Pre-wire only – 2 keypad locations (entrance from garage and master bedroom), contacts on all operable doors and windows, siren, and motion detector in family room
  - NOTE: PREWIRE ONLY (OVERHEAD GARAGE DOOR CONTACT NOT INCLUDED IN ALARM PREWIRE)
- 2 – Single Category 5e Locations (usually at kitchen and master bedroom)
- 3 – Category 5e and RG6 – Quad Shield Coaxial Cable Locations (usually at master bedroom, bedroom 2, and bedroom 3)

#### Framing & Cornice

- Studs – Finger Jointed on 3<sup>rd</sup> Floor
- Studs – 2x6 on 1<sup>st</sup> and 2<sup>nd</sup> Floors
- Sole Plate – Borate Treated Plate
- Siding – 8” Textured Fiber Cement Board over House Wrap
- Floor Joist – Open Web Engineered Floor Systems
- Sub flooring – (OSB) ¾” T&G, Glued
- Roof decking – Radiant barrier OSB ½”

#### Finishes and Features

- White Raised Elongated (ADA) Toilets at Master & Power Baths
- White Elongated Toilets at all Secondary Bathrooms
- All Fixtures to be White Finish
- Extra Large Shower Head at Master Shower Only
- 8” Lavatory at Master & Powder Baths
- 4” Lavatory at all Secondary Bathrooms
- Front door: 3080 Door – Dbl. Bore, Stained
- -¾ Lite with Wrought Iron Grille in Knotty Alder
- 2 USB Outlets Included – 1 @ Kitchen Backsplash & 1 @ Master Bedroom
- Interior doors: 2 Panel Square Top – HC
- Metal Closet Rods & Holders at all Closets
- Speaker Pre-wire @ 3 Locations: Living Room, Game Room and Terrace (per plan)
- Door Hardware – Kwikset Commonwealth Levers in Bronze and Satin Nickel
- Stained Beech or Poplar Wood
- Kitchen – 42” Uppers and lowers – Per plan
- Jenn-Aire Dishwasher - JDB8200AWP
- Microwave w/Trim Kit – UMC5165AS / MK2167AS
- Jenn-Aire 36” Range – JGRP436WP
- Jenn-Aire UC Hood – JXU9136WP
- Frigidaire Wine Fridge Included – FFWC38F6LS
- Bedrooms and Bedroom Closets
- 3<sup>rd</sup> Floor Hall
- All of 4<sup>th</sup> Floor
- Entry – Wood Flooring
- 2<sup>nd</sup> Floor (Entire floor, Except for Powder Bath) – Wood Flooring
- 1st to 2<sup>nd</sup> Stairway – Wood Treads
- 2<sup>nd</sup> to 3<sup>rd</sup> Stairway – Wood Treads
- 3<sup>rd</sup> to 4<sup>th</sup> Stairway – Wood Treads
- Painted Risers
- Garage Doors –SDC – Style - Raised Ranch – with 1/2 HP Chain Drive Openers with Two Remotes w/Internet Gateway for MyQ Capability