

INSULATION:

- R-19 fiberglass batts for decking areas, overhangs and ceilings, 1st floor walls.
- R-13 fiberglass batts for walls and attic knee walls, 2nd floor.
- R-30 Blown fiberglass material in other attic areas.
- Foam and caulk to code around sheetrock penetrations.

SHEET ROCK:

- 5/8 sheet rock on garage 1/2 sheet rock on walls to code.
- 1/2 Durock or equivalent for all showers.

SECURITY & DATA SYSTEM:

- **Security system includes:**

- One (1) keypad at foyer area.
- One (1) interior siren.
- One (1) motion detector.
- Alarm contacts to monitor all operable exterior doors and 1st floor windows
- Wiring on master bedroom for future alarm keypad option (s)

- **Data System includes:**

- Ethernet wire, cable TV and coaxial connectios at living room and bedrooms.

MILLWORK AND CARPENTRY:

- Custom job built shelving and trims throughout the house.
- Pre-fabricated imported cabinets for Kitchen and Vanities.

PAINTING:

- Exterior Latex Paint on Hardie planks.
- Flat Interior Latex Paint.
- Satin (water base) enamel paint is used on doors and interior trim.

EXTERIOR:

- Sherwin Williams Coatings.
- Hardie lap siding at 5/16X9.25X12 smooth PRMD HZ10
- Hardie trims at 0.75X3.5X12 smooth PRMD HZ10
- Hardie soffits at 1/4X48X8 SMOOTH PRMD

ROOFING:

- 25 years composition shingles roof.

AIR CONDITIONING AND HEATING:

- Carrier Brand. 15 SEER
- Three 4 tons 208 v 1f.
- R-8 Silver Flex Duct.
- Programmable thermostats.

ELECTRICAL:

- All copper wiring throughout the house.
- GFI safety switches where required by code.
- 200 AMP main electric panel.
- All other electrical wiring as per floor plans.
- Recessed can lighting where applicable.
- All switches to be decora type with standart outlets @ 13' from the floor.

PLUMBING:

- PVC vents and drain pipes.
- Steel galvanized pipes for gas.
- Insulated Exposed Water Lines.
- (1) Tank less Water Heater.
- tanklees
- Polished chrome Plumbing Fixtures.

FOUNDATION/ CONCRETE:

- Steel foundation.
- 3,000 psi concrete.
- Picture Frame, broomed finish at driveways and walkways.

FRAME AND CORNICE:

- Engineered Structural Framing.
- 2x6 studs on 1st floor and 2x4 studs 2nd floor walls, at every 16" (top) O.C
- 2x6 studs at plumbing walls, at every 16" (top) O.C
- 2x12 yellow pine ceiling joists 16" (top) O.C
- 2x6 yellow pine rafters, 16" (top) O.C
- Subfloor system with OSB 23/32 4X8 T&G LP Top Notch 350
- Engineered floor and roof joists (TJis) provided.
- All subfloor is glued, nailed and screwed.
- Windstorm clips per plans and code.
- Windstorm panels are DRYLINE TSX 1/8"X48-3/4" X8' red poly.
- Hardie lap siding at 5/16X9.25X12 smooth PRMD HZ10
- Hardie trims at 0.75X3.5X12 smooth PRMD HZ10
- Hardie soffits at 1/4X48X8 SMOOTH PRMD HZ10
- Glulams 3-1/2"X18"X12'

CEILING HEIGHTS:

- Up to 10' - 1 1/8" First Floor.
- Up to 10' - 1 1/8" Second Floor.

WINDOWS:

- White 7000 series vinyl windows, insulated (double pane), clear glass with Low-E to be selected per chart.

MIRRORS AND SHOWER DOOR:

- Mirrors throughout baths
- Framed Glass for all shower enclosure (Frameless available as an upgrade)

GARAGE:

- One 16' x 7' garage door
- One (1) Linear Chain Drive Garage Door Opener model LDO33 or equivalent

DOORS:

- Woods
- Interior doors are hollow core hardboard Masonite smooth doors.
- Interior garage door is a solid wood fire rated 20-minute smooth door.
- Mahognay Front Door available as an upgrade.

COUNTERTOPS:

- Quartz countertops are provided for Kitchen and Bathrooms.

FLOORING:

- 2mm Luxury Vinyl Plank is provided for flooring on 1st floor.
- Beige and/or gray Paramount carpet are provided for stairs and 2nd floor hallway and bedrooms.
- 12x24 Coastline Modern Pebble Beach matte style porcelain tile for all master bathroom floors and secondary bathrooms shower walls
- 12x24 Nova Silver matte porcelain tile for secondary bathroom floors
- 1x4 Coastline modern Pebble Beach style porcelain tile for all master bathroom shower walls.

APPLIANCES:

- GE Black package (Stainless Steel available as an upgrade)