

## Spec Sheet

### EXTERIOR FEATURES

- Paver Brick Walk to Front Door
- 12' x 12' Rear Patio
- Lot Finished, Graded w/ Topsoil and Seeded
- Paved Asphalt Driveway

### UTILITIES

- Water (City), Sewer (City), Propane Gas
- Underground Utilities

### FOUNDATION

- 8' Basement Ceilings
- 10" Width Walls

### LUMBER

- Doug Fir Dimensional Lumber
- Advanced Tech ¾" Tongue, and Groove Sub Floor
- Exterior Roof Sheathing ¾" CDX Plywood
- Exterior Wall Sheathing 7/16" OSB Board

### ROOFING

- GAF Roofing Package 25 Year Warranty

### WINDOWS

- Harvey Slim Line Series Low E
- Screens & Grids

### EXTERIOR DOORS

- Entry Doors - Thermatru
- Sliding Door - Harvey

### SIDING

- Vinyl Clapboard

### GUTTERS

- White Seamless Gutters

### INTERIOR FEATURES

- 9' Ceilings First Floor
- 8' Basement
- Exterior 2 x 6 x 16" On Center
- Interior 2 x 4 x 16" On Center

### H/VAC

- Forced Heating, Venting & Air Conditioning
- 2 Zone Propane Gas Hot Air Heating - HEIL
- A/C Condenser - HEIL
- Dryer Venting to Outside
- Attic Scuttle
- Soffit and Ridge Vent

### STAIRS

- Oak Treads and Ornamental Risers

### PLUMBING

- Kitchen Sink, Stainless Steel Undermount
- Three Piece Fiberglass Tub or Shower
- Faucets - Delta
- Two Exterior Faucets Provided
- Washer & Dryer Hookup
- Plumbing Supply Line: Copper/Pex
- Drain Lines: PVC

### ELECTRICAL

- 200 Amp Service
- 2 Exterior Plugs
- Smoke Detectors Provided Per Code
- 5 Cable Jacks, 5 Cat5E Jacks
- Fan Lights Located In All Baths
- Recessed Lighting

### INSULATION

- Tyvek Housewrap
- CT Insulation Code
- Walls- Meets R-30
- Attics- Meets R-60
- Basement Ceilings- Meets R-30

### FIREPLACE

- Gas insert Fireplace with Slate and Wood Mantle

### APPLIANCES

- Dishwasher by GE Stainless Steel
- Range Electric by GE Stainless Steel
- Microwave by GE Stainless Steel
- Refrigerator by GE Stainless Steel

### FLOORING

- Luxury Vinyl Plank Located In Foyer, Kitchen, Dinette, Dining Room, Family Room, and 2nd Floor Hall
- Wall to Wall Carpeting In All Bedrooms

### TRIM & DOORS

- 5-¼" White Pine Base Stafford Baseboards
- 3-½" Pine Cased Openings
- 2 Panel Style Interior Doors (Masonite)

### CABINETS & COUNTERTOPS

- Custom Made Raised Panel Cabinets & Vanities
- Granite Counter Tops in Kitchen and Baths With backsplash

### PAINT

- Walls Painted Benjamin Moore Regal Flat Latex Eggshell
- Trim Painted White Semi-Gloss Latex
- Moisture Resistant Sheetrock Around Tubs
- Ceilings Sprayed Flat White

