

Sandy Pond Estates - Building Specifications

The following is a list of the materials and specifications for the homes. We have tried very hard to make these specifications as clear and accurate as possible while also making them useful to you, our customer! If you should have any questions on the content or information presented herein, please feel free to contact your real estate agent directly. We look forward to having you join our family!

Foundation and Concrete Floors:

Footings:	All footings are constructed and poured with 3000 lb mix, continuous 10" deep x 20" wide
Walls:	10" poured concrete walls, 3000 lb mix.
Floors:	4" concrete floors poured in place, 3000 lb mix swirl finish.
Columns:	Concrete filled steel Lally columns, 3½" diameter with plates and bases located on the footings.

Floor Construction

Floor Joists:	2x8 (or 2x10 as required by code) floor joists framed 16" on center, using kiln dried fir or equivalent
Decking:	¾" Advantech 4x8 sheets; tongue and groove structural flooring glued and nailed to the joists

Wall Construction:

Wall Height	Typically 8'0"
Exterior Walls:	2x6 construction using kiln dried lumber at 16" on center
Interior Walls:	2x6 or 2x4 as required construction using kiln dried lumber at 16" on center

Sheathing and Exterior Framing Finish

Weather Barrier:	ZIP plywood taped in place
Exterior Sheathing:	7/16" ZIP plywood structural sheathing in 4x8 sheets applied with nails
Insulation:	R-19 wall insulation
Exterior Finish:	All vinyl siding mechanically applied to exterior of building including "J" channel in white and "F" channel for attachments
Facia:	6" aluminum mechanically attached, vinyl vented soffit
Shutters:	Contrasting color shutters where shown on plans. Color selected by buyer from builder's samples
Corner Posts:	4" vinyl corners, mechanically attached; white in color unless specified on plans

Exterior Doors:

Exterior Door:	Therma True insulated steel front door.
Locksets:	Non mastered Schlage brand locksets or equivalent

Windows and Garage Doors

Windows:	Anderson Silverline double hung vinyl windows, white; Thermopane low E glass, argon filled with grilles between glasses
Garage Doors:	White insulated Craftsman style doors

Roof Construction:

Roofs:	9/12 pitch or per plans
Ceiling Insulation:	R-38 blown in insulation
Roof Sheathing:	½" ZIP sheathing
Ice Guard:	Ice and water shield; 3' or 1 row up on the roof and valley's
Roofing:	30 year "architectural" fiberglass shingle, choice of colors from Builder's samples
Roof Vent:	10" continuous vent, eave and overhangs.
Ridge Vent:	25 year roll ridge vent
Drip Edge:	White galvanized

Interior Finish:

Interior Finish::	½" blue board mechanically attached and skim coated with veneer plaster. Painted with 2 coats of paint color "Dover White" throughout the home
Garage Ceiling Materials:	5/8" blue board with skim coat plaster knock down finish.
Ceilings:	½" blue board with Veneer plaster; sand or textured ceilings, painted white

Kitchen and Bath Cabinets:

Kitchen:	Wellborne "Select" cabinets, Harvest Arch Maple, choice of door and stain colors from Builder's samples
Bathroom Vanities:	Wellborne "Select" cabinets, Harvest Arch Maple, choice of door and stain colors from Builder's samples

Appliances

Stove, Microwave, Dishwasher	Allowance of \$1500.
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Interior Doors:

Doors:	6 panel Masonite Colonial doors
Knobs:	Privacy lock sets on all bedrooms, bathrooms. Brushed nickel / chrome privacy

Molding:

Door Casings:	Colonial casing 2½ " trim
Base Molding:	Colonial base 5¼", 1 piece base

Electrical:

Panel Box:	40 circuit, 200 AMP underground service
Smoke Detectors and CO monitors:	Per code
Switches:	Toggle, white. Switched outlets in all bedrooms per code.
Receptacles:	Per code, white including one exterior weatherproof receptacle located by Builder
Ventilation fans:	In all bathrooms per plan
Telephone & cable outlets:	Located in family room, kitchen and bedrooms or at the discretion of the Builder
Fixtures:	Fixture allowance - \$750. In addition, buyer can place (8) recessed lights, which are included in the base price of the house and not included in the fixture allowance.

Plumbing:

Kitchen Sink:	Deep stainless steel double bowl
Bath Sinks:	Vitreous china inserts in white
Toilets:	1.6 gallon Vitreous china with chrome risers, white only
Main Bath Tub:	60" fiberglass, white only
Master shower:	60" fiberglass, white only
Lavatory Faucets:	Delta chrome only or equivalent
Tub/Shower Faucets:	Anti-scald Moen or equivalent
Kitchen Faucet:	Chrome single lever Delta with chrome sprayer or equivalent
Spigots:	(2) spigots are installed per plans or in locations selected by the Builder on the front and rear of the home

Heating and Cooling:

HVAC	FHA- Single Zone-Gas and air conditioning- Energy Star quality appliance
Gas fireplace	Included in living room (Azalea), family room (Iris) or great room (Mountain Laurel).

Countertops:

Kitchen/Bathroom:	Granite from builder's samples
Bathrooms:	Cultured marble or granite one piece from Builder's samples

Floor Covering:

Carpet:	25 oz Monarch plush or Berber carpet from Builder's samples
Pad:	6 lb ½" rebond
Hardwood:	Prefinished oak in choice of stain colors from Builder's samples in dining room and foyer (buyer may substitute hardwood in the kitchen in lieu of tile)
Bathrooms, kitchen and front entry	Ceramic tile with hardy backboard from Builder's samples

Landscaping / Grounds / Deck:

Landscape:	Loam and hydro seed all disturbed areas within 25' of the home with 4" of screened loam
Driveway:	Bituminous concrete in place 1½" binder and 1" top coat
Deck:	10'x12' pressure treated deck located off the rear of the home

Note: The specifications listed above and in any other descriptive material are, at the current time, expected to be provided; however, the actual specifications will be determined at the Seller's sole discretion and may be modified, including the right to change, adjust and substitute any materials, appliances, components, labor or other items, provided that they are of equal or better quality. Seller expressly reserves the right to change or deviate from the specifications listed in this document. All floor plans, specifications, pricing and other information are subject to change without notice.