



Materials List:

Walls/Framing:

Exterior walls, 2x6, 16" o.c. with 7/16" wafer board sub sheeting covered with Tyvek.

Interior walls, 2x4, 16" o.c.

Trusses:

Engineered, 8' ceiling height.

Vaulted Ceiling in main great room and an exterior roof pitch of 5:12

Siding:

Pre-Finished HardiBoard Lap, 7" overlap.

Painted Board and Batten.

Exterior Trim:

Man doors are metal clad, trimmed garage doors, no window trim.

Shingles:

Malarkey brand, architectural, 30yr.

Windows:

Amsco brand, low-e, white vinyl

Doors:

Exteriors, Front Door decorative Element glass ½ lite, steel insulated with metal wrap jambs. Other steel doors, 2 panel. Interiors, Hollow Core, 2 panel. Door levers throughout. Painted in satin finish.

Opportunity

TOWNHOMES

Insulations:

- R-21 Fiberglass batts in the walls with a 6mil vapor barrier.
- R-49 blown in attic.
- R-19 Fiberglass batts in garage and crawlspace.

Heating:

- Gas forced air, Goodman furnace 96.6% efficient. A/C coil installed.

Plumbing:

- Stainless steel, double basin, kitchen sink,
- Oval, top-mount, porcelain bathroom sinks.
- Fiberglass tub/shower inserts.
- Moen brand fixtures, Brantford style
- 50-gallon hot water tank.
- 2 outside hose bibs.

Electrical:

- Includes 150 Amp Service. All rooms are wired to code including GFI receptacles, and smoke alarms where necessary. Bedrooms and LivingRm includes 1 telephone jack/tv jack. Recessed lighting in Kitchen, hallway/s and covered porch. Ceiling light/fan for Living Room area and Master Bedroom. Chandelier in Dining Room. Vanity lights above each Bathroom sink. Other areas have flush mount ceiling lights.

Wall Texture/ Finish:

- Knockdown texture, rounded corners. Eggshell finish on walls and ceiling.

Interior Trim:

- Hemlock wood, stained to match cabinetry. 'Square' Craftsman style.
- Sheetrock wrapped and trimmed out on window sill.

Opportunity

TOWNHOMES

Flooring:

Mohawk Versatech Vinyl for Bathrooms and Laundry Room. CCA Global Partners carpeting, SV540 series, 10 yr and lifetime warranties for Bedrooms and Living Room areas. TAS Home, Bourbon Street series wood laminate with 26 yr warranty for Dining Room, Kitchen, and Entrance areas.

Cabinetry:

Homecrest brand in Hickory, stained. Dovetail joinery. Soft close drawers.

Counter-top:

Hi-Mac acrylic solid surface by LG.

Closets:

White metal closet rod system for all hanging rods and shelving.

Garage:

Unfinished. Sheetrock, fire-taped.

Garage Doors, Amarr, Lincoln 3000, and automatic opener

Gutters:

Continuous aluminum in white

Driveway, sidewalks, porch and patio:

Poured concrete

Landscaping:

Sod with underground sprinkler system.

materials subject to change with availability