

SPECIFICATIONS

3364 Knollwood Drive

Foundation & Concrete

- + Foundation footings: 3000 psi standard concrete to depth and width as determined by structural engineer
- + Walls: Poured Basement Walls: 3000 psi concrete, 10ft poured walls
- + Retaining Walls: Per house or site plan if required
- + Concrete Basement Slab: Smooth finish 3000 psi concrete with fiber mesh over a poly vapor barrier. Grade beams per plan.

Framing:

- + Ceiling Heights: Basement/Terrace Level 10', First Floor 10', Second Floor 9'
- + Sill Plate: Pressure treated lumber rated for contact with masonry and anchored to the foundation with either foundation straps, anchor bolts or Hilti fasteners.
- + Floor Joist and Band: Engineered floor system. Headers are 2X10 unless otherwise required by building code.
- + Sub Floor: 3/4" tongue and groove; glued, screwed and nailed to the floor joists.
- + Walls: "Standard and better" grade or equivalent studs spaced a maximum of 16" on center with a double top plate: see plans for wall heights. Wall corners are braced with 7/16" OSB. Two story walls are 2X6. All other walls to be 2X4.
- + Sheathing: 7/16" OSB where required for bracing.
- + Ceiling Joists and Rafters: #2 and #3 grade 2X6, 2X8 and/or 2X10 as required by building code.
- + Roof Decking: 7/16" OSB

Roofing:

- + Underlayment: #15 asphalt impregnated felt.
- + Shingles: Cedar Shake.
- + Ventilation: depending on the design of the roof, ventilation will be provided by ridge vents or roof ventilators combined with perforated soffit board.
- + Metal Roofing: Standing seam metal roofing on returns and other roofs per plan

Insulation:

- + R13: Exterior walls, walls adjacent to unheated spaces and interior fireplace walls.
- + R19: Floor systems of finished rooms over crawl spaces or basements.
- + R19: Floor systems over garages, cantilevered floors.
- + Attic Areas to receive 5.5" of Icynene Ultra Classic Select Open Cell Spray Foam
- + House wrap moisture and air infiltration barrier
- + "Energy Saver" attic stairs 3/4" thick, rigid, aluminum foil faced, polyisocyanurate insulation panel with total R-Value of 6.

Windows:

- + Window type: All windows to be wood double hung (unless otherwise noted per plan), Low-E energy glass, wood tilt-out sash with spring covers.
- + Window Grids: SDL windows grids on all windows. Style of the grids to be per plan. Width of grids to be 1 1/8" thick.
- + Architectural Windows, side lights and transoms are insulated pane glass.
- + Shutters: No shutters per plan.

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Exterior Doors:

- + Garage Door(s) and Openers:
Carriage style; aluminum insulated door; stain grade; design per plan.
Openers: One opener per each garage door. One transmitter per parking bay.
Keypad: One exterior keypad to open 1 garage door.
- + Front Door: Solid wood front door, to be stained, with bronze aluminum threshold. Style of door(s) per plan.
- + Side and Rear Doors: Insulated flush glazed fiberglass door with insulated glass as shown on the elevation drawing.
- + Specialty Doors: None Per Plan

Plumbing:

- + Water Distribution: Interior lines are Pec. Exterior lines are 3/4" polyethylene run from house to water meter. Assumes water meter to be within 8' of the property. line.
- + Drainage and Waste: Non-corrosive Schedule 40 PVC
- + All water supply lines under fixtures have water cut-offs
- + Install sewer line from the house to sewer tap for the property (assumes to be on the property) that is gravity from outfall of house to the sewer tap.
- + Emergency main water cut-off in basement
- + Three (3) exterior hose bibs.
- + Water Heater: 1 - 50 gallon; gas; quick recovery units
- + Hot water recirculating system
- + Water supply to kitchen refrigerator (ice maker) and washing machine
- + Plumbing Fixtures: Per Builder Plumbing Package / Look Book

Heating & Air Conditioning:

- + Furnaces: Gas furnaces with a 95% AFUE rating. Minimum of one unit per each finished floor. Each unit sized per energy code.
- + Compressor(s): Electric compressors with a 14 SEER rating installed on a concrete/fiberglass pad. Minimum of one unit per finished floor.
- + Ducts: Flex duct is sealed with a mastic for improved performance and efficiency
- + Thermostat(s): Programable thermostat for each unit.
- + Condensate drain:
Attic Unit - PVC gravity drain to outside with metal drip pan under unit and/or float switch cut off
Terrace Units - PVC gravity fed if possible; condensate pump if necessary
Gas lines: Schedule 40 steel pipe.
Gas line run to the following: Furnaces, water heater(s), cooktop, fireplace and grill

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Electrical:

- + All materials are UL approved and wired to meet or exceed the National Electric Code (NEC) specifications.
- + Service Panel: One (1) 400 amp.
- + Fifty (50) - 4" recessed can lights.
- + Receptacles:
 - + GFCI as required in all designated wet areas
 - + Kitchen countertop outlets under upper cabinets
 - + Exterior receptacles on front and rear porch.
 - + Decora switches
 - + All wall receptacle and switch plates to be white.
- + Exterior Floodlights: Three locations. (See Lighting Package / RCP)
- + Smoke Detectors: 100V electrical with 9V battery back-up; wired in series.
- + Light Fixtures by Circa – Per Builder Lighting Package/Look Book
- + Ceiling Fan(s): Prewiring standard in master bedroom and secondaries
- + Undercounter Kitchen Lighting: Wired for LED lighting under all kitchen wall cabinets
- + Wired for vanity lights at all bath vanities
- + Wired for pendant lights over kitchen island

Low Voltage / Security:

- + Security pre-wire: Included are pre-wiring for one siren, two keypads, hardwired contacts on basement and 1st floor exterior doors, and 2 motion detector or glass breaks main level and one motion detector or glass break in basement.
- + 2 Wireless Access Points (WAP) for wi-fi coverage
- + 2 pairs of speaker pre-wire only (homerun from main panel to speaker locations)
- + TV Wall Preps - 4 locations. This is defined as one media jack and one electrical outlet approximately 6' AFF.
- + 2" tube from attic to the panel for future wiring access
- + 7 Dual port outlets of 1 cat6e and 1 RG6QS homerun to each bedroom, family room, and additional location to equal 7 total.
- + Wired for low voltage power supply for doorbell at front door and interior chime.

Drywall:

- + Wallboard: 1/2" USG or equivalent gypsum board; nailed, screwed and glued.
- + Finish: Smooth finish throughout.
- + No drywall in unfinished basement area.

Exterior Finishes:

- + Brick (Queen size) and Hardie Planks and Paneling per plan
- + Cornice and Trim: Cornice with 8" frieze board 4" crown; wood corner boards.
- + Gutters: Pre-finished aluminum ogee style gutters with round downspouts.
- + Porches: Concrete floor with pavers, wood post and iron railing (per plan)
- + Front walkway: Paver walkway from driveway to front stoop.
- + Driveway: 4" poured concrete with broom finish.
- + Driveway Apron: Paver apron inset at the street

Cabinetry:

- + Custom cabinets per plan (Kitchen, pantry, bar, back office, main and upper laundry, and bathrooms)
- + The following cabinets shall be shop/trim built: Bookcases, Mud Room Cabinet and Bench

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Countertops:

- + Kitchen, Butler's Pantry - Quartz (refer to selection sheet)
- + Master & Powder Baths - Quartz, or Carrera marble (refer to selection sheet)
- + Secondary Bath & Laundry Room - Quartz (refer to selection sheet)

Trim:

- + All trim is paint grade material unless stated otherwise
- + Mudroom bench with locker style storage. Length per plan.
- + Crown: 7" Cove crown molding throughout main and upper level
- + Window & Door Casing: First Floor - 1 x 4 with backband molding (one piece) Second Floor - 1 x 4 with backband molding (one piece)
- + Baseboard: First Floor-1x10 MDF Base with base cap, Second Floor-1x 10 MDF Base with base cap

Doors:

- + 8'-0" Solid core doors on all floors
- + Three Panel interior doors throughout home.

Stairs:

Stair Design – per plan Stair Treads: - Bullnosed White Oak Treads stained to match hardwood floors
Stair Pickets to be iron. Refer to Look Book for Style
Metal Rails

Kitchen Appliances:

Wolf 48" Range w/ 6 burners and a griddle (SRT486G)
Subzero 48" Side by Side Refrigerator/Freezer with Internal Water/Ice Dispenser - Paneled
Wolf 30" Double Ovens
Wolf 24" Microwave Drawer
Cove Dishwasher – Paneled
Best 48" Hood Insert with 1200 CFM
Wolf 30" Warming Drawer – Paneled

Pantry Appliances:

KitchenAid 36" French Door Refrigerator/Freezer – Stainless Steel
Asko Dishwasher – Stainless Steel

Bar Appliances:

Fisher Paykel Single Dish Drawer – Paneled
24" Undercounter Beverage Center
Subzero 15" Ice Maker - Paneled

Tile:

Master Bath - Shower walls tiled to ceiling, shower pan and all floors areas
Secondary Baths - Tub and shower walls tiled to ceiling, All floor areas
Kitchen Backsplash - From countertop to wall cabinet or vent hood base
Laundry – Floor
Mudroom – Floor
Back Office – Floor
Back Powder Room – Floor

Paint Exterior:

- + Trim: Sherwin Williams exterior semi gloss latex exterior paint or equivalent. 2 coats (includes primer coat).
- + Siding: Sherwin Williams exterior flat latex exterior paint or equivalent. 2 coats (includes primer coat).

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Paint Interior:

- + Drywall: Sherwin Williams interior flat latex white base color. One overall color throughout house. Up to 2 additional light colors in flat latex is included.
- + Trim: Sherwin Williams Latex Based; semi gloss, - 1 Light Color
- + Ceilings: White or Wall color, 2 coats.

Floor Coverings:

- + Hardwood - 3" White Oak hardwood flooring, nailed down and finished in place. Includes 2 coats of polyurethane.
- + Hardwood Location: First floor and Second Floor except for areas listed for Tile (see below)
- + Carpet - None
- + Tile in all bedroom bathrooms
- + Engineered Hardwood or LVT – Basement (per allowance)

Fireplace:

- Great Room: 42" Majestic vented fireplace with a cast stone surround.
- Parlor: 42" Majestic Vented Fireplace with a marble surround
- Covered Terrace: 42" Majestic Fireplace with a brick surround

Locks & Shelving:

- + Exterior: Emtek Thumb latch handle with handle style on front door(s). Single cylinder deadbolt on all exterior doors.
- + Interior Locksets: Decorative lever handle in bronze by Emtek.
- + Closet Shelving:
All bedroom closets, coat closets, and linen closets - Custom closet system per plan

Glass & Mirrors:

- + Master Shower Door: Frameless shower enclosure. 80" tall.
- + Secondary Baths Shower Door: Frameless shower enclosure. 80" tall. (showers, only, no glass on tubs)
- + Master: Plate glass mirrors framed with trim to match the room.
- + Secondary Baths: Plate glass mirrors, width of vanity.
- + Powder Bath: Decorative Mirror

Landscaping:

- + Professionally designed landscape plan provided.
- + Allowance for all landscaping, landscaping walls and irrigation (material and labor) provided.
- + Landscape Wall shall be defined as any wall or structure on the property that is not part of the house or foundation and is less than 48" tall.
- + Any area disturbed during construction will be returned to a natural area and or pine strawed.
- + Grade sloped to provide drainage away from the home

Warranties & Closing Features

- + 1-Year Limited Builder Warranty with 3rd Party Inspection & Punch
- + 2-Year Limited Refresh Warranty with Inspection & Punch
- + 10-Year Structural Warranty provided by StrucSure and backed by Lloyds of London
- + Builder to provide Owner:
 - Pre-closing orientation and walk-through prior to occupancy/closing
 - Owner's Manual

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