

STANDARD SPECIFICATIONS FOR THE EAST MEADOW AT WETHERBURN COMMONS (as of 1/20/12)

FOUNDATION

Footers:	8"x24" 2500 P.S.I. poured concrete (except w/Superior Walls) w/ forma drain or 4" drain pipe
Foundation walls:	Concrete Block approx 8' high (8' or 9' poured concrete or Superior Walls optional)
Girders:	Steel I beam and column(s) as per plan
Basement floor:	3-4" thick concrete w/ a trowel finish
Basement electric:	Outlet and light sockets per Code
Radon provision:	Exhaust pipe extending from basement floor through roof w/receptacle for future fan in attic (if needed)

EXTERIOR WALLS:

Framing:	2x6 studs – 16" on center – 8' Ceiling height (9' ceiling height optional)
Sheathing:	7/16" OSB
Siding:	6" Carolina beaded vinyl siding (Your choice of color)
Manufactured Stone:	Included on certain plans-refer to specific house plan elevation

ROOF

Framing:	Roof trusses, engineered for each home, placed 24" on center
Sheathing:	7/16" OSB (Oriental Standard Board)
Roof Surface:	Thirty year fiberglass architectural shingles with ridge vent

INTERIOR FRAMING

Floor joists:	2x10 floor joists 16" on center OSB
Sub-floor:	5/8" tongue & groove 4'x8' sub-floor material glued & nailed 1/4" underlayment for vinyl flooring
Partitions:	2x4 studs – 12" on center

FIREPLACE

Gas Fireplace:	Direct vent gas fireplace (if shown on plan) w/wood & granite surround and granite hearth
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WINDOWS & DOORS

Windows:	Double hung, insulated low e-glass w/grids in all windows
Exterior doors:	Front door – insulated fiberglass door w/ doorbell 6' Glass sliding door w/ vinyl frame & screen to patio
Interior doors:	Raised panel paint grade doors

EXTERIOR TRIM

Soffit, Fascia, Trim:	Aluminum fascia & trim, vinyl soffit
Shutters:	Raised panel - front windows only (if shown on plan)
Spouting:	Seamless aluminum

INSULATION

Exterior walls:	R-21 bat
Ceiling above living area:	R-38 blown
Floor below living area:	R-19 bat (if required by Code)

STAIRS

Basement:	Boxed stairs made w/ yellow pine treads
Post & railing to 2 nd fl:	Oak, colonial style. Stained post & railing, painted spindles

PLUMBING

Water lines:	Flexible plastic
Waste lines:	PVC
Water heater:	50 gallon Electric (Gas optional)
Sump:	Pit only – separate dedicated electrical outlet for future installation of sump pump
Washer/dryer hook-up:	Washer & electric dryer hookup; dryer vent included, laundry tub (if shown on plan)
Exterior hose bib:	One in rear, one in front
Faucets:	Summerville's Eva Collection, Chrome
Fire sprinkler system:	Not standard - Pricing and Design available upon request

ELECTRIC

Main panel:	200 amp service w/circuit breakers
Interior fixtures:	\$1000 lighting fixture allowance at Yale Electric Supply
Exterior fixtures:	Light at all exterior entries; one double-headed spotlight in rear; one garage light as part of allowance
Receptacles:	Number and placement of electrical outlets per Code
Smoke detectors:	Hardwired & battery backup on all floors – placement per Code
Telephone/Cable:	One phone jack & one cable jack/bedroom; one cable jack in living/great room; one phone jack in kitchen
Light post:	Located near sidewalk
Mailbox & Post:	Located in front of house at curb

HEATING/COOLING

Unit:	Natural gas heat w/ electric central air conditioning
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INTERIOR FINISHES

Wall surface:	Drywall, fastened w/ glue & screws
Trim:	3.5" Colonial, semi-gloss white
Baseboard:	5.5" Colonial, semi-gloss white
Paint:	Latex paint sprayed & back-rolled on all walls & ceilings; semi-gloss white paint on trim & doors
Shelving:	Wire closet shelves & rods per plan (additional shelves & rods optional)
Hardware:	Polished brass knobs (brushed nickel and/or handles optional)

FLOOR COVERING

Carpet & Vinyl:	Included - Choose from standard samples
Hardwood:	Included in Foyer & Formal Dining Room – Additional areas as upgrade @ \$8/sq ft
Ceramic Tile:	Additional as upgrade @ \$12/sq ft

BATHS

Tub(s) & Shower(s):	White one-piece fiberglass unit (almond or bisk optional) w/ shower rod (shower door optional)
Toilets:	White standard height water savers (comfort height and elongated optional)
Vanities:	One piece cultured marble top w/ molded bowl(s), per plan (Included in cabinet allowance)
Faucets:	Summerville's Eva Collection - Chrome
Mirrors:	Plate glass – one at each vanity
Exhaust Fan/Light:	One per bathroom

KITCHEN

Cabinetry:	Allowance different for each model (custom cabinets optional)
Countertop:	Choice of standard laminate (granite or quartz optional)
Sink:	Stainless steel, double bowl (undermount optional)
Disposal:	1/3 horsepower included
Range/Oven:	Electric w/smooth-top – Included in appliance allowance (Gas optional)
Dishwasher:	Included in appliance allowance
Microwave:	Over stove - Included in appliance allowance (Outside venting optional)
Water line:	Water line to refrigerator space included
Appliances:	\$1,200 appliance allowance at builder approved stores (Range, Dishwasher & Microwave)

DINING ROOM

Chair rail and picture frame molding included (crown molding and/or tray ceiling optional)

GARAGE

Electrical:	One outlet; porcelain socket & bulb for lighting
Floor:	Sloped concrete
Walls:	Drywalled w/one tape coat only (painting optional)
Overhead Door(s):	16' Insulated raised panel - per plan
Door Opener:	Pre-wiring included as standard (opener w/remotes optional)

OUTDOOR AREAS

Patio:	E.P. Henry paver patio, 12'x12'
Porch/Stoop:	Concrete – per plan.
Walk:	Concrete from porch/stoop to sidewalk.
Driveway:	Macadam
Mailbox & Post:	Included

LANDSCAPING

Includes:	Lawn grading & seeding, shade tree in curb area and shrubbery at front walk area (\$300 allowance)
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