

HERITAGE HOMES

SPECIFICATION OVERVIEW

INTERIOR FEATURES

- Gas Fireplace Rush More 50" Clean Face Direct vent with Tru-Flame Technology Propane gas (Stone Surround, and Wood Mantle - from Builder's Samples)
- Staircase Red Oak Treads
- Pine Stringers and Risers
- Treads Stained to Match Floors
- Red Oak Railings Stained to Match Floors
- Poplar Square Spindles Painted White

FLOORS

- Red Oak ¾" 3 ¼ Nail Down
- Stain Choice and 3 Coats of Polyurethane

WALLS

- Int. Wall Finish 5/8th Sheetrock 3 Coats of Spackle
- Front Door 3' x 8' Fiberglass Panel Choice

DOORS

- Interior Doors First and Second Floor 1 ¾ x 7 Reeb Millwork PR 8782 or equal (2 Panel) Wood Stiles and Rails MDF Panels
- 1.75" Thick 7 high solid core interior doors
- 7' Door and Window Head Heights
- Garage Doors Lancaster Model 9' wide x 8' High Steel with Vinyl overlay with 2 electric garage door openers Model # 8355 Belt Drive

TRIM

- Window and Door Trim 3 ½" Primed Wood
- Base Molding 7" - 8" and 1" Shoe
- Crown Molding 5 ¼" - 6 all from Builder's Sample
- 1 Coat Primer, 2 Coats Finish Benjamin Moore
- White and Semi - Gloss White on all Trim

KITCHEN FIXTURES

- \$30K Custom Kitchen Appliance Package
- Exterior Kitchen Door to Deck 3' x 8' Full View Fiberglass from Therma Tru
- Kohler Purist Sink Faucet
- Kohler Strive Undermount Sink

MASTER BATHROOM FIXTURES

- Kohler Kelston Sink Faucet (2)
- Kohler Kelston Tub Filler
- Kohler Kelston Shower Faucet and Hand Held
- Kohler Kelston Toilet
- Kohler Caxton Undermount Sink (2)
- American Standard Serin Oval 66" Tub
- Frameless Shower Door with 1/2" Glass

BEDROOM BATHROOM WITH TUBS

- Kohler Devenshirn Sink Faucet
- Kohler Devenshrie Shower Faucet
- Kohler Undermount Sink
- Kohler Kelston Toilet

BEDROOM BATHROOM WITH SHOWERS

- Kohler Devenshirn Sink Faucet
- Kohler Devenshrie Shower Faucet
- Kohler Caxton Undermount Sink
- Kohler Bellweather Tub
- Frameless Shower Door 1/2"
- Kohler Kelston Toilet

POWDER ROOM

- Kohler Memoris Pedestal Sink
- Kohler Memoris Toilet
- Kohler Kelston - Kohler Kelston Toilet
- Kohler Kelston Faucet

PLUMBING

- Kohler plumbing fixtures
- Oversized Bathrooms tempered glass for all showers
- Kitchen Sink
- Dishwasher Hookup
- Water Line for Refrigerator
- Gas Oven Hookup
- (2) Hose Bibs
- Gas line for pool heater
- Gas line for barbecue
- Buried LP gas Tank 500 gallon

FRAMING

- Open Web Floor Trusses from
- Exterior Wall Framing 2" x 6"
- Interior Wall Framing 2" x 4"
- Roof Rafters 2" x 4"
- Walls and Roof ½" Plywood
- Roof Rafters 2" x 10"
- Advantec ¾" Plywood Sub Flooring

TILE

- All Bathroom Floors \$6.00 per SF Allowance for Ceramic or Porcelain Tiles
- Tile Shower Pans \$6.00 Per SF Allowance for Ceramic or Porcelain
- Tile Kitchen Backsplash \$6.00 per SF Allowance for Ceramic or Porcelain Tiles

BATHROOM MIRRORS

- All bathrooms have a 24" x 30" mirror over Bathroom sinks Buyers can purchase decorative mirrors or medicine cabinets builder will install.

FINISHED BASEMENT

- Family Room as per plan
- Bedroom
- Gym (equipment not included) Floor to Ceiling Mirror (1 Wall Only)
- ¾" Rubber Tiles on Floor
- (2) 4' x 5' Glass Windows With Low Iron Glass
- Utility Room / Mechanical Room
- Interior Doors 1 ¾" x 7' REEB Millwork 2 Panel
- Exterior Basement Door 36" x 7' Fiberglass Thema Tru
- 3 Piece Bath Sink, Toilet and Shower
- Tile For Bathroom Floor and Wet Area to Ceiling and Shower
- Shower Door 3/8" Glass
- Basement Floor Corelux Vinyl Blank

FOUNDATION

- Footing 12" x 20" Poured
- Walls 10' x 9' Poured Concrete
- 4 Concrete Slab

INSULATION

- Open Cell 10" Foam Roof Rafters
- Closed Cell 3" on all Box Headers
- Exterior Walls 2" Closed Cell with R-13 Batt Insulation
- Rockwool Sound Deadening in Interior 3 Inch Walls Exterior 6 Inch Walls

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SPECIFICATION OVERVIEW

EXTERIOR FEATURES

- Cedar Shake Shingle Siding
- Crushed Stone Private Driveway
- Irrigation System with Timer
- Aluminum Gutters and Leaders
- Front Covered Porch
- Exterior Lighting
- Landscaping with Privacy Trees
- Fenced in Yard
- Pella Windows & Doors
- Ipe Decking Throughout
- Azek Casting and Trim Work
- Overhead Automatic Garage Doors

GUNITE POOL

- 20' x 40' Heated Gunite Saltwater Pool

EXTERIOR TRIM

- Azek or equal

GUTTERS AND LEADERS

- Aluminum 1/2 Round Leaders

CEDAR SIDING

- Maibeck Double Dip cedar shakes color from builder's samples

HOUSE WRAP

- Blue skin or equal on all exterior walls and Blue skin roof wrap

GEO THERMAL

- Heating and Cooling Specifications Attached

FENCING

- 4' Wire fencing on sides and rear
- 54" Black Aluminum Estate Fencing

ROOFING

- Owens Corning duration series lifetime warranty

LAWN

- Sod Installed Front and Back Yard
- Sprinkler System for Front and Rear 8 Zones

EXTERIOR TRIM

- ACQ Framing structure
- 5/4 x 4" IPE decking installed with clips
- Deck off living room 14x 20
- Deck off den great room 14 x 15
- Deck off Kitchen 4' x 10'
- Front deck 6 'x 20' (1 inch tongue and groove IPE)

DRIVEWAY

- Crushed Bluestone 12' Foot Wide with Belgium Block Curbing and Apron

TECHNICAL FEATURES

- Geothermal/Electric Gas Heating
- Solar Ready
- 2x6 Exterior Wall Construction
- Gypsum Wallboard & Ceilings
- Mold and Moisture Resistant Wallboards in Bathrooms
- Durock Cement Backer Board in all Shower and Tub Areas
- Insulation System Energy Conservation

CEILINGS

- First floor ceiling 9'
- Second floor ceiling 8'
- Basement 9' ceilings

APPLIANCES

- Allowance \$30,000.00

COUNTERTOPS

- Kitchen and bathroom granite or quartz

VANITIES & KITCHEN CABINETS

- Fabuwood (Layout and style to be approved by client)

ELECTRICAL FEATURES

- Home Automation
- Pre-Wired for TV/Internet/Phone/Audio
- Recessed Lighting Package
- Pre-Wired for Smart Home Package
- Exterior Lighting Package
- GFI Outlets in Wet Areas
- Smoke and CO Detectors Throughout
- All Wiring to State Code / Every 12 Ft
- 400 - AMP Service
- 110 recessed lights 1) 6"-HALO LT560 2) 4"-HALO LT460
- 20 Ceiling and Wall Boxes for Fixtures and or Fans, Decorative Fixtures to Be Supplied
- Wiring for Pool Equipment
- LED strip Lights in Garage
- Switch and Receptacles Decora
- Cable Location in all Bedrooms
- Smoke and CO Detectors
- Wiring for All Appliances
- Pre Wire for AV Smart Home
- All Wiring to code
- All Outlets outside are GFI at Every Exit
- All Switches and Receptacles Decora or Equal