

FIRST FLOOR (ENTRY WAY, MASTER BEDROOM, MASTER BATH):

- Porcelain in Entry Hall
- First Bedroom Carpet
- Travertine Floors in Bathroom and Shower
- Quartz Countertops
- Undermounted Sink
- Moen Plumbing Fixtures

Master Bathroom:

- Porcelain Tile, Bath & Shower Tile
- Free-Standing Jetted Corner Tub or Soaking Tub
- Frameless Shower
- Moen Plumbing Fixtures
- Undermounted Sink
- Quartz Countertops
- Shaker Cabinets

SECOND FLOOR (KITCHEN, DINING, LIVING ROOM, TWO BEDROOMS, SECONDARY BATH, POWDER BATH):

- Solid Oak Floors throughout Second Floor (Finish to be Determined)
- Wood Treads on Stairs
- Quartz Countertops
- Subway Backsplash
- Shaker Cabinets
- Powder Room with Pedestal Sink
- Under Cabinet Lighting

APPLIANCES:

- Washer: Samsung WF42H5000AW
- Dryer: Samsung DV42H5000EW
- Dishwasher: Samsung DW80M2020US
- Cooktop: Samsung NX58K3310SS
- Microwave: Samsung ME16K3000AS
- Refrigerator: Samsung RS25J500DSR

Secondary Bathroom:

- Porcelain Flooring in Shower/Bath
- Quartz Countertops
- Undermounted Sink
- Moen Plumbing Fixtures
- Shaker Style Cabinets

MECHANICAL SPECIFICATIONS :**Foundation:**

- Engineered Post Tension Foundation
- 3,000 PSI Concrete
- Engineered Building Pads

Frame and Cornice:

- Engineered Structural Framing
- Yellow Pine Ceiling Joists 16" (+or-) O.C.

- Yellow Pine Rafters, 16" (+or-) O.C.
- 7/16" OSB Roof Decking with TechShield Radiant Barrier
- 7/16" OSB Sheathing
- Engineered Wood Trusses per Floor
- 3/4" Tongue and Groove Subfloor
- Cem Plank Siding
- All Subfloor is Glued, Nailed and Screwed
- Anthony Power Beams
- Windstorm per Plans and Codes

Windows:

- Aluminum Frame, Insulated (Double pane), Clear Glass with Low-E

Ceiling Heights:

- 10' First Floor
- 10' and 12' Second Floor

Masonry:

- 3/4" Conventional Stucco System
- Conflex Elastomeric Coating

Roofing:

- 30-Year Roof Shingle

Air Conditioning and Heating:

- 4 Ton 14.5 SEER System
- Dual Zone A/C
- Champion Condensing Unit
- Champion Furnace
- R-8/6 Silver Flex Duct in Attic
- Programmable Thermostats

Electrical:

- All Copper Wiring throughout the House
- GFI Safety Switches where Required by Codes
- 150 AMP Main Electric Panel
- All Other Electrical Wiring as per Floor Plans
- Recessed Can Lighting
- Chrome in Baths; Chrome in Dining

Plumbing:

- CPVC Vents and Drain Pipes
- Black Steel Pipes for Gas
- Insulated Exposed Water Lines
- (1) Water Heater
- Moen Chrome Plumbing Fixtures

Insulation:

<i>Area:</i>	<i>Material:</i>	<i>R-Value:</i>	<i>Thickness:</i>
Exterior Walls	Batt	R-13	3.5"
Ceilings	Batt	R-19	6.25"
Attic	Blown Cellulose	R-38	12"