

SOUTHWOOD COMMONS

BUILDING SPECIFICATIONS

FOUNDATION:

Poured concrete, 10" thick walls with 4" thick floors.

EXTERIOR WALLS:

Exterior Framing: 2"x 6" with maintenance free vinyl siding and trim. Garage framing is 2" x 4"

INSULATION:

Walls: R-15 fiberglass insulation

Roof: R-49 fiberglass insulation

Basement Ceiling: R-30 fiberglass insulation

ROOFING:

30-year architectural shingles; continuous drip edge along all eaves; ridge vents with soffits to ventilate attic.

WINDOWS:

United thermo pane tilt-in windows internal grills, full screens. Window locations and sizes per Builder.

EXTERIOR DOORS:

Six panel fiberglass or steel insulated (style per plan).

GARAGE DOORS:

White steel with vinyl interior w/ 2 remotes

INTERIOR WALLS AND CEILINGS:

Walls: ½" blue board with smooth skim coat plaster

Closets and ceilings: Texture or sand finish

1st Floor Ceilings 9 feet; 2nd Floor 8 feet

INTERIOR DOORS & TRIM:

Smooth six-panel masonite doors.

5 ¼ Baseboard on 1st & 2nd floor windows & doors

Crown molding in first floor living areas

(excludes bathroom & laundry room)

Chair rail & wainscoting in dining room only

PLUMBING:

All plumbing to be in accordance with state and local codes. Decorative plumbing fixture package from Builder's options

2 exterior spigots (1 in front & 1 in back)

ALLOWANCES:

Appliances - Stainless Steel \$2,000

Kitchen & Bath Cabinetry - \$12,400

Granite Countertops - \$4,200

Lighting & Mirrors - \$1,000

Carpet - \$3.50 Per Sq. ft / Tile - \$3.50 Per Sq. ft

MIRRORS, LIGHTING & CLOSETS:

Wire shelving in bedroom, linen and pantry closets
Mirrors over the bath vanities. (See mirror and lighting allowance) (bath accessories are not included.)

CABINETS & COUNTERTOPS per plan:

Countertops: Granite in kitchen & 2nd Floor Baths

Cabinets: from Builder's options.

APPLIANCES:

GE appliances include stainless steel oven/gas range, microwave & dishwasher

***Does not include refrigerator**

FLOORING:

Hardwood: 3 ¼" oak on 1st floor, stairs & 2nd flr hall

Tile: baths and laundry room.

Carpet: bedrooms; one carpet throughout from Builder's options.

INTERIOR PAINT:

One coat primer plus one coat of flat latex walls. All trim doors primed plus one coat of semi-gloss.

Colors: 2 interior flat wall colors and 1 interior semi-gloss trim color throughout from Builder's options.

HVAC:

Forced hot air by propane heat with central air.

2 heating/cooling zones.

Instantaneous (tankless) Hot Water System

ELECTRIC SERVICE - 200 AMP:

Underground service; outlets and switches per code,

Decorative lighting package from Builder's options.

Includes 8 interior recessed lights

2 exterior electric outlets (1 in front & 1 in back)

PULL DOWN STAIRCASE:

To attic (plan specific)

SEWERAGE DISPOSAL & WATER SERVICE:

Private well & septic system

DRIVEWAY & LANDSCAPING:

Asphalt driveway per plan;

lawn areas to be graded loomed and seeded

Front with decorative planting

PORCHES & DECKS per plan:

Front porch: Precast stair system

Rear: *Precast stair system & patio 12 x 12 pavers*

SHUTTERS:

Plan specific (front of house only)

TELEPHONE/CABLE:

Three telephone jacks, Five cable jacks.

1 internet connection. Locations per Builder/per plan.