



## 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  
1<sup>st</sup> Floor Ceilings 9 feet; 2<sup>nd</sup> Floor 8 feet

#### **INTERIOR DOORS & TRIM:**

Smooth six-panel masonite doors.  
5 ¼ Baseboard on 1<sup>st</sup> & 2<sup>nd</sup> 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 - \$3,200**  
**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 & 2<sup>nd</sup> 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 1<sup>st</sup> floor, stairs & 2<sup>nd</sup> 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.