



**WINCHESTER**  
ESTATES  
**LOVLEY**  
DEVELOPMENT

**STANDARD SPECS**

**Foundation**

10" Foundation Walls

10' x 25' Footings

**Structural**

Exterior 2 x 6 x 16" on center

Interior 2 x 4 x 16" on center

Sub Floor 3/4 Tongue & Groove

Exterior Sheathing 1/2 COX Plywood

Exterior Sheathing 7/16 OSB Board

**Siding**

Vinyl Clap Board Siding

Vinyl and Aluminum Trim

Corner Posts and Skirt Boards

Aluminum Gutters and Leaders

Shutters located on Front of House

**Windows**

Windcore 500 Series with Low E Glass

Double Pane Insulated Argon Gas Filled

Double Hung Tilt Windows

Screens and Grills

**Roofing**

30 Year Architectural Shingles

**Exterior**

Process Driveway with Paved Apron

Paver Brick Walk to Front Door

12' x 16 Rear Patio

Lot Finished, Graded and Seeded

**Insulation**

Barricade Housewrap

2nd Floor Ceiling R-49

Exterior Walls R-21

Basement Ceiling R-30

**Heating, Venting & Air Conditioning**

2-Zone Gas Hot Air Heating with A/C

Dryer Venting to Outside

Attic Scuttle

Soffit and Ridge Vent

**Fireplace**

Gas Free-Standing Fireplace with Marble -

- and Wood Mantle

**Plumbing**

Kitchen Sink, Double Bowl, Stainless Steel -

- Under Mount

One Piece Fiberglass Tub or Shower

Faucets - Delta or Equal

2 Exterior Faucets Provided

Washer & Dryer Hookup

Plumbing Supply Line: Copper/Pex

Drain Lines: ABS

Tiled Shower located in Master Bath

3/8" Frameless Master Shower Door

**Electrical**

200 Amp Service

Garage Pre-Wired for Openers

2 Exterior Plugs

Smoke Detectors Provided Per Code

1 Phone Jacks, 5 Cable Jacks

Fan Lights located in all Baths

**Appliances**

Dishwasher by GE Stainless Steel

Range Electric Self-Cleaning by GE Stainless Steel

Microwave by GE Stainless Steel

Refrigerator by GE Stainless Steel

**Flooring**

Oak Flooring located in Foyer, Kitchen, Dinette -

- Dining Room, Family Room and 2nd Floor Hall

Tile located in Mudroom and Baths

Wall to Wall Carpeting in all areas, \$18.00 per Yard

**Interior Finish**

6 Panel Style Interior Doors (Masonite)

White Pine Trim Colonial Type

Pine Cased Openings Colonial Type

Walls Painted 2 Coats - Color TBD

Trim Painted White Semi-Gloss Latex

Moisture Resistant Sheetrock around Tubs

Ceilings Sprayed Flat White

Stairs to be Oak Treads and Popular Risers

French Paneling with Crown Molding and Chair -

- Railing in Dining Room

**Cabinets**

Custom made Raised Panel Cabinets & Vanities

Granite Counter Tops in Kitchen and Baths