



WILLOW BROOK

E S T A T E S

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 CDX 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 Low E Glass
Double Pane Insulated Argon Gas Filled
Double Hung Tilt Windows
Screens and Grills

Roofing

30 Year Architectural Shingles

Exterior

Paved Driveway
Paver Brick Walk to Front Door
Lot Finished, Landscaping to Site Plan, -
- Graded and Seeded

Insulation

Barricade Housewrap
Attic Ceiling R-49
Exterior Walls R-21
Basement Ceiling R-30

Heating, Venting & Air Conditioning

1 Zone Gas Hot Air Heating with A/C
Dryer Venting to Outside
Attic Scuttle
Soffit and Ridge Vent

Deck/Patio

10' x 12' Paver Brick Patio

Fireplace

Gas Free-Standing Fireplace with Marble -
- and Wood Mantel

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
1/4" Master Shower Door
50 Gallon Electric Hot Water Heater

Electrical

200 Amp Service
Garage Openers Included
2 Exterior Plugs
Smoke Detectors Provided Per Code
1 Phone Jacks, 4 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
Refrigerator Stainless Steel

Flooring

3-1/4" Oak Flooring located in Foyer, Kitchen, -
- Dining Room, Family Room and Hallways
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 Flat Latex - Color TBD
Trim Painted White Semi-Gloss Latex
Moisture Resistant Sheetrock around Tubs
Ceilings Sprayed Flat White

Cabinets

Custom made Raised Panel Cabinets & Vanities
Granite Counter Tops in Kitchen and Baths