



**BIRCH HILL**  
*Estates*

**SPECIFICATION SHEET**

**FOUNDATION**

10" Poured Concrete

**BASEMENT FLOOR**

4" Poured Concrete

**FRAME**

2X6 Walls

2X10 Ceiling Joists

2X10 Rafters

Walk up Attic with  $\frac{3}{4}$  Plywood Flooring

**FLOORING**

$\frac{3}{4}$ " Advantech

**SHEATHING**

$\frac{1}{2}$ " Plywood on Roof,  $\frac{1}{2}$ " OSB on walls

**ROOF**

30 Years Architectural

Gutters

**WINDOWS**

Vinyl Clad Tilt out

Grills in Glass

**EXTERIOR DOORS**

Steel Insulated

**GARAGE**

Two or Three Car Garage, Openers

**FIREPLACE**

Zero Clearance, Gas

**DECKS**

12X16, Azak with PVC Rails

6 Foot Sliders

**INSULATION**

R-23 in Walls, R-38 in Ceiling

**HEATING AND AIR CONDITIONING**

95% Plus Gas FHA, AC, 2 Zones

**ELECTRIC**

200 Amp Circuit Breaker Protected

16 Recessed Lights

Overhead Lights in all Rooms

**SMOKE, HEAT AND CO2 DETECTORS**

According to Code

**PLUMBING**

Rinnai on Demand Hot Water Heater

2 outside Spigots

Kohler or Equal Fixtures

Under mounted Sinks in all baths,

1 in Kitchen

**WALLS**

Skim Coat Plaster

**CEILINGS**

Skim Coat Plaster

Textured or Sand Finish

**INTERIOR CLOSET SHELVING**

White Vinyl Coated

**INSIDE DOORS**

4 Panel Hard Board Doors (Painted White)



**SIDING**

Vinyl

**INTERIOR TRIM**

3 1/2" Colonial Casing  
(Painted White)

5 1/2" Colonial Casing  
(Painted White)

Crown molding and shadow boxes  
In dining room

**KITCHEN CABINETS**

20,000 Allowance

Kitchen Cabinets, Bathrooms

Vanities, Granite Countertops

**APPLIANCES**

GE Stainless Steel \$3,000 Allowance

Range, Dishwasher and Ducted Microwave

**PAINTING**

Interior Trim- Painted White

Interior Doors- Painted White

Interior Walls- Painted White

Color changes \$150 per Room

**FLOORS**

Kitchen....Hardwood

Bathrooms, laundry - Tile (\$4.00 sq. ft. Allowance)

Foyer...Hardwood

Dining Room - Hardwood

Study....Hardwood

Stairs/Upper Hall - Hardwood

Family Room...Hardwood

Bedrooms...Carpet \$25.00 per square yard

ALL HARDWOOD CLEAR POLYURITANE CHOICE OF SATIN, SEMI GLOSS OR GLOSS FINISH

**TELEPHONE & CABLE**

Pre-Wire in all rooms except Baths

**SEWER**

Public Sewer System

**WATER**

Public Water Supply

**DRIVEWAY & WALK**

3" Asphalt, Paver walk

**LANDSCAPING**

Lot Graded, Loamed & Hydro seeded

Bushes with Hemlock Mulch

**ALLOWANCES**

Lighting \$1200 Allowance

Additional recess \$150 ea

Additional cable and phones \$ 75 ea.

Ceiling fans (No Fixture) \$125 ea.

**NOTE:**

*Builder reserves the right to substitute and make changes as conditions may require with equal or better-quality substitutions.*