



HERITAGE LANE
BUILDERS

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Modena.

"Schedule A"

Date: December 6, 2017
Customer Name:
Phone #'s:
Email Address:
Project Location:

The following are the specifications for the home to be built at

FOUNDATION:

- 16" x 20' (25 MPA type 50) concrete piles for the house
- 8" x 4' ICF formed foundation wall with a 4'-4 1/2" pony wall for the house
- 4" (25 MPA) concrete floor in basement on 8" of clean drain stone covered with a 6mil CGSB poly
- 16" x 20' Concrete piles for the garage
- 8" x 24" garage grade beam
- 5" concrete garage floor with steel reinforcements as per plan

DRIVEWAY & APPROACH:

- Concrete front pad with 2 risers by front entrance as per plan with a broom finish
- A concrete driveway and walkway to home with a broom finish
- A garage to house step

FRAMING – Floor joists, Subfloor, Beams & Walls:

- 14" pre-engineered floor joists
- 3/4" T & G Edgegold floor sheathing, glued & screwed to joists
- 2" x 6" exterior walls framed for the house
- 2" x 4" exterior walls framed for the garage
- 2" x 4" interior walls
- Exterior walls to be sheathed with 7/16" aspenite
- Main floor wall height to be 8'

FRAMING – Roof:

- Trusses to be 24" on center as per manufacturer drawing
- Roof pitch to be 5:12 with a 12" heel height
- Roof to be sheathed with 7/16" aspenite

WINDOWS & DOORS:

- Tripane clear windows throughout, except lower level dual pane low-e slider windows
- Front entrance door to be fiberglass with the others being steel
- Window styles as per plan

EXTERIOR FINISH-Shingles, Soffit, Fascia & eaves trough:

- 25 year IKO Cambridge Shingles
- Gentek colored vented aluminum soffit with a 6" fascia
- Gentek colored aluminum eaves trough with downspouts & flip-ups
- Gentek colored aluminum garage door cladding to match soffit & fascia

EXTERIOR FINISH – Siding:

- Vinyl siding & shakes for exterior of home as per plan
- Detail on front of home as per plan
- One layer of building wrap (Tygar) on exterior walls

EXTERIOR FINISH – Overhead doors:

- One 9' x 8' Overhead panel door
- Overhead door has an Insulation value of R9
- Comes with garage door opener and remote

INTERIOR FINISH – Poly, Insulation & Drywall:

- Ceiling and Exterior walls to be caulked and covered with a 6 mil CGSB poly (House)
- Exterior walls to be insulated with an R20 batt insulation (House)
- Ceiling to be blown-in R50 insulation (House)
- Spray foam insulation between floor joists
- ½" ceiling & wall drywall (House)
- Common wall between garage and house to be 5/8" fireguard
- Chamfered corner beads
- House to be mudded & taped (Not the basement)
- Basement ICF and Pony wall to be covered with ½" drywall

INTERIOR FINISH – Finishing package, Hardware & Painting:

- White Spray lacquer 2-Panel Smooth Style hollow core slab doors & bi-folds throughout
- White Spray lacquer #425 MDF baseboard & #423 & 1"x5" MDF casing throughout the home
- White Spray lacquer all the woodwork
- Door hardware to be a standard Schlage product (Exterior, deadbolts, privacy & passage)
- 1 wall color and a standard white ceiling color have been allowed for this house

INTERIOR FINISH – Cabinetry, Bathroom Accessories & Flooring:

- Cabinetry (Kitchen cabinets & bathroom vanities):
 - *Stained Oak cabinets in the kitchen*
 - *Stained Oak cabinet for the vanity*
 - *Laminate Counter Tops throughout*
 - *Standard Hardware*

- Bathroom accessories (towel bar, hand towel ring, paper holder & mirrors):
 - **Standard**
- Flooring & Kitchen Backsplash:
 - **Sheet vinyl installed in the foyer & bathroom**
 - **Laminate installed in the living room, kitchen, dining room, hall and stairs**
 - **Carpet installed in the bedrooms and on the stairs to the basement**

INTERIOR FINISH – Central Vacuum:

- Central vacuum piping roughed-in or stubbed in to basement only

ELECTRICAL:

- Light fixtures, door chime kit & light bulbs
 - **Standard**
- 200 AMP combination service
- Lights, plugs & switches as per electrical code
- Mts & cable/satellite outlets
- All wiring for refrigerator, stove, microwave, dishwasher, washer, dryer & garage door opener
- All bathrooms & kitchen are equipped with GFI plugs
- Wire HRV
- Smoke & carbon monoxide detectors as per code
- Christmas light plug with switch
- Two exterior weather proof plugs
- Wire electric furnace
- Wire electric HWT
- Central vacuum plug
- Plug in the island

PLUMBING:

- All fixtures to be a standard single lever
- Double stainless steel sink in the kitchen
- One china basin in the bathroom
- One toilet with lined tank in the bathroom
- Rough-in for dishwasher
- One piece Mirolin 5' tub/shower combo, white, in the main bathroom
- Vegetable sprayer on kitchen sink
- One sump pit with sump pump and plumbing
- Two exterior lawn services
- Hot & cold valves with drain stack for washing machine
- A Giant 60 gallon electric HWT

HEATING & VENTILATION:

- Galvanized duct work throughout
- Ducting for range hood to be vented outside
- Dryer vent
- Fresh air intake

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- Digital programmable heat/cool thermostat & de-humidistat control for the HRV system
- Fantech Heat Recovery Ventilator
- 20 minute flush mount timers for the HRV system
- 1 ton Air conditioner
- Electric furnace

PERMITS & FEES:

- Building permit
- Home warranty program registration
- Lot surveying certificate (This is NOT a Building Location Certificate)

EXCAVATION, BACKFILL & LANDSCAPING:

- Basement excavation and backfill
- Rough grading to a positive slope away from the home

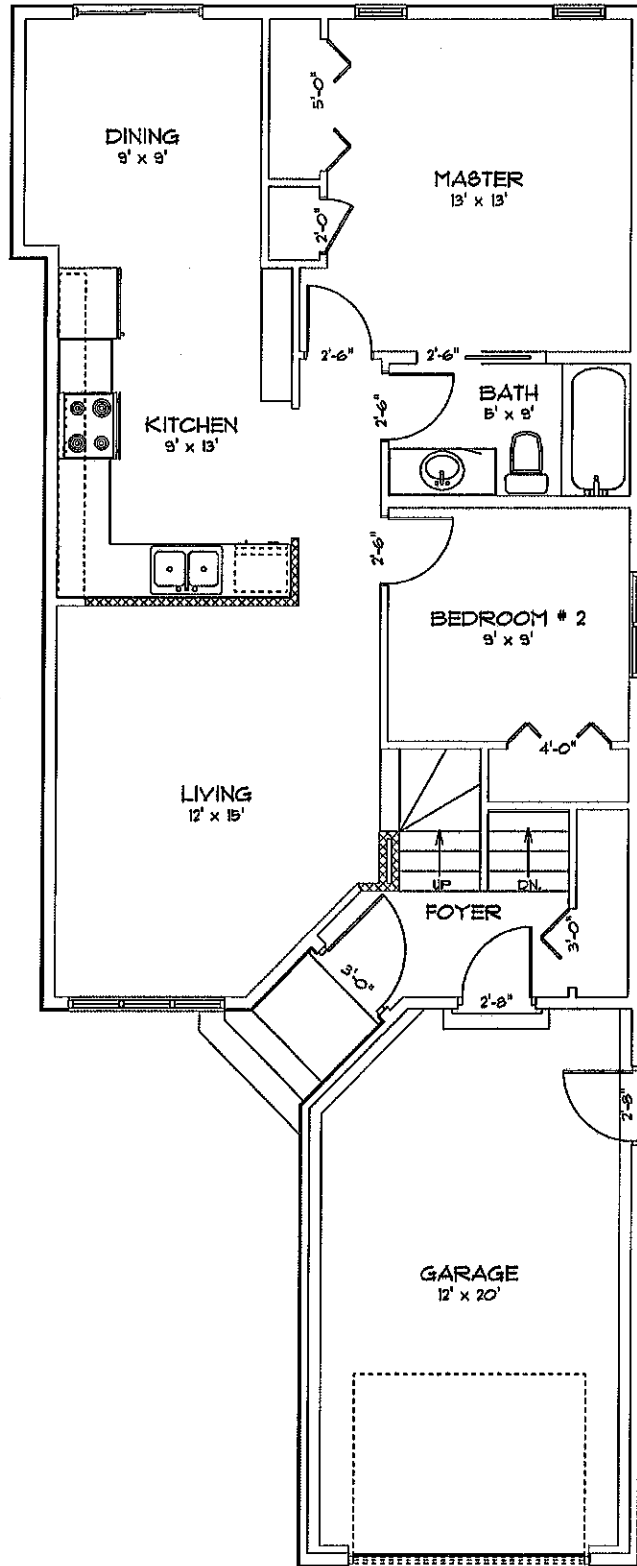
MISCELLANEOUS:

- Home is to be cleaned prior to move in date

WATER & SEWER SERVICES:

- Full connection to town water & sewer

The Modena Floor Plan



MAIN FLOOR PLAN

AREA: 878 SQ.FT.