

## *SANDPIPER LANE*

### *BUILDING SPECIFICATIONS*

#### **EXTERIOR:**

36" insulated front door  
Rear wall lantern  
Exterior frost-free hose bib  
Two exterior electrical GFI outlets  
Hardie cement board for all exterior trim  
Facia and Rake boards in white PVC  
Aluminum gutters and downspouts leading to infiltration systems  
Composite decking  
White tilt-in, double hung, low E insulated double pane with argon gas filled between panes, captured grilles, Andersen vinyl frame and full screens for operable windows.

#### **WALLS/TRIMS/DOORS:**

1/2" blue dry wall with smooth finish  
Two panel solid-core door  
Drywall with smooth finish  
Walls painted with one primer and two finish coats  
Ceilings are smooth finish and painted white,  
3 1/2" flat wood casing  
Baseboards are one piece 5 1/4"

#### **CABINETRY AND COUNTER TOPS:**

KraftMaid cabinetry  
Quartz counters in kitchen  
Quartz counters in baths

#### **APPLIANCES:**

See list agent for separate handout

#### **FLOORING:**

4" white oak throughout house except full bath  
Stairway is white oak treads and handrails and white semi-gloss risers

#### **ENERGY EFFICIENCY:**

Energy Star Home and Home Energy Rating System (HERS)  
Forced warm air high efficiency two-zone with central air-conditioning. Energy recovery ventilation (ERV) unit included.  
Hot water heater  
Spray foam insulation in ceiling areas, basement ceiling, and exterior walls  
R-13 fiberglass batt insulation in demising wall and bathroom walls for sound dampening

**ENERGY EFFICIENCY (CONT'D):**

One programmable digital thermostat per finished floor

**ELECTRICAL:**

200 amp service

Hard wired smoke detectors with battery backup and combination smoke/carbon monoxide detectors per building code.

GFI outlets in kitchen, baths, and exterior

\_\_\_\_\_ recessed lights per unit

Four cable lines and two telephone homers outlets (smart home ready)

**PLUMBING:**

PEX plumbing

16-gauge under-mount single bowl sink in kitchen

Single lever chrome faucet with spray head

Water supply for the ice maker

Toilets elongated comfort height

Master bath has tiled shower

**FRAMING:**

2x6 framing 10" on center in most locations

Floors are engineered I-joist

Zip system exterior walls and roof sheathing

30 year architectural roof shingles

**MISCELLANEOUS:**

Oak hand rail and white painted balusters

Frameless mirror, shower rod, towel rod, robe hook, towel ring, toilet paper holder

*(some things that crossed my mind while doing this.....Outdoor shower, landscape plantings, window boxes, mailbox, privacy fence)*