BASEMENT & FOUNDATIONS
Walls: 3000 PSI; 8’-10” poured concrete, damproofing included
Trench Footings: 2500 PSI
Basement Windows: One egress window in well, location to-be-determined.
Basement Floor: 4” nominal thickness, 2500 PSI Concrete, with a six mil vapor retarder over pea stone or sand

FRONT PORCH
Poured concrete decking. Railing, posts, skirt and/or stairs per plan; painted to match exterior trim.

FLOOR FRAMING
Floors: Engineered wood I-joists; sized per plan
Sub-floor: 3/4” tongue and groove OSB to be glued, nailed, & screwed

WALL FRAMING
Exterior Walls: Conventional 2x6 studs on exterior walls, 16” O.C. throughout
Sheathing: 7/16” OSB sheathing covered in house wrap vapor barrier

SIDING
Vinyl Siding: As shown on elevation, shall be American Herald or equivalent, double 4” woodgrain cedar type per Builder’s standard colors
Stone Accent: As shown on elevation, front only; shall be Quarry Ridge Stone or equivalent and chosen from Builders standard color palette

EXTERIOR TRIM
Fascia & Trim: Wrapped in white aluminum, maintenance-free
Soffits: White vinyl, maintenance-free soffit vents

WINDOWS & PATIO DOORS
Windows: Jeld-Wen or equivalent, white vinyl, double-glazed, low-E, single hung per plan. V-2500 series with grille design on front elevation windows only, balance of windows no grille pattern.
Screens: Fiberglass mesh screens provided on all operating windows

GARAGE & GARAGE DOORS
Garage: Two car side-entry garage (per plan); one Stratford by Amarr – 16’ x 7’ raised panel sectional overhead door or equivalent
Garage Opener: Pre-wired for future door opener installation
Garage Floor: 4” nominal thickness, 2500 PSI concrete, with a 6 mil vapor retarder over pea stone or sand
Garage Walls: 5/8” type X drywall on walls and ceiling, fire-taped only.

EXTERIOR DOORS
Main entry: Jeld-Wen or equivalent 3’0”x 6’8” steel, fire-rated raised panel
Rear Door: Jeld-Wen or equivalent 2’8” x 6’8” steel frame, ¾ glass with between-the-glass grilles, swing style door or white vinyl sliding glass door, per plan
Garage-to-House: Jeld-Wen or equivalent 2’8” x 6’8” steel, fire-rated raised panel

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ROOFING
Framing: Pre-engineered trusses, 24" O.C. per plan. All trusses covered with 7/16" O.S.B. sheathing with ply-clips
Shingles: Certainteed, BP, GAF/Elk or equivalent, self-sealing, 30 year dimensional asphalt shingles or equivalent with 15# asphalt felt covering entire roof
Valleys: 90# rolled roofing
Eaves: Water guard as required
Roof /Soffit Vents: Per plan

INSULATION
Exterior Walls: Nu-Wool blown-in, R-21 value
Basement Walls: Ecocell by CMS insulating panels with R-10 value
Ceilings: Nu-Wool blow over R-38 value in flat ceiling areas.
Garage Ceiling: When there is living space above

DRYWALL
Interior: 5/8” drywall all 24” o.c. ceilings, ½” drywall 24” o.c.; glued and screwed to framing, finished and sanded smooth to a level 4 finish. Garage walls and ceilings one layer of 5/8” type X drywall, fire-tape (not a finish coat).
Tub/Showers: ½” mold moisture resistant drywall in tub and shower areas.

GUTTERS & DOWNSPOUTS
Gutters: 5” seamless K-style, pre-finished aluminum gutters and downspouts. Gutters installed on first floor overhangs and entrances/garage. Colors per Builder’s palette.

INTERIOR DOORS & TRIM
All Doors: Jeld-Wen or equivalent, 6’ 8” x 1’3/8” molded wood composite interior doors, six or two panel option configuration.
Shelving: Vinyl-coated wire shelving installed per standard configuration in all closets and pantry
Casing: Medium density fiberboard (MDF) 3” wide O.G. paint grade
Base: Medium density fiberboard (MDF) 4 ¼ ” wide O.G. paint grade
Shoe molding: Painted pine throughout vinyl and wood floor areas; Kitchen cabinet area shoe molding stain to coordinate with color of Kitchen cabinets.

FINISH HARDWARE
Front and Garage-to-House Door: BHP or equivalent single cylinder keyed entry set with “dead” bolt lock set
Interior: BHP or equivalent round knob style handles on all swing doors; ball type pull handles on all bi-fold doors; and privacy style handles on all bathrooms and bedrooms
Hinges and Door Bumps: Brushed nickel finish, three hinges per door, bumps one per door
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PAINTING & STAINING
Interior Walls & Ceilings: Sherwin-Williams ProMar 200/400. Walls: one coat latex flat primer; one coat latex flat from Builder's standard color. Ceilings: White
Interior Trim/Doors: Sherwin-Williams ProMar one coat- enamel undercoat, one coat-latex semi-gloss (white)
Exterior Wood Siding & Trim & Ext. Door: Sherwin Williams paint stain or equivalent; one coat in white

CABINETS
Aristocraft Sinclair (birch) series or equivalent cabinetry

COUNTERTOPS
Granite from Builder’s selections (Kitchen, Main & Master bath)

MIRRORS & SHOWER DOORS
Mirrors: 40” high, full width of vanity, within 1” of side wall; Powder room to have an oval mirror above pedestal sink
Shower Doors: Aluminum frame obscure glass on Master Bath shower stall only

FLOOR COVERINGS
American Olean Avante, Belmar, Bevalo and/or Castlegate or equivalent 12” x 12” ceramic tile on floors of Master/Main bath.
Ceramic Tile: Fastball by Shaw or equivalent in one color over a 6 lb. rebond pad in all areas not covered with Ceramic Tile, Linoleum, and Wood.
Carpet: Shaw Reunion or Equivalent 3” wide, 3/4” thick, pre-finished oak flooring in Kitchen, Breakfast nook, Foyer and Powder Room, if applicable.
Wood: Armstrong Initiator or equivalent installed over a ¼” sub-floor in Laundry Room.
Linoleum: 2 exterior frost-free bibs
Hose Bibs: Water supply line provided to area where refrigerator will be located. Connection of line to refrigerator is the responsibility of homeowner.
Ice Maker/Water line: Bradford-White or equivalent direct vent (power vent), gas 40 gallon water heater
Hot Water Tank:
PLUMBING
Installation: Pex water lines; drains, waste and vents to be CPVC. Waste plumbing lines may run below basement floors, under joists or hung along the basement walls. Location of plumbing waste lines and water meter will vary. Sump in basement and discharge location will vary, one basement floor drain included

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MASTER BATH
Lav: ProFlo or equivalent undercounter, 19” x 16” white oval sink
Toilet: ProFlo or equivalent 1.6 gallon, 2-piece, white elongated bowl
Lav Faucet: ProFlo or equivalent, 4” spread, dual handle, brushed nickel finish
Tub Faucet: ProFlo or equivalent, dual handle, brushed nickel finish, roman style tub set
Shower Faucet: ProFlo or equivalent, single handle in brushed nickel
Tub: Mirabelle Bradenton Soaking tub in white, 44 gallon capacity, 60”L x 32”W x 20”H or per plan
Shower: ProFlo or equivalent composite shower floor with tiled walls, per plan

MAIN BATH
Tub/Shower: Aker or equivalent 60” one piece, above floor, gelcoated tub/shower unit in white
Lavs: Pro-Flo or equivalent undercounter, 19” x 16” white oval sink
Toilet: Pro-Flo or equivalent 1.6 gallon, 2-piece, white elongated bowl
Tub/Shower: Pro-Flo or equivalent single handle faucet/trim in brushed nickel
Lav Faucets: Pro-Flo or equivalent, 4” spread, dual handle, brushed nickel finish

POWDER ROOM (per plan)
Lav: Pro-Flo or equivalent 20” x 18” white sink on a white pedestal
Toilet: Pro-Flo or equivalent 1.6 gallon, 2-piece, white elongated bowl
Lav Faucet: Pro-Flo or equivalent 4” spread, dual handle, brushed nickel finish

KITCHEN
Sink: Stainless steel undercounter single bowl, 23” x 17 ¾” x 8” sink
Faucet: Pro-Flo or equivalent pullout spray single handle in brushed nickel
Garbage Disposal: ISE Badger I, 1/3 horsepower
Gas Line: Gas line service, stubbed for range

HEATING
Furnace: Bryant Legacy 92.1% AFUE natural gas-fired high efficiency direct vent furnace or equivalent.
Dryer Vent: Installed to exterior, but not connected to appliance
Fireplace: Superior by Lennox or equivalent, DRT Series DRT2035, direct vent gas fireplace with granite or marble hearth and surround. 48” wide painted mantel and coordinating decorative side columns

COOLING
Air Conditioning: Bryant Legacy or equivalent air conditioning system sized to home (seer rating)
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ELECTRICAL – PER PLANS INCLUDING:
Plugs & Switches: Standard duplex, Standard toggle,(all white)
Bath Fans: All bath fans vented to exterior
Panel Size: 200-amp service
Smoke Detectors: Hard-wire w/battery backup, one per bedroom per code
Exterior GFI plugs: Locations per code
G.F.I. Circuits: Per code requirements
Cable Outlets: 2 cable outlets per plan
Door Chime: One included
Ceiling Fan Outlets: Install two Client supplied ceiling fans; 1- Master Bedroom and 1- Great Room
Light Fixtures: Builder's package, brushed nickel accents

LAUNDRY
Connections for supply and waste in guy grey box (with hammer arresting valves) for washing machine. Gas line to dryer space

GRADING & TREE REMOVAL
Grading & Trees: Builder shall grade lot to drain to municipality requirements. Finish grading for sod/landscaping is the Purchaser's responsibility and to be done after closing. Builder does warrant or maintain natural trees on or near building envelope

THESE SPECIFICATIONS DO NOT INCLUDE ANY TIME OR COSTS ASSOCIATED WITH THE FOLLOWING SITE SPECIFIC ITEMS:

• MUNICIPAL PERMITS/SITE PLANS/ARCHITECTURAL FEES
• DRIVEWAY CONSTRUCTION/ACCESS ROAD TO BUILDING SITE OF ANY TYPE
• ADDITIONAL SITE SOILS NEEDED FOR PROPER GRADE, BACKFILL, AND/OR LAND BALANCING
• UTILITY CONNECTIONS TO HOME (EXAMPLE: GAS TO HOUSE, ELECTRIC TO HOUSE, WATER AND SEWER TO HOUSE, WELL AND SEPTIC FIELD, ETC.)
• SITE CLEARING, TREE REMOVAL, EXCESS SOILS, POOR SOIL CONDITIONS

EACH OF THE OF THE ABOVE ITEMS AND THEIR RESPECTIVE FINAL COSTS ARE IN ADDITION TO THESE SPECIFICATIONS AND ARE NOT INCLUDED IN YOUR BUILDING AGREEMENT WITH US UNLESS SPECIFICALLY IDENTIFIED IN THE BUILDING AGREEMENT:

CLIENT INITIALS: ACKNOWLEDGING ABOVE EXCLUDED SITE SPECIFIC ITEMS:

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SUBSTITUTE MATERIALS

Essex Homes reserves the right to substitute materials of equal value, function and appearance. Every effort will be made to use the materials described. Please see the following Material Disclaimer.

Natural Products Disclaimer

I understand that the natural wood and stone products used in the construction of my home will have a variance in dye lot, grain and veining. I understand these inherent characteristics with respect to wood grain and colors are to be expected in all natural selections. Replacements will not be made due to such variations. The hard and soft parts of the wood absorb wood stains differently. Natural variations in grain, texture and color will occur. The variations are broad, but they are the beauty of natural wood. These variations may appear throughout the cabinetry, hardwood flooring and railings of my home. Specifically I understand this may occur on adjacent cabinets, between pairs of doors and/or drawers on the same cabinet or even within the same panels. Because granite, marble and limestone are also natural materials, no two pieces are alike. These products can be subject to variation in color and veining. The products in the selection center I used to make my selection are examples of typical color and texture. Therefore, my selection will not match the sample exactly.

________________________________________________________________________
Purchaser Date

________________________________________________________________________
Purchaser Date