

Gardenspring Drive 2009 - Specifications

Foundation

- Footers – 3000 psi concrete with continuous reinforced steel
- CMU Foundation
- Waterproofing – Tuff ‘N’ Dry with 15 year warranty for **basements only**
- 4 ” perimeter drain tile

Structural

- Floor joists: 2 x 10 @ 16 “ o.c. or TGI
- Floor Systems: 3/4 ” T&G O.S.B.
- 2 x 4 Exterior wall studs – 16 o.c.
- Exterior wall sheathing, 7/16” O.S.B.
- 2 x 6 rafters or roof trusses – per plan
- 2 x 6 or 2 x 8 ceiling joist or engineered roof trusses (per plan)
- 7/16 ” O.S.B. roof sheathing with ply-clips
- Ceiling heights 8 ft. Main Level

Plumbing

- PEC water supply system
- PVC drain waste and vent system
- Fiberglass bathtubs and showers
- Round vitreous china water closets - white
- 7 1/4 ” deep stainless steel kitchen sink
- 1/2 HP In-sink-erator disposal
- Single lever bath faucets by Moen
- Washer hookup and dryer receptacle
- 50 gallon electric water heater

Electrical

- 200 AMP main electrical panel with breakers
- Smoke detectors (per code)
- Exterior receptacle on GFI circuit
- Light fixture package – includes bulbs and doorbell
- Exhaust fan in baths
- Box, conduit and faceplate for phone outlets (1 per room excluding Dining Room, Laundry Room and Bathrooms)
- Category 5 phone cable and RG6 TB wiring installed (home run)
- Wiring for ceiling fan/light in living room and master bedroom – fixture not included

Appliances – Standard Spec Package

- Dishwasher –5 cycle
- Microwave – Non Vented
- Electric Free Standing Coil Top - self cleaning
- Plumbed for Ice Maker Box

Exterior

- Vinyl siding
- Vinyl soffit, aluminum wrap fascia and trim
- Class A architectural fiberglass roof shingles over 30 lb. Felt – Ice dam material @ eaves
- Continuous ridge & soffit vent
- Single hung vinyl windows
- Front door 6 panel insulated steel
- Deluxe exterior front door handle & dead bolt – nickel finish
- Concrete sidewalk if applicable
- Asphalt paved driveway
- Porches – treated lumber
- Foundation – block to grade
- Manually raised Garage Door – raised panel – steel non insulated
- Gutters & downspouts to piping

Interior Finish

- Ceilings and walls: 1/2 ” gypsum drywall
- Interior trim – painted – semi-gloss
- Walls – Primer plus coat latex paint (one color)
- Textured ceilings
- Vinyl and Carpet floor coverings on Main Level
- Carpet & Vinyl floor covering upstairs level
- 1/4 ” underlayment at vinyl flooring areas
- Shoe molding at vinyl areas
- Six panel hardboard interior doors – paint grade
- Nickel finish lever door hardware
- Kitchen cabinets and laminated countertops
- Vanity tops are white on white cultured marble with recessed sink
- Chrome bath accessories
- Vinyl coated wire shelving – per plan
- Mirrors over vanities – set on backsplash, full width 36” height

Insulation and Heating/Cooling Preparation

- Floor: Per Code
- Exterior walls: Per Code
- Attic: Per Code
- Foam sealer at exterior wall electrical boxes
- Electric Heat Pump (13 Seer)

Landscaping

Basic Landscape Package picked by Seller before development and/or construction begins. Package includes Seed, Mulch beds and shrubbery. New lawns require maximum maintenance by purchaser. Plants may require watering in cold weather as well as during warm periods. Lawns are not guaranteed. *See Covenants and Restrictions for more information if applicable.

CUSTOMIZE YOUR NEW HOME FROM THE GROUND UP

OPTIONAL PRICING REQUEST (OPR)

SAS OPR Process is designed to help make the customization of your new home easy, streamlined and efficient. You’ll be able to add your personal touches while staying on schedule and within budget. The idea is to know when to customize and how changes can impact costs and closing. Timing is everything! If you follow these simple rules, you’ll move into the home of your dreams faster and at the price you expected.

FOUNDATION→FRAMING→ROOFING→PLUMBING
MECHANICAL→ELECTRICAL

EXTERIOR MATERIALS→INSULATION→DRYWALL
INTERIOR PAINT

KITCHEN/BATH FLOOR COVERING→CABINETS
HARD SURFACES→CARPET→FINAL REVIEW
BUYER WALK-THROUGH



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Builder Reserves the right to alter materials, specifications, features, designs and prices without prior notice.

10 Year Residential Warranty Corporation a Limited Warranty is available for additional cost.