

BEAVER POND COMMONS

SPEC SHEETS

EXTERIOR:

10" poured concrete foundation
2X4 construction
Vinyl siding
Vinyl double-hung w/ screen
Architectural roof shingles
Metal exterior doors, insulated and weather-stripped
Aluminum gutters and downspouts
All disturbed areas graded
Landscaped shrubs (TBD by builder)
Front and rear sill cocks for garden and lawn care
Exterior electric outlets, one if front, one in rear
Deck – As per plan & lot specific
Asphalt driveway
Walkway from driveway (Builder to decide between concrete or asphalt)

INTERIOR:

Skim coat plastered walls – smooth finish
Plastered ceilings – textured finish
6 panel masonite doors / painted woodwork
Cased passage openings
Smoke and Carbon Monoxide detectors (Per Code)
6' sliders (where shown on plan)

ALLOWANCES:

Flooring:	Hardwood (Builder's Package) in kitchen, dining room, family room, stairs & hallway Tile in Baths (Builder's Package) Carpet in bedrooms (Builder's Package)
Lighting:	Choice of builder's package
Appliances:	Choice of builders package includes range, microwave hood & dishwasher
Cabinets:	Choice of builder's package
Granite:	Choice of builder's Package

INSULATION INSTALLED BY BUILDERS:

Attic floor 9" blown cellulose
Walls 3 1/2" Kraft faced fiberglass
Cellar ceiling 6" Kraft faced fiberglass

PAINTING:

2 coats paint on exterior trim
2 coats on doors
2 coat on interior walls
2 coats on interior trim

HEATING SYSTEM:

Forced hot air by oil with Air Conditioning (zones TBD by builder)

PLUMBING:

Chrome hardware (faucets, shower heads, etc.)
White fixtures (tub, toilet, and vanity bowl)
White pedestal sink in 1/2 bath