

Yore Fine Homes
Specifications for 4088 Stannage Close, Lot 31 Waterston

Foundation

Footers: Continuous concrete per code and plan

Foundation Drainage: 3” exterior and interior drain tile to two sump pumps

Walls: Poured walls per plan, 9ft (13 CRS) high, 8” thick, per plan. Full basement (no crawl space)

Standard basement plan: Full basement

Basement Floor: 3.5” concrete with Visqueen, 4” gravel fill

Garage floor: 4” concrete with 4” gravel fill

Crawl space: N/A

Waterproofing: Waterproofing systems, with insulation board.

Steel Beams and columns: Per plan

Basement windows: 2 per plan

Exterior Concrete

Driveway: 2” blacktop with 6” gravel fill

Walks: Brick paver service walks; public walks per code and plan

Exterior Patios: Rear patio 16’*18’ brick pavers.

Framing

Floor Joists: I joists

Subfloor: Advantech Tongue & Groove ¾” OSB, glued and nailed

Basement stairs: carpeted open tread stair per plan

Main stairs: two tone open tread stair per plan

Walls: 2x4 and 2x6 per plan

Roof Decking and Sheathing: 7/16 OSB

Shingles: 30 year dimensional. Winter guard at eaves and valleys.

Felt; #15. **Soffit vents:** 4” * 16”

Roof vents: Ridge vents and attic vent

House Wrap: Tyvek

10’ ceiling on main floor

9’ ceiling on 2nd floor

Windows

Kolbe & Kolbe windows - Aluminum Clad exterior, wood interior

Sliding French Doors: Per plan

Entry Door including sidelights and Transom: Custom

Rear Door: per plan

Garage to rear patio Service Doors: Single door

Garage overhead Doors: Insulated, per plan

Garage door openers: Chain drive

Exterior Finish

Siding: Hardi plank 6” exposure at front, sides, rear elevations per plan.

Exterior finish: Brick on main house, Hardi plank on garage and connector

Rear Porch: - 18’ *16’ brick pavers Per plan

Handrail: if necessary, straight aluminum

Exterior Trim: Engineered wood trim.

Gutters and Downspouts: 2 Frontal 6” copper Downspouts, - 5” aluminum Gutters,

Fireplace

Burning wood and /or gas logs

Facing/Surround: Honed Granite

Plumbing

Water service line: ¾” plastic Interior Water Lines: CVPVC
Water Heater: 1 electric - 40 Gallons, and 1 -40 gallons with power vent.

Gas Outlets (4)

1 Furnace, 1 Cook top, 1 Water Heater, 1 fireplace

Hose Bibs: 2 cold, hot and cold in garage

Kitchen and Bathrooms plumbing fixtures

Already selected: master bath tub and tub filler, kids and master bath sinks, toilets. Need to select faucets and shower trim.

Countertops

In Kitchen: Granite

In all bathrooms: Granite

HVAC

Furnace: 1 - Bryant high efficiency

Air conditioner: 1- Bryant

Humidifier: 1- Standard

Bath fans: High efficiency, low noise

Electrical

Service: 200 amp main service, 100 sub panel

Devices: Regular. **Color:** White

Exterior outlets: 3

Cable pre-wire: 8 Phone (Cat 5): 8

Rough in speakers in kitchen and family room, rough in speakers in lower level, rough in for plasma TV in family room

Smoke Detectors with backup battery- per code

Lighting

Recess Cans throughout

Fan Rough in great room, and master Bedroom.

\$3500 allowance

Receptacles per code

Security System

Rough in for 2 keypads, two motion detectors.

Insulation

All 2x4 exterior walls: R-13

All 2x6 exterior walls: R-19

Standard Ceiling: R-38 Blown insulation

Sloped ceiling: R-30 Batt insulation

Bands: R-13

Air infiltration package: standard

Drywall

5/8" on 2nd floor ceilings and garage, 1/2" on walls and rest of ceiling

Ceiling finish: smooth

Garage: painted one coat

Cabinets

Custom

Appliances

1. Kitchen Aid KSSO48QTX Refrigerator and Freezer.
2. Kitchen Aid KGCU467VSS gas range top.
3. Kitchen Aid KEBS207SSS Wall oven.
5. Kitchen Aid KHVU761RSS Hood.
6. Kitchen Aid KUDS30FXPA Dishwasher.
7. Sharp KB6524PS microwave drawer.

Interior Trim

Interior Doors: Solid core Masonite

Hinges: Oil rubbed Bronze

Baseboard size: 7 ½" first floor, and 2nd floor hall.

5 ½" rest of house

Casing size: 3 ½" throughout

Crown molding: 7 1/4" at Den, Foyer, 2nd floor hall, dining room, kitchen and great room

5 1/4" at bedrooms, & powder room

Stairway: Poplar

Spindles: Rod iron

Library paneling: in Den

Book shelves: in Den

Closet shelving: standard built in

Door and cabinet hardware

Oil rubbed bronze

Paint & Stain

Interior Walls: Sherwin Williams and Coranado

Interior ceiling: smooth- painted

Exterior Trim and Siding: pre primed, 2 coats applied at field

Front Door: Stain.

Countertops

Kitchen: Granite

Kitchen Backsplash: \$5/square feet allowance

Hall Bath & Master Bath: Travertine or granite

Laundry: Granite

Mirrors

Not Included

Shower Doors

Master bath: Frameless clear glass 3/8" Chrome Trim

Other shower: frameless 3/8" glass chrome hardware and trim

Wall Tile

Master Bath: Marble, already installed

Private/shared Baths: Already decided and most of it installed

Towel bars, soap Dishes, & Paper holders provided by buyer

Flooring

On site finish white oak floor 3" wide plank on all first floor,
Except in mudroom laundry area (Already installed)

Landing and 2nd floor hall: hardwood

Carpet: In all bedrooms. Level 2 at Michael David's

Laundry, Mud room and baths: Installed

Finished basement- carpet level 2, except in bath and bar area-

Already installed

Landscape and Irrigation system

\$15,000 Allowance

Mailbox

Per community standard

Allowances and Miscellaneous

In the event of discrepancy between these specifications and the house plan, these specifications shall control.