

**The following are standards built into each David Emonin home:**

**Foundation** Concrete mix 5-bag strength psi 2500 with reinforcing 2 bars 1/2" steel if needed. 8" x 8" x 16" concrete block (for concrete slab homes) Insulated with 2' x 2" x 8' Styrofoam.

**Slab Floors:** Gravel fill.

.006 visqueen vapor barrier. #21 wire mesh

4" of 3000 psi concrete slab floor with mesh grade beams per plan.

**Optional Basement:** Foundation walls are 8" poured walls with reinforcing steel bars (10" per plan) 8' walls included in home (optional 9' walls available). Water proofing below grade.

Sump pump and pit Perforated perimeter drain tile around foundation .

**Driveway and Sidewalks:** Gravel base with 4" thick 4000 psi concrete.

Exterior concrete includes 16' wide driveway, walk from driveway to front door, front stoop per plans, city sidewalk and rear 10'X 12' patio.

**Exterior Framing:** Premium grade construction materials in sizes and quantities specified on the plans. 2" x 4" studs, 16" on center unless otherwise noted. Framing is bolted and treated wood sill plates to foundation. 2" X 10" floor system or equivalent.

Tongue/groove subfloor, glued and nailed.

**Roof Framing and Roofing Material:** Engineered roof truss system.

2" x 4" trusses, 24" on center. Sheathing: 7/16th OSB.

Roofing: 25 year 3-tab shingles (or equivalent) with metal drip edge. Roof vents and metal flashing installed over #15 felt paper.

**Exterior Finish:** Brick Front with vinyl siding wrap except when indicated differently on plans and specs. Pre-finished continuous aluminum gutters with aluminum down spouts. Vinyl Soffits.

Exterior trim to receive (2) coats of exterior paint except when exterior trim is vinyl siding. Shutters when indicated on plans.

**Insulation:** R-13 side walls which consist of 3 1/2" fiberglass full wall pack with kraft vapor barrier on exterior walls.

R-38 in all ceilings. Complete air/draft stop sealant package.

Garage insulation not included.

**Exterior Doors and Windows:** Main entrance door: 6-panel Perma Steel insulated door with adjustable seal, aluminum threshold, painted. Half-glass sidelight when indicated on plans. Rear door: 5' Jeld-Wen full-glass sliding door. Exterior door hardware to be Schlage Jeld-Wen Summit Series high performance vinyl low-e single-hung windows with screens. Screens are not installed. Raised panel-style non-insulated garage door.

**Electrical Work:** 200 amp circuit breaker service panel. All copper wiring. 220 volt hook-up for range and dryer. Electrical outlets with GFI circuits and opening per code, white in color. Exhaust fan/light combo in all full baths. Exhaust fan in powder room. One ceiling fan in choice of location. Overhead light rough-in in each bedroom. Three (3) phone jacks and two (2) cable outlets. Two (2) exterior waterproof outlets. Smoke alarms with battery back-up per code Front door chime.

**HVAC:** 92% efficiency gas furnace and 13 SEER condensing air conditioner unit designed to maintain an indoor temperature of 70 degrees when the outside temperature is minus 5 degrees (winter) or 95 degrees (summer). Ducting for dryer and all bath fans.

**Plumbing:** Water lines, drains and vents are PVC. 50 gallon gas hot water heater. Tubs, tub-shower units, elongated commodes in white. Soaking tub with ceramic surround if glamour bath is paid for as an option. Double bowl vanities in master bath where plan permits. Double-bowl stainless steel kitchen sink, with side sprayer. Moen faucets, Chateau Series, chrome finish. Anti-Scald valve in shower and tubs. Insinkerator Badger 1 garbage disposal. Two (2) exterior hose bibs.

**Interior Detail:** Drywall: 1/2" GYP Sheetrock, screwed, tape-joint compound and smooth sanded. Textured ceilings. Garages are not drywalled and painted. Interior painting shall include two coats of flat latex on all walls (one color) and two coats semi-gloss on trim (one color). Maintenance-free steel wire, vinyl covered shelving in all closets. Single shelf in all bedroom and coat closets. Linen and pantry receive 5 shelves. Interior cleaned throughout.

**Interior Doors and Trim:** Colonial arch primed hardboard masonite doors with pine jambs.

Door casing trim: 2-1/4" - MDF. Baseboard trim: 1/2" x 3-1/4" – MDF.  
Schlage interior door hardware.

**Cabinets, Counter Tops, Vanities, and Mirrors:** Kitchen cabinets and bathroom vanities are Wood Star Series. (Oak or Maple) Wilsonart laminate counter tops in kitchen. Cultured Marble vanity tops in bathrooms. Glass mirrors: 1/4" plate glass in 42" height with lengths to match vanities. Two (2) ceramic towel bars and one (1) toilet paper holder for each full bath (except in basement) and one (1) ceramic towel bar and one (1) toilet paper holder for half-bath. .

**Appliances:** \$1,200.00 Appliance allowance. .

**Finish of Stairs:** Carpeted stairs with knee wall (half wall) in standard height with 1" x 6" top, painted.

**Lighting Package:** \$1,200 interior and exterior lighting allowance.  
Recessed lighting varies per house plan.

**Flooring:** Sheet vinyl by Armstrong installed in foyer, kitchen, breakfast nook, laundry room, and all bathrooms.  
Shaw Gardendale Frieze carpet installed in great room, dining room, hallways, stairs, lower level family room, all bedrooms and study. One color throughout home. 6# - 1/2" pad with mildew retardant. Carpet colors may vary from sample depending on manufacturing dye lots.

**Landscaping:** Landscaping allowance is as follows: Entire yard, (front, side and rear), to be hydro seed and a 400.00 allowance to be used at A Brown and Sons Nursery. The homeowner is responsible for seeding the remaining yard.