

General Specifications - Cuff's Hollow Subdivision, Centreville, MD

Foundation

Concrete footers per code
5 courses of 8' block, parged
Vents and access door per code

Framing

8' ceiling heights
2" x 8" treated sill plate
2" x 4" exterior and interior walls
2" x 10" floor joist
3/4" Advantech plywood sub-floor
7/16 OSB sheathing roof and walls
Engineered roof trusses (pitch varies depending on plan)
Attic trusses with plywood floor over portion of house or garage
(size of attic varies by plan)

Interior Finish

8' flat ceilings
Drywall ½" screwed
1 primer coat, two finish coats flat off-white on walls, bright white semi-gloss on trim and doors (custom colors are available at a small additional charge)
3 1/4" FJ colonial base
2 1/4" FJ colonial casing (window casing installed picture frame style)
Flooring Allowance \$3.00 per square foot of living area (variety of tile, laminate and wood flooring available)
Vinyl coated wire closet shelving (included shelf over washer and dryer in most plans)
2 panel hollow core doors with arch top panel (other door styles available at no additional charge)
Garage walls to be insulated and finished drywall (paint is optional)

(Cont.)

Exterior

Double 5"Dutch lap vinyl siding (Certainteed Mainstreet, choice of color)

White aluminum fascia and white vinyl soffit

White seamless aluminum gutters

30 year architectural roof shingles (Elk, choice of color)

12' wide gravel driveway

Vinyl shutters on front only as shown (choice of colors)

Lawn, graded and seeded.

3' wide sidewalk from front door to driveway

Concrete front porch and step

Insulation

R-13 batts in walls

R-30 batts in ceiling

R-19 batts in crawl with vapor barrier

Appliances

Appliance allowance \$1,800

Kitchen & Baths

Allowance \$6,500 for cabinets, counter tops, vanities, vanity tops, mirrors and bath accessories

bathroom vanities sized per plan

Cont.

HVAC

13 seer American Standard heat pump with central air

Electrical

200 amp service

lights, switches and receptacles per code

1 door chime

2 phone jacks

4 cable or satellite jacks

4 ceiling fan pre-wires

2 exterior coach lights at front door and garage, 1 at rear door

2 exterior flood lights

Allowance for all light fixtures and ceiling fans is \$450; includes bathrooms, foyer light, closets, exterior lights, hall lights, etc.

Kitchen will have a minimum of 5 recessed lights

Plumbing

Private standard septic

Standard well

Plastic PVC and CPVC lines per code

2 outside frost proof hydrants

Washer box

5' Lasco fiberglass tub/shower combination in bathrooms unless other wide noted

Kohler Wellworth elongated white toilets

Moen Chateau single lever chrome faucets

Rheem 50 gallon electric water heater

Exclusions

sump pump (if needed in crawl)

reverse osmosis water treatment system (if needed for arsenic)

fireplaces if shown on plan is optional