**ELEY FORD ROAD**

**SPECIFICATIONS**

**LIVING SPACE 1,985 FT2, UNFINISHED BASEMETN 960 FT2**

**STRUCTURAL**

* Full poured concrete foundation/unfinished basement
* ¾ “ Advantech sub-floor, glued and screwed
* Engineered roof system
* All framed walls 16: on center
* All exterior walls sheathed with OSB plywood and moister barrier

**INSULATION**

* R-38 Attic
* R-15 walls
* R-11 basement
* Air stop caulk/spray foam

**EXTERIOR**

* Insulated fiberglass exterior doors
* Double-hung, double-pane, Low-E, tilt-out windows with grill between glass and screens
* Solid vinyl D-5 Dutch-Lap siding
* Vented vinyl soffit all eaves, solid vinyl soffit rake overhangs
* PVC coated aluminum fascia and rake
* Seamless gutters and downspouts
* Solid vinyl raised panel shutters (front only)
* Dimensional fiberglass singles
* Attic ridge vent

**ELECTRICAL**

* 200-AMP service
* Exterior flood lights
* GFI exterior outlets (1 front, 1 rear)
* Ceiling fan/light combo all bedrooms
* Ceiling light in all rooms (combination of styles)
* Cable TV outlets all bedrooms and family room
* Garage door openers with remotes
* Entry light at all exterior doors
* Smoke and carbon monoxide detectors

**HVAC**

* 14-SEER heat pump

**PLUMBING**

* Elongated water-saver toilets
* Brushed nickel fixtures
* 50-gallon quick recovery water heater
* Hose bids (1 front, 1 rear)

**INTERIOR**

* Sound control insulation around laundry room and master suite
* Brushed nickel hardware
* Gas fireplace with marble surround and painted mantel
* Six panel colonial interior doors
* 3 ¼ “ colonial casings around windows and doors
* 3 ¼ “ beaded base board
* Crown molding and chair rail in dining room
* Washer and dryer hookup
* Ventilated closet shelf system
* Wall to wall carpeting in all bedrooms and living room
* Hardwood flooring in foyer and dining room
* Vinyl flooring in all baths and kitchen
* Walk-in closet master bedroom (plan specific)

**BATHROOMS**

* Double bowl vanity with cultured marble top master bath
* Linen closet in master bath
* Walk-in ceramic tile shower with glass enclosure master bath (plan specific)
* Fiberglass tub/shower unit hall baths
* Cultured marble vanity tops
* Beveled vanity wall mirrors

**KITCHEN**

* Kitchen island (plan specific)
* Side by side stainless steel refrigerator
* Self-cleaning smooth top stainless steel range
* Built-in stainless steel microwave above range top
* Stainless steel dishwasher
* Double bowl sink
* Granite counter tops
* 42” wall cabinets

**WARRANTIES**

* 1 Year builders warranty
* Appliance warranty
* Flooring warranty provided by manufacturer
* Limited Lifetime Warranty roof shingles
* 5 year limited termite control