



9/29/14

Standard Features Worksheet

Wesley Manor

Structural

Foundation

Footings	Continuous poured 3000 psi with steel rebar reinforced
Foundation Type	Slab
Basement Type	Poured Concrete Walls stepped with the grade of the site
Basement Floor	4" thick, 3000 psi, reinforced concrete over 6 mil vapor barrier w/contiguous footings
Garage Floor	4" thick, 3000 psi, reinforced concrete
Garage Type	Three Car Garages
WaterProofing	Dampproofing with Horizontal "J" Drain applied to the base of the foundation wall's exterior.
Termite Protection	Centricon baiting system

Exterior Concrete

Driveway	4" thick, 3000 psi, brushed finish w/picture frame and expansion joints as needed
Private Walk	4" thick, 3000 psi, brushed finish w/picture frame and expansion joints as needed
Patio/Rear Porch	4" thick, 3000 psi, brushed finish w/picture frame and expansion joints as needed
Front Stoop/Porch	Concrete floor with 8" edge of brick or stone per elevation and matching steps

Framing

1 st floor Floor system	Engineer Truss Floor system
1 st floor Height	9' and 10' First Floor with 7/16" wall sheathing
2 nd floor Floor system	Engineer Truss Floor system or TGI
2 nd floor height	9' Second Floor with 7/16" wall sheathing
Subfloor Decking	3/4" tongue & groove sub flooring fastened w/glue, nails & screws
Roof Framing	Engineer Roof Truss system on main roof with stick built fill-in area or Stick built roof
Roof Sheathing	7/16" OSB with 15 lb felt paper overlay.

Mechanicals

Plumbing

Water Service line from street	3/4" polyethylene or similar per code
Water lines interior	PEX waterline system
Water Heater	Gas 50 Gallon Quick recovery water heater
Hose bibs	(1) front, (1) rear

Heating and Cooling

Furnaces	Trane 80% electric ignition natural gas, zoned & sized per plan
Plenum	Metal Plenum box
Thermostats	Programmable set-back standard, one per system
Air Conditioner compressors	Trane 13-seer units zoned for each floor
Ducting	Insulated, foil-wrapped fiberglass in attic
Registers	Standard metal, white and/or brown

Electrical

Electrical Panel	200 Amp Service with whole house grounding
Can Lights	(9) Can Lights
Undercounter lights	Pre-wire undercounter lights
Devices	Standard toggle style switches and outlets, light almond, per code
Exterior Outlets	(3) waterproofed GFCI circuited, per code
Dryer Service	220 volts and 110 volts
Smoke Detectors	Hard wired w/battery back-up, per code
Carbon Monoxide Detectors	Carbon Monoxide Detectors per code
Flood Lights	(2) one in front and one in rear of house, two bulb
Ceiling Fan wiring	Family Room and All Bedrooms, braced and double switched

Low Voltage

Security System	Pre-wire all windows and doors accessible from ground level
Cat-5 phone outlet	(6) phone outlets
RJ6 Cable outlet	(7) Cable outlets
Conduit	Above the fireplace to the component location

Insulation

House Wrap	Correct House Wrap
Energy Efficiency	Caulk all framing plates, Window and Doors, Ext. and int. penetrations,
Wall Insulation	R-13
Ceiling Insulation	R-30
Attic Insulation	R-38
Basement Insulation	R-19 ceilings

Exterior Finish**Roofing**

Roof	CertainTeed Landmark 30 Weathered wood
Porch Roof	Shingles
Gutters	Aluminum gutters 5" gutters with standard downspouts
Splash blocks	Standard Plastic, 1 per downspout

Masonry

Brick	Three Side Brick with queen size brick
Mortar	Buff Mortar

Exterior Carpentry

Siding	Nichiha textured siding with 50 year warranty
Cornice	1 x 6" Fascia with 4" crown on the front
Shake	Nichiha Shake
Shutters	Board and Batt shutters or Panel Shutter on the front per plan

Garage

Garage Doors Size	(2) 8' x 7' front entry, (1) 7' x 16' 2-car side entry
Garage Doors Model	Carriage Style Doors with insulation panels
Garage Doors Openers	1/3 H/P Chain driven openers with remotes

Windows

Windows Type	Wood Double Hung w/insulated low-e glass with screens
Window Grids	Front Only STDL window grids 4 over 1
Window Hardware	Standard white sash locks
Basement Windows	(3) 2'8" x 5'2" Single windows

Exterior Doors

Front Door	3'0 6'8" Single Mahogany Door with beveled glass
Front Door Sidelite	6'8" 10" paint grade sidelites
Front Door Transom	10" paint grade transom
Front Door Hardware	Handle set w/lock, Deadbolts ORB
Basement Door	(1) Insulated metal 1/2 lite door
Door to Garage	(1) Solid core exterior door matching interior doors
Exterior Door Hardware	Round entry locks keyed the same with Deadbolts

Decks and Porches

Deck	160' sq.' deck with pressure treated 5/4 flooring boards
Deck Handrail	Pressure Treated 2 x 4 handrails with 2 x 2 pickets
Deck Support	Pressure Treated 6 x 6 post
Deck Steps	Pressure Treated 3' foot wide steps down to a concrete landing

Landscaping

Planting & Beds	Custom design and site specific
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Bedding material	Pine straw
Glassing	Bermuda sod in front & side yards and 20' of backyard

Interior Finish

Drywall

Type	1/2" Gypsum Wallboard
Corner Bead	Square
Ceilings	Smooth Finish
Garage	Smooth Finish

Fireplace

Fireplace type	36" or 42" pre-fabricated metal firebox with black metal shroud per plan
Fireplace Front	Level 1 Marble
Mantle	Custom built Mantles (4) style mantles

Interior Trim

Casing	371 Casing
Base Boards Downstair	9 1/4" base 10' down stairs, 7 1/4" base 9 'down stairs up hallway and master bedroom and bath.
Base Boards Upstairs	7 1/4" Upstairs hallway and Master Bathroom and 5 1/4" secondary bedrooms
Crown Mold	7 1/4" Crown in Living Room, Kitchen, Breakfast, Family, Foyer, Up hallway and Master
Chair Rail	2 Piece Chair Rail in Dining Room(3)standard dining room treatments

Interior doors

Door Size	8' doors on the first floor in main areas and 6'8" doors upstairs and remainder, per plan
Door Style	Two Panel smooth or Two Panel Arch Top hollow panel doors
Hinges color	Oil rubbed bronze or Satin Nickel
Door Knobs	Oil rubbed bronze or Satin Nickel lever handle

Stairs

Main Stairs	Factory Built box stair with Oak treads and open rails
Newell Post	Colonial post
Handrails	Colonial handrail
Pickets	Wrought Iron Pickets with twist and baskets pattern

Light Fixtures

Main color	\$3,000 Allowance. Oil Rubbed Bronze or Satin Nickel
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Appliances

Double Oven	KEBS207BSS
Cooktop	KCGS556ESS
Venthood	KXU4236XSS
Microwave	KCMS2255BSS
Dishwasher	KDTE334DSS

Cabinets

Kitchen Cabinet Doors	Tahoe Maple Doors with standard knobs
Kitchen Wall Cabinets	42" tall w/ crown molding and light valance
Master	Tahoe Maple with standard knobs
Secondary	Tahoe Maple with standard knobs
Laundry	Base cabinet for sink 30" upper cabinets over washer and dryer
Built-ins	Custom built-ins with Lacquer finish

Countertops

Kitchen	3cm Level One Granite
Master	3cm Level One Granite
Powder Room	3cm Level OneGranite
Secondary Bathrooms	2cm Granite
Laundry Room	Formica

Plumbing Futures

Kitchen Faucet	Delta 978SS DST
Kitchen Sink	60/40 Stainless Steel under mount
Powder Room Faucet	Delta 8" Leland Brushed Nickel or Oil Rub Bronze
Secondary Faucets	Delta 4" Leland Chrome 2578 LHP H278
Secondary Tub	Semi-Cast iron tubs
Secondary Bath Tub/Shower Faucet	Delta Leland Chrome 14478 LHP H778
Master Bath Faucets	Delta 8" Leland Brushed Nickel or Oil Rub Bronze
Master Tub	Acrylic Garden Tub
Master Tub Faucet	Delta Leland Brushed Nickel or Oil Rub Bronze
Master Shower	Delta Leland Brushed Nickel or Oil Rub Bronze
Toilets	White elongated Toilet

Glass

Mirrors	Plate Glass Mirrors
Shower Surround	Frameless Shower Door

Shelving

Shelving Type	Wire Ventilated Shelving in all closets, linen closets and pantry
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Painting

Interior Paint	Sherwin-Williams, two coats interior latex, flat finish - one color throughout house
Interior Trim Paint	Sherwin-Williams, Semi-gloss - one color throughout
Exterior Siding	Sherwin-Williams, One coat exterior latex over primed siding
Exterior Trim	Sherwin-Williams, one coat exterior latex semi-gloss
Stairs treads	Mini-Wax Stain color to match hardwood
Front Door	Mini-Wax Stain color to match hardwood

Tile

Backsplash	Level 1 tile installed straight or w/brick pattern
Master Bathroom Floor	Level 1 tile installed straight or w/brick pattern
Master Shower walls	Level 1 tile from the decorator selections installed approx. 7' from shower pan
Master Shower Floor	Level 1 tile
Master Tub deck	Level 1 tile installed one tile above tub w/ edge pieces
Secondary Bathroom Floors	Level 1 tile installed straight or w/brick pattern
Secondary Shower surrounds	Level 1 tile installed straight or w/brick pattern approx. 7' front the floor
Laundry Room	Level 1 tile installed straight or w/brick pattern

Hardwood

Hardwood Floors(Basement)	2 1/4" Oak site finished with three coats
Locations	Foyer, Kitchen, Breakfast, Family Room, Dining Room

Carpet

Carpet Style	Shaw Collinsville
Carpet Pad	6 LB. Pad
Carpet Locations	Family room, Down bedroom, Stairs, Hallways, Lofts and All Bedrooms