

HERITAGE SERIES SPECIFICATIONS
(*Selection Room Choices Identified by a Green Dot*)



Effective: June 18, 2007

FOUNDATION/SLABS

- * 12 course concrete block foundation standard per plan
- * Basement concrete floor: 3 1/2" with vapor barrier
- * Parged concrete block foundation wall
- * Waterproofing at all below grade exterior foundation surfaces, Damp Proofing at all above grade surfaces
- * Foundation footing drain
- * Concrete stoop at front door. If no garage, also at the side/rear entry to house.
- * Garage floor sloped to overhead door (no floor drains)
- * Enclosed sealed Crawl Space, standard as per plan
- * **Changes to this section will not be permitted after Preconstruction meeting is completed and all necessary paperwork is signed**

ROUGH STRUCTURE/FRAMING

- * 2 x 6 pressure treated sill plates
- * 3/4" T & G AdvanTech or equal floor decking
- * Engineered I-joist floor system designed to meet local codes
- * 2 x 6 exterior walls at 16" o.c. with 7/16" OSB sheathing w/house wrap (i.e. Tyvek)
- * Garage exterior walls will always be 2 x 4 walls at 16" o.c. with 7/16" OSB sheathing w/house wrap (i.e. Tyvek) unless otherwise noted on the plans
- * All beams, headers, posts will be structurally engineered
- * Pre-engineered roof truss at 24" o.c. unless otherwise noted
- * 7/16" OSB roof sheathing with H-clips
- * Gable overhangs are optional unless otherwise noted
- * All 2x4 interior walls at 19.2" o.c. with engineered I-joist floor system at 19.2" o.c.
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ROOFING/SHINGLES

- * 30 year dimensional laminated shingle with aluminum ridge vent, unless house design requires additional ventilation

SIDING

- * Maintenance free Double 4" or 5" Horizontal and Double 4" or 5" Dutchlap vinyl siding (choice of standard colors)
- * Vinyl Soffit w/ Aluminum Fascia and Aluminum Gutter/Downspout (choice of standard colors)
- * Window to be Flashed according to Manufactures recommendations
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SHUTTERS

- * Paneled style, on front of home or where applicable by model per plan

EXTERIOR TRIM

- * Urethane molded millwork as per plan

INSULATION – may vary as required by code

- * Main ceiling: R-38 blown cellulose
- * Exterior 2x6 walls: R-19/R-30 Kraft Face, as required by Code
- * Basement ceiling: R-19 Kraft face
- * Basement ceiling over Garage: R-30 Kraft face
- * Basement garage walls: R-11 Kraft face (adjacent to heated area only)
- * Between garage ceiling and bonus room above, and between basement garages and first floor: R-30 Kraft face
- * Cathedral/vaulted/tray: R-38 Kraft face
- * Unfinished capes: R-30 in second floor at decking and R-38 in second floor outside of kneewall
- * Kneewall in finished capes, on second floor: R-19 Kraft face
- * Sloped walls in finished capes: R-30 condensed
- * Kneewall in unfinished basements are not insulated
- * Crawl space: R-19 Kraft face
- * Cantilever: R-30 Kraft face

EXTERIOR DOORS

- * Front Entry: 3/0 x 6/8 Fiberglass insulated
- * Side/Rear Entry: 2/8 x 6/8 Fiberglass insulated
- * Steel Sidelites as per Plan
- * Patio: vinyl sliding door with Low E insulated glass and integral grilles
- * Garage: Door between house and garage: 2/8 x 6/8 steel insulated and fire rated
- * Entrance Hardware: Polished Brass
- * Exterior Vinyl Patio Doors to receive Flashing according to Manufactures recommendations.
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OVERHEAD GARAGE DOORS

- * Garage Door: steel paneled, insulated
- * Pre-wire for garage door opener

WINDOWS

- * White vinyl single hung with tilt lower sash, 3/4" clear Low E insulated glass with integral grilles and half screen
- * Basement egress system as required by Code.
- * Windows to receive Flashing according to Manufactures recommendations
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DRYWALL

1/2" Drywall

- * Applied to all interior walls and ceilings
- * Garages will be drywalled in accordance with new 2006 IRC for one and two Family Dwellings or other building codes as applicable, and will be finished, ready to paint.

Note: No Drywall is applied to masonry walls in basement garages.

PAINT

S&A Applied Paint: one color throughout ceilings and walls from standard selection

- * Interior walls and ceilings, flat latex only
- * Painting the interior of the garage is not included
- * Stain for interior railing and pickets only with satin finish

FLOOR COVERINGS:

Carpet (choice of one color throughout)

- * Designated by green dot in selection room

Carpet Pad

- * As per Manufactures recommendations

Vinyl (installed over 1/4" underlayment)

- * Designated by green dot in selection room

BATH ACCESSORIES

- * Chrome bath accessories as per plan
- * Mirror above vanity w/ light bar
- * 20" x 27" oval mirror w/ light at Powder Room
- * Chrome shower rod

APPLIANCES (All Appliances will be sold as a complete package)

- * Range: Electric
- * Range Hood: ductless
- * Dishwasher: built-in

KITCHEN CABINETS & BATH VANITIES

- * Cabinets: As per Kitchen & Bath Plans
- * Soffit Treatment: Open with surface mounted light as per kitchen and bath plan on ceiling over sink
- * Countertops:
Kitchen - Custom Self Edge
Vanities – Culture Marble Top, selected colors
- * Choice of green dot hardware style
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INTERIOR TRIM

- * Casing: 2 1/4" colonial finger jointed pine at doors and windows (windows will be picture framed, no sills)
- * Base: 3 1/4" colonial finger jointed pine at floor
- * Railing: manufactured pre-assembled (oak)
- * Stairs: manufactured pre-built (yellow pine)
- * **Changes to this section will not be permitted after Preconstruction meeting is completed and all necessary paperwork is signed**

INTERIOR DOORS

- * Prehung 6 panel molded with 3 brass hinges
- * Sliding and bi-fold closet doors to have drywall return, no wood trim
- * Bi-fold closet doors will have flat panel on the back of each door
- * All bedroom and bath doors to receive privacy hardware.
- * All other doors to receive passage hardware.
- * Standard Hardware finish is Polished Brass

HEATING

- * Heat Pump System
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PLUMBING

- * Domestic Water Piping: Manabloc (or equal) as required by code
- * Waste Piping: PVC Schedule 40
- * Water Heater: Sized according to Manufactures recommendation
- * Two frost-free hose bibs (one at front and one at rear of home)
- * Sump pump and/or floor drain in basement as required
- * Sub-Slab Venting "T" w/ Cap Only

Kitchen Sink:

- * Stainless Steel Double Bowl, 6 1/2" Deep

Faucets: (See S&A Homes Faucet Brochure)

- * Kitchen: chrome single handle with spray
- * Bath Vanity: chrome with single or double lever controls
- * Bath Tub: chrome single lever control
- * Shower: chrome single control
- * All Tub/showers and Showers will receive a screw driver stop

Plumbing Fixtures: (See S&A Homes Fixture Brochure)

- * Tub/shower combination units
- * Toilet: Round Front
- * Lavatory: Cultured Marble top/bowl combination
- * Powder Room Lavatory: Pedestal Lavatory (standard for Powder Room)

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ELECTRICAL

- * Two exterior waterproof outlets with GFI protection
- * Outside lights at all exterior doors
- * All bedrooms, den or study, family room or living room (but not both) to have 1 phone and 1 TV outlet – as per plan
- * Kitchen to have one phone outlet
- * White or ivory colored switches, outlets and covers
- * Door chime with two push buttons
- * Electrical requirements per national electrical code
- * 200 AMP service
- * Smoke detectors as required by code
- * Washer/electric dryer hook-up
- * Pre-wire for garage door opener
- * One dedicated receptacle in Basement or Garage for Freezer

Lighting:

- * Choice of fixtures from Standard S&A Light Selection Catalog
- * Standard light over kitchen sink: (see standard selections)
- * Vanities over 48" to receive two lights
- * All Home Owner supplied fixtures/ceiling fans will **NOT** be installed by S&A Homes.

BATH FANS

- * Fan/light combination: full and 3/4 baths
- * Fan unit: powder rooms

All name brand products may be substituted with an equal or better product if determined necessary by the construction office.

These specifications are subject to change if required by local code.

S&A Representative Signature

Date

Buyer Signature

Date

Buyer Signature

Date