

MEADOW LANE FARMS

STANDARD CONSTRUCTION SPECIFICATIONS

1. SITE UTILITIES

- Water – public
- Waste disposal – public
- Electric power, cable TV, phone – underground

2. FOUNDATION

- Walls and footings 3000 PSI, 8” poured concrete
- Basement floor 3000 PSI, 3” poured concrete
- Garage floor 3500 PSI, 4” poured concrete

4. FRAMING

- Floors: 2x8 wood joists with ¾” tongue and groove OSB glued and nailed
- Roofs: pre-manufactured wood truss and/or 2x8 and 2x6 with 1/2” OSB
- Walls: 2x4 wood studs with ½” OSB exterior and 2x4 interior partitions
- Sundecks (8x10): pressure treated wood (unpainted) with steps to ground

5. WINDOWS AND DOORS

- Vinyl single hung windows with screens and grills
- Raised panel steel entry doors per plan
- Window perimeter to be sheetrocked with corner bead

6. ROOFING

- 30 year asphalt architectural shingles
- Felt paper underlayment
- Color chosen by builder

7. SIDING

- 4” vinyl clapboard
- Exterior trim will be wrapped with aluminum
- Color chosen by builder

8. PLUMBING

- White china water closets and bath lavatories
- Fiberglass tub and shower units per plans
- Kitchen sink – stainless steel, single bowl with garbage disposal
- *Delta* (or equal) chrome faucets in kitchen and baths
- 50 gallon water heater

9. APPLIANCES

- GE electric stove, dishwasher, refrigerator and non-vented hood
- Washer and Dryer optional

10. HEATING

- Gas fired *American Standard* or equal heat and air conditioning
- Insulated ductwork for main line and flex duct for secondary lines
- Single zone for main floor

11. ELECTRICAL

- 200 amp service
- Wall receptacles and smoke detectors per code
- Pre-wiring for 2 phones and 2 cable TV
- Bathroom ceiling exhaust fans with light
- Light fixtures: one over each bathroom lav, foyer, kitchen, and hallways, (buyer to provide dining room light fixtures)
- One dimmer switch for dining room ceiling fixture
- 2 switch plugs in each bedroom

12. INSULATION

- Ceilings: R-30 blown fiberglass
- Exterior walls: R-13 fiberglass

13. INTERIOR TRIM

- 2 ½" pine door casings (paint grade)
- 3 ½" pine baseboard (paint grade)
- Raised panel hollow core doors
- Shelving: prefabricated metal wire

14. WALL AND CEILING FINISHES

- 2 coats latex flat interior walls – off white
- 2 coats latex semi-gloss interior trim – white
- Sprayed textured ceilings

15. FLOORING

- Foyer, Tile from builders selection
- Kitchen, dining room, baths, laundry – vinyl
- Bedrooms, living room, family/great room, den, hallways – carpet

16. CABINETRY

- Kitchen-oak faced with recessed panel doors with choice of colors from builders selection
- Baths-oak faced with recessed panel doors
- Laminate counter top with choice of *Wilsonart* standard colors

17. DRIVEWAY

- 6" compacted process stone
- 16' wide – Amisite paving

18. BATH ACCESSORIES

- Builder will provide and install 1 chrome toilet paper holder, and one chrome towel bar
- One mirror per bath room vanity
- Tub and shower glass enclosures are optional (see Option Menu)

19. LANDSCAPING

- Bituminous concrete walk (36"wide) from driveway to front steps
- 20 plants (minimum) selected by Builder in mulch beds
- Seeding of all disturbed areas
- 2 street trees per subdivision plan

NOTE: Price and specifications are subject to change prior to contractual agreement. Seller reserves the right to substitute materials of equal quality without notice.

All dimensions in brochures and plans are approximate and are subject to field changes as necessary.

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LOWER LEVEL CONSTRUCTION SPECIFICATIONS

1. UNFINISHED LOWER LEVEL

- No plugs, no phones, install overhead lights with keyless fixture
- No setup for future toilets and bathrooms
- R-13 fiberglass batts with fire rated moisture barrier
- No sheetrock on the walls except on shared wall to garage
- Provide drains, feeds, and venting for electric washer and dryer
- No interior trim and baseboard
- No carpet, vinyl, or tile

2. FINISHED LOWER LEVEL

- Floor plans per drawings
- Include sheetrock, walls, ceiling
- Carpeted floor from builder's standard selections
- 1 phone jack, 1 cable TV hookup, 2 surface mounted ceiling fixtures
- Interior trim doors to match standard specifications
- Provide for increased size for HVAC systems and additional zone

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