

ESSEX HOMES BASE SPECIFICATIONS

EAGLE SPRINGS - 2014

BASEMENT & FOUNDATIONS

Walls: 3000 PSI; 7'-10" poured concrete, dampproofing included
Trench Footings: 2500 PSI
Basement Window: One Egress Window
Basement Floor: 4" 2500 PSI Concrete, with a six mil vapor barrier over peastone

FRONT PORCH

Poured concrete decking. Railing, posts, skirt and stairs per plan painted to match exterior trim

FLOOR FRAMING

Floors: Conventional wood joists #2SPF; sizes per plan
Sub-floor: 3/4" tongue and groove OSB to be glued, nailed and screwed

WALL FRAMING

Exterior Walls: Conventional 2x4 studs on exterior walls, 16" O.C. throughout
Sheathing: 7/16" OSB sheathing wrapped with house wrap vapor barrier

SIDING

Vinyl Siding: As shown on elevations, shall be double 5" type per builder's standards and color palette
Brick Siding: As shown on elevations, front only. Shall be chosen from builders standards and color palette

EXTERIOR TRIM

Fascia & Trim: Rough sawn SPF per plans
Soffits: Rough sawn SPF with 4" x 16" soffit vents

WINDOWS & PATIO DOORS

Windows: White double-glazed vinyl windows per plan
Screens: Screens provided on all operating windows in living areas

GARAGE & GARAGE DOORS

Garage: Two car front-entry garage (per plan); One - 16' x 7' raised panel sectional overhead door
Garage Opener: Pre-wired for future door opener installation
Garage Floor: 4" 2500 PSI concrete, over sand fill
Garage Walls: Drywalled & Taped on common walls to living area and ceiling

EXTERIOR DOORS

Main entry: 3'0" x 6'8" steel insulated raised panel door w/sidelights per plan
Rear Door: 2'8" swing door or white sliding glass door per plan
Garage to House: 2'8" x 6'8" steel insulated raised panel door

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ROOFING

Framing:	Pre-engineered trusses 24" O.C. per plan. All trusses covered with 7/16" O.S.B. sheathing with ply-clips
Shingles:	Certainteed self-sealing, 30 year dimensional asphalt shingles or equivalent with 15# asphalt felt covering entire roof
Valleys:	90# rolled roofing
Eaves:	Water guard as required
Roof /Soffit Vents:	Per plan

INSULATION

Exterior Walls:	Nu-Wool Blown in with R-value 19
Ceilings:	Nu-Wool blow over R-value 38 in flat ceiling area
Garage Ceiling:	When there is living space above

DRYWALL

Interior:	½" drywall, screwed and glued to framing, finished and sanded smooth in all living areas.
Tub/Showers:	Water resistant drywall

GUTTERS & DOWNSPOUTS

Gutters:	Seamless pre-finished aluminum gutters and downspouts over entrances and garage. Standard colors per color palettes
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INTERIOR DOORS & TRIM

All Doors:	6' 8" x 1' 3/8" six-panel colonist style masonite door
Shelving:	Vinyl-coated wire shelving installed per standard configuration
Casing:	3 ¼ " O.G. paint grade
Base:	4 " O.G. paint grade
Shoe molding:	Painted pine throughout vinyl and hardwood areas. Shoe moldings to coordinate the color of the wood in the cabinet areas

FINISH HARDWARE

Front Door:	Single cylinder keyed entry set with "dead" bolt lock
Garage Door:	Single cylinder lock set
Interior:	Round knob style passage style handles on all swing doors except baths and master bedroom. Privacy and/or dummy knob style handles on all bathroom, bedroom and closet doors. Ball type pull handles on all bi-fold doors
Hinges:	Three per door – brushed nickel finish
Hardware:	All hardware in "brushed nickel" color finish

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PAINTING & STAINING

Interior Walls & Ceilings:	One coat latex flat primer, one coat latex flat from Builder's standard color; walls, ceiling and trim, one color
Interior Finish	One coat-enamel undercoat, one coat latex semi-gloss enamel
Woodwork & Doors:	coat to match color of walls and ceiling
Exterior Wood	Solid color Sherwin Williams paint stain or equivalent; one coat
Siding & Trim:	from Builder's standard colors
Exterior Doors:	Solid color paint to match exterior trim

CABINETS

Aristocraft Oakland (oak) or Sinclair (birch) series or equivalent cabinetry; standard configuration as shown on plans

COUNTERTOPS

Formica, Wilsonart or equivalent brand laminate, from Builder's standard selections square edge with 4" backsplash for kitchen, main and master bath

MIRRORS & SHOWER DOORS

Mirrors:	All vanities; 40" high, full vanity width, within 1" of wall; (Powder room to have an oval mirror above pedestal sink)
Shower Doors:	Aluminum frame obscure glass, master bath shower stall only

FLOOR COVERINGS

Vinyl:	Linoleum flooring for master and main bath and laundry room from Builder's selections.
Carpet:	Shaw's Fastball or equivalent in one color over a 6 lb. rebond pad in all areas not covered with Vinyl and Wood.
Wood:	Wood engineered flooring from builder's selection in kitchen, nook, foyer and powder room (per plan). 3" wide version

PLUMBING

Installation:	Pex water lines; drains, waste and vents to be CPVC. Waste plumbing lines may run below basement floors, under joists or hung along the basement walls. Location of plumbing waste lines and water meter will vary. Sump in basement and discharge location will vary, one basement floor drain included
Service:	1" K-copper service into house
Hot Water Tank:	Direct vent gas 40 gallon water heater
Hose Bibs:	2 exterior frost-free bibs
Fixture Color:	All fixtures white as standard, with chrome faucets and handles

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MASTER BATH

Lav:	ProFlo or equivalent 4" spread, self-rimming china oval
Toilet:	ProFlo or equivalent 2-piece round bowl
Lav Faucet:	Delta chrome finish
Tub Faucet:	Delta chrome finish roman tub set
Shower Faucet:	Delta single handle in chrome
Tub:	Soaking tub per plan
Shower:	Aqua Glass or equivalent shower with walls, per plan

MAIN BATH

Tub/Shower:	Aqua Glass or equivalent tub/shower combination with walls
Lavs:	ProFlo or equivalent 4" spread, self-rimming china oval
Toilet:	ProFlo or equivalent 2-piece round bowl
Tub/Shower:	Delta or equivalent single handle in chrome
Lav Faucets:	Delta in chrome finish

POWDER ROOM

Lav:	ProFlo or equivalent pedestal sink
Toilet:	ProFlo or equivalent 2-piece round bowl
Lav Faucet:	Delta in chrome finish

KITCHEN

Sink:	Elkay or equivalent double bowl stainless steel sink
Sink Faucet:	Delta single handle in chrome finish
Garbage Disposal:	ISE Badger I, 1/3 horsepower

LAUNDRY

Connections for supply and waste in guy grey box for washing machine. Gas line to dryer space

HEATING

Furnace:	Natural gas-fired 90% high efficiency direct vent Bryant or equivalent forced air, electronic spark ignition furnace
Dryer Vent:	Installed to exterior, but not to be connected to appliance

COOLING

Air Conditioning:	Sized to home
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ELECTRICAL – PER PLANS INCLUDING:

Plugs:	Standard duplex
Switches:	Standard toggle
Bath Fans:	All baths, vented to exterior
Panel Size:	150-amp service
Smoke Detectors:	Hard-wire w/battery backup, one per bedroom per code
Exterior GFI plugs:	(2) locations per code
G.F.I. Circuits:	Per code requirements
220 Service:	Range
Phone:	2 jacks with 4-wire per plan
Cable:	2 cable outlets per plan
Door Chime:	One included
Light Fixtures:	Builder's package

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GRADING & TREE REMOVAL

Grading: Builder shall grade lot to drain and meet municipality requirements. Finish grading for sod and landscaping is the purchaser's responsibility to be done after closing.

Trees: Builder does not warrant or maintain natural trees on or near building envelope or site.

CONCRETE WALKS & DRIVES

Walks & Drive: 36" wide concrete walk from concrete drive to steps/porch, steps as required per grade.

SUBSTITUTE MATERIALS

Essex Custom Homes and Remodeling, LLC reserves the right to substitute materials of equal value, function and appearance. Every effort will be made to use the materials described. Please see the following Material Disclaimer.

Natural Products Disclaimer

I understand that the natural wood and stone products used in the construction of my home will have a variance in dye lot, grain and veining. I understand these inherent characteristics with respect to wood grain and colors are to be expected in all natural selections. Replacements will not be made due to such variations. The hard and soft parts of the wood absorb wood stains differently. Natural variations in grain, texture and color will occur. The variations are broad, but they are the beauty of natural wood. These variations may appear throughout the cabinetry, hardwood flooring and railings of my home. Specifically I understand this may occur on adjacent cabinets, between pairs of doors and/or drawers on the same cabinet or even within the same panels. Because granite, marble and limestone are also natural materials, no two pieces are alike. These products can be subject to variation in color and veining. The products in the selection center I used to make my selection are examples of typical color and texture. Therefore, my selection will not match the sample exactly.

Purchaser Date

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