

**ESSEX HOMES BASE SPECIFICATIONS**  
**889 KING FISHER LOT #96**

**BASEMENT & FOUNDATIONS**

Walls: 3000 PSI; 7'-10" poured concrete, damproofing 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. Wood posts 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 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  
Cultured Stone Siding: As shown on elevations, front only. Shall be chosen from builders standards and color palette

**EXTERIOR TRIM**

Fascia & Trim: Wrapped in aluminum trim, maintenance-free  
Soffits: Vinyl, maintenance-free soffit vents

**WINDOWS & PATIO DOORS**

Windows & Screens: White double-glazed Jeld-Wen Builders Series vinyl windows per plan. Screens provided on all operating windows.

**GARAGE & GARAGE DOORS**

Garage: Two car front-entry garage (per plan); One - 16' x 7' raised panel, metal, sectional overhead door  
Garage Opener: Pre-wired for future door opener installation  
Garage Floor: 4" 2500 PSI concrete, over sand fill  
Garage Walls: Drywall and 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: Certaineed 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 cellulose blown in with R-value 13

Ceilings: Nu-Wool cellulose blow over R-value 38 in flat ceiling area

Garage Ceiling: When there is living space above

Basement Walls: Cellulose CMS Panels with R-value 10

**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

**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

Kitchen: Granite with under mount sink and pullout sprayer type faucet. Main and Master Bath: Formica, Wilsonart or equivalent brand laminate, from Builder's standard selections square edge with 4" backsplash.

### 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 all bathroom floors and laundry room flooring from Builder's selections.
Carpet:	Shaw's Fastball or equivalent in one color over a 6 lb. re-bond pad in all areas not covered with Vinyl and Wood.
Wood:	Wood engineered flooring from builder's selection in Kitchen, Nook, Foyer and Great Room. 3" wide, 3/8" thick 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  
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  
Gas Line: To range area

### LAUNDRY

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

### HEATING & COOLING:

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  
Air Conditioning: Sized to home

### 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  
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.

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Purchaser

\_\_\_\_\_  
Date

\_\_\_\_\_  
Purchaser

\_\_\_\_\_  
Date