

Master Specifications - 3643 London Road

MAJOR COMPONENT	LOCATION OF COMPONENT	ITEMS IN COMPONENTS
FOOTING	Footings	3000 PSI concrete w/steel reinforcement, 20"x12" or greater per code
	Grade Beams	3000 PSI concrete w/steel reinforcement, 18"x18" or greater per code
FOUNDATION	Basement Walls	9ft. High, 10" wide, 3,000 PSI concrete w/steel reinforcement
SLABS	Garage	4" Mono, 3,000 PSI conc. w/reinforcement grid, 6 mil poly on #57 stone
	Covered Porches	4" Mono, 3,000 PSI conc. w/6x6 10/10 WWM or fiber, 6 mil poly on #57 stone
LUMBER	1st & 2nd Floor Joists	Engineered "I" Joists per plan
	Exterior Walls	10' 1st floor, 9' second, 9' basement
	Porch Posts	Per plan
	Porch Ceiling (front)	Cedar
	Porch Ceiling (back)	Cedar
	Deck Support Post	8" x 8 Cedar
	Deck Joists	per code
	Deck Flooring	5/4" pressure treated, nailed
	Deck Railing	Pressure treated wood with black cabeling
	Deck Size	Per plan
	Bridging	per code
	Screened In Deck	Not Included
	Wall Studs	2x4 , 2x6, 16" o.c.
	Sub-Floor	3/4" T&G nailed, glued, screwed
	Roof Members	2x6 rafters, 2x8 ridges, hand framed
	Roof Sheathing	7/16" OSB, with hurricane clips
	Corner Bracing	7/16" OSB, structural fiber brace, per plan
Wall Sheathing	7/16" OSB, structural fiber brace, per plan	
Wall Sheathing (gables)	7/16" OSB, structural fiber brace, per plan	
STAIRS	Main Foyer Stair	Full oak tread (white oak) with paint grade riser and paint grade stringers
	Basement Stair	Full oak tread (white oak) with paint grade riser and paint grade stringers
	Garage Stair	Full oak tread (white oak) with paint grade riser and paint grade stringers
	Front Door Steps	Brick
STAIR RAILS	Main Foyer Rail	Black metal handrail
	Basement Stair Rail	Black metal handrail
	Garage Rail	N/A
WINDOWS	Entire House	Pella - aluminum clad exterior / wood interior
GRILLS	Front	Per plan
EXTERIOR DOORS	Front Doors	6' x 10' arched metal
	Other Exterior Doors	Pella - aluminum clad exterior / wood interior - slider doors
	Garage to House	8'- 2 panel fire-rated ext. door unit
	Garage Door Opener	Cedar door / insulated 1/2 hp
FIREPLACE mantel	Family Room	Cast Stone Mantel
	Covered Porch	N/A
FIREPLACE facings	Family Room	Roman Clay Plaster
	Covered Porch	Brick to match water table

FIREPLACE - prefabricated	Family Room Covered Porch	42" vent free - Monessen Low Rider 42" vent free - Courtyard Gas
ROOFING	Manufacturer Type Color Venting Felt Vented Soffit	CertainTeed - Landmark 30 year architectural and TPO per plan Moire Black (architectural) and Dark Grey (TPO) Ridge Vents Per Code #15 felt under shingles Hardi Soffit - fiber cement
LAP SIDING		Allura - fiber cement board per plan
WOOD SIDING		Cedar
BRICK VENEER		Per plans
GUTTERS/DOWNSPOUTS	Main house roof perimeter Garage Roof	6" painted, seamless, aluminum - 4" round downspouts 6" painted, seamless, aluminum - 4" round downspouts
SPLASH BLOCKS		None
PLUMBING - SINKS	Kitchen Laundry Master Bath 2nd Level Secondary Baths Powder Bath Main Level Bath	Precise - Super Single Bowl - Off White Cairn - Single Bowl - Matte White rectangular, white rectangular, white rectangular, white rectangular, white
DISPOSAL	Kitchen	Badger with air switch
PLUMBING - FAUCETS	Kitchen Pot Filler Laundry Master Bath 2nd Level Secondary Baths Powder Bath Main Level Bath	Billet Two Hole Bridge Faucet - Vibrant Brushed Moderne Brass None Crue Pull Down - Matte Black Purist wall mount faucet with lever handles - Vibrant Brushed Bronze Nicoli Tow Handle widespread - Matte Black and Champagne Bronze Purist wall mount faucet with lever handles - Vibrant Brushed Moderne Brass Parrallel Widespread - Vibrant Brushed Moderne Brass
PLUMBING - TOILETS	Master Bath Secondary Baths	Highline - white Highline - white
PLUMBING - SHOWER/TUBS	Master Bath Main Level Bath Secondary Baths	Frameless glass shower with Purist Vibrant Brushed Bronze Trim - 2 standard heads, 2 hand holds, 2 temperture valves, and 2 transfer valves - solid surface tub Frameless glass shower with Purish shower head and Parrallel temperature valve - Vibrant Brushed Moderne Brass Tub with Nicoli Trim
PLUMBING - HOSE BIBS	Left of house Right of house	1 1
PLUMBING - HOT WATER HEATER	Per Plan	Tankless Gas
PLUMBING - PUMP CAN	Per Plan	Included
PLUMBING - WASHER	2nd floor laundry	Floor Drain
PLUMBING - SERVICE	Underground Sewer Underground Water	Per requirements Copper thru wall, crosslinked polyetheline to meter
HVAC	Air Conditioner Furnace # Units Thermostats Gas Lanterns	14 SEER, Rheem attic furnace is 80% 2 Standard Honeywell 2 - front porch
ELECTRIC & GAS	Property Line	Per requirements
UNDERGROUND SERVICE	Basement Garage	Per requirements Per requirements

ELECTRIC - ROUGH	Throughout	Decora switches and outlets per code
	Bedroom	Ceiling fan bracing in all bedrooms
	Kitchen	As installed
	Oven/Range	One 220 outlet
	Family Room	As installed
	Dining Room	As installed
	Foyer	As installed
	Garage	As installed Pre-wire for garage door opener
	Bathrooms	As installed
	Master Bathroom	As installed
	Exterior Fixtures	As installed
	Attic Space	As installed
	Laundry Room	As installed
	Basement	per code
	Can Lights	As installed
	Under Cabinet Lights	0 included
	Cabinet Puck Lights	0 included
	240V Car Chargers	0 included
	Flood Lights	3 included
	Floor Boxes	0 included
	ELECTRIC - LIGHT ALLOWANCE	Throughout
ELECTRIC - SECURITY SYSTEM	Throughout	None
TELEPHONE/CABLE/Audio PREWIRE	Throughout	Structure Wiring - Thirteen ethernet outlets (CAT6) and seven cable TV outlets (RG6), structured wiring panel (with telecom & cable module), phone & cable feeds to side of home
	Family Room	Prewire for surround sound system (5 speakers)
	Covered Porch	Prewire for surround sound system (2 speakers)
INSULATION	Exterior Walls	R-13 Batt
	Attics over flat ceilings	R-38 Fiberglass Blown
	Floors over unconditioned spaces & attics over sloped ceilings	R-19 Batt
DRYWALL	Throughout	1/2" gypsum wallboard, smooth finish - bullnose corners
	Wet Areas	1/2" gypsum (mold/mildew resistant) smooth finish - bullnose corners
PAINTING	Front Door	Metal - Painted
	Other Exterior Doors	Aluminum Clad - Painted
	Exterior Trim	Satin or Semi-gloss latex
	Exterior Siding	Flat latex
	Interior Walls	Flat Latex
	Interior Trim	Satin oil
INTERIOR DOORS	1st Floor	2 panel - Solid Core 8'
	2nd Floor	2 panel - Hollow Core 6'8"
	Basement	N/A
DOOR AND WINDOW TRIM	1st Floor	1x4
	2nd Floor	1x4
	Basement	N/A
	Garage	1x4
BASEBOARD	1st Floor	1"x10"
	2nd Floor	1"x6"
	Basement	N/A
	Garage	1"x6"
CROWN MOLDING	Foyer	None
	Family Room	None
	Dining Room	None
	Office	None
	Mudroom	None
	Main Level Bed / Bath	None
	Kitchen	None
	Master Bedroom	None
	Secondary Bedrooms	None
	2nd Floor Hallway	None

Master Bath None
 Secondary Beds / Baths None
 Basement None

WALL & CEILING TREATMENTS

Mudroom Cubby White oak - As installed
 Pantry Shelving / Butcher Block Painted Shelving with Butcher Block Countertop
 Dining Room Ceiling Roman Clay Plaster
 Family Room Fireplace Wall Roman Clay Plaster
 Family Room Built-Ins White oak - As installed
 Study Ceiling Decorative Trim
 Stair Wall Decorative Trim
 Master Bed Beams White oak beams
 Laundry Room Vertical paneling

EXTERIOR TRIM

Front 1x8 fascia, 1x6 frieze, 1x2 for crown
 Right Side 1x8 fascia, 1x6 frieze, 1x2 for crown
 Left Side 1x8 fascia, 1x6 frieze, 1x2 for crown
 Rear 1x8 fascia, 1x6 frieze, 1x2 for crown

DOOR HARDWARE

Throughout (int and ext) Slage - Custom Eller Lever - Black

BATH HRDWR-MIRRORS

Secondary Baths As installed
 Master Bath As installed
 Powder Bath As installed
 Main Level Bath As installed

BATH HRDWR-SHOWER

Master Bath Frameless glass panel / door - hardware to match plumbing trim
 1st Floor Guest Bath / Bath #5 Shower door and frameless surround - 6'-8" tall - hardware to match plumbing trim

CABINETS

Kitchen Custom Cabinets - as installed
 Bar Custom Cabinets - as installed
 Secondary Baths Custom Cabinets - as installed
 Master Bath Custom Cabinets - as installed
 Laundry Room Custom Cabinets - as installed

COUNTER TOPS

Kitchen Taj Mahal - as installed
 Bar Black soapstone - as installed
 Pantry Butcher Block - as installed
 Secondary Baths Quartz - as installed
 Mater Bath Taj Mahal - as installed
 Laundry Quartz - as installed

SHELVING

Master Closet White melamine with black hardware - as installed
 Secondary Bedroom Closets Wire vinyl
 Second Floor Hallway Closet 4 Shelves - Wood - Painted to match trim
 Foyer / Study Coat Plank and pole

APPLIANCES

Kitchen - Oven Jennair Noir 48" gas range - Model JGRP548HM
 Kitchen - Hood Liner Tradewinds 48" Liner with 600 CFM Blower - Model VSL4486RC
 Kitchen - Microwave JennAir Microwave Drawer - Model JMDFS24JL
 Kitchen - Dishwasher Jennair 24" Rise Dishwasher - Model JDF3924RX
 Kitchen - Refrigerator Jennair 36" built in refrigerator - Model JB36NFXFRE
 Bar - Beverage Center Zephyr 24" Beverage Center - Model PRB24C01CG

FLOORING

Master Bath Tile - As Installed
 Secondary Baths Tile - As Installed
 Master Bedroom / Closet Engineered Wood - Prefinished
 Upstairs Bedrooms / Closets Carpet - As Installed
 Laundry Room Tile - As Installed
 Foyer Engineered Wood - Prefinished
 Dining Room Engineered Wood - Prefinished
 Family Room Engineered Wood - Prefinished
 Upstairs Hall Engineered Wood - Prefinished

	Kitchen	Engineered Wood - Prefinished	
	Pantry	Engineered Wood - Prefinished	
	Study	Engineered Wood - Prefinished	
	Mud Room	Tile - As Installed	
	Bar	Engineered Wood - Prefinished	
	Play Room	Engineered Wood - Prefinished	
EXTERIOR FLATWORK	Front Entry / Covered Lounge	3,000 PSI concrete per site plan - Brick	
	Driveway	3,000 PSI concrete per site plan	
	Front Walkway	3,000 PSI concrete per site plan	
SODDING	Front Yard	Zoysia - As Installed	
	Side Yard	Brown Mulch	
	Rear Yard	Zoysia - As Installed	
IRRIGATION	Yard	As Installed	
PLANTS	Front Yard	As Installed	
	Side Yard	None	
	Rear Yard	None	
RETAINING WALL	Rear Yard	Modular Block	
Termite Treatment	House Footprint	Sentricon Termite Baiting System	
MAILBOX	Front Yard	Brick Monumental - Lockable Mailbox	

