

GARDD PARC OF MIDDLETON HILLS

Selected Specifications

1. FIREPLACE AND CHIMNEY

Fireplace location:	Living Room
Type:	To be determined
	Direct Vent – Natural Gas

2. LUMBER AND MILLWORK

All lumber shall be dry and well seasoned. It shall be free of larger knots and other defects that may impair its strength.

Framing material shall be construction grade Fir or better.

Floor Systems:	Four inches of concrete poured on a metal “pan” system
Roof sheathing:	4' x 8' x 1/2" OSB
Soffit material:	3/8" Fir rough sawn
Fascia material:	2 x 8 Cedar
Siding:	Brick & EIFS (Exterior Insulation Finish System)

3. MILLWORK

All windows, doors and cabinets shall be of the size shown on the plans.

Window Manufacturer:	Weather-shield
Glazing:	Double glazed
Low E:	Yes
Clad:	Yes
Interior trim:	Maple
Style:	Square stock
Interior doors:	1 3/8" Solid core flat panel
All inside jams:	Birch
Cabinets:	Custom case work by Westside Cabinet
Countertops:	Granite kitchen tops* Solid surface bath tops

- A. All closets, unless otherwise noted shall have one (1) shelf and a hanging pole.
- B. All linen closets, unless otherwise noted, shall have five (5) shelves.
- C. All master closets shall have a system installed.
- D. All closet shelving material will be vinyl coated.

4. BATHROOM ACCESSORIES

Shall be brushed chrome. One (1) towel bar for each sink, one (1) towel bar for each tub/shower and one (1) paper holder for each toilet.

5. DRYWALL

- A. All drywall ceilings and common walls shall have 5/8" gypsum board.
- B. All other walls shall have 1/2" gypsum board.
- C. Corner bead shall be applied to all exterior corners.
- D. Walls and ceilings shall have an orange peel texture applied.

6. PAINTING

- A. All exterior cedar shall be stained.
- B. All interior woodwork shall be given one coat of sealer.
- C. All walls shall have one coat of paint.

7. INSULATION

- A. Exterior walls: 6" fiberglass batts.
- B. Attic: Blown-in equivalent of R-40.
- C. Sound abatement in utility rooms and halls.

8. PLUMBING

Plumbing system shall be installed in accordance with local ordinances and thoroughly tested.

- A. All water supplies shall be plastic.
- B. All waste and vents shall be plastic.
- C. Plumbing fixtures shall be as follows:

KITCHEN:

Sink: Sterling Hartland
 Faucet: Kohler Choralais Brushed Chrome
 Garbage disposal: ISE333

BATHS (White):

Whirlpool: Kohler K1244 60" x 60" (Select Units)
 Tubs: Kohler K1126 60" x 42" and K1131 72" x 42"
 Showers: Sterling 48"x 34"
 Lavs: Sterling 442044, 20" x 17" oval
 Water Closets: Sterling EB 5402215

- D. 3 Bock 100 gallon water heaters serving all units.
- E. Six (6) exterior faucets and three (3) in parking garage.
- F. Capital CFM320 water softner serving all units.
- G. All faucets plus trim hardware to be brushed chrome, and all fixtures are bisque.

9. HVAC

The HVAC system shall comply with all rules and regulations of the local ordinances as well as the National Board of Underwriters. Furnace size shall be determined by HVAC engineer according to design, heat loss calculations and BTU output.

Type: Heil (92% efficient)
 Fuel: Natural Gas

- A. A.C. Model: Heil (10.0SEER)
- B. High and low returns
- C. Spaceguard air filter

10. ELECTRICAL

All electrical work to comply with state and local ordinances.

- A. Service size: 100 AMP per unit
- B. Telephone managed security system
- C. Circuit breakers to be properly labeled
- D. One (1) weatherproof outlet per unit
- E. One (1) bath fan per bath
- F. Two (2) phone jacks per unit (CAT V wiring)
- G. Three-Five (3-5) TV jacks per unit (varies with floor plan)
- H. One (1) eyeball plus recessed fixtures (varies per model)
- I. Automatic garage door opener with remote transmitter

11. HARDWARE

- A. Door lock sets shall be Schlage.
- B. All doors shall be provided with weather-stripping.

12. FINISHES

- A. Appliances: G E Package *
- B. Light Fixtures: Varies by unit
- C. Floor Coverings: * Maple floors or cherry in entry, varies by unit in kitchen and living room
* Carpet in dens and bedrooms
* Ceramic tile in bathrooms and utility rooms
- D. Tile surround at fireplace.

* Subject to change with availability

Buyer: _____
Date

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Date

NOTE: All work shall be done in a professional manner, and in accordance with plans and specifications. When materials are referred to by a trade name, manufacturer or model number, such reference is for convenience or establishing the type and quality of material desired. It does not give preference to the manufacturer nor does it limit the use of any other materials that are of similar type and quality. Building specs can be changed by Builder/Developer at any time without prior written notice. Any change from selected specifications will incur an additional builder administrative fee.

