

TANGLEWOOD ESTATES II

SPECIFICATIONS

UTILITIES	Electrical	<i>Underground</i>
	Telephone	<i>Underground</i>
	Cable	<i>Underground</i>
	Water	<i>Municipal</i>
	Sanitation System	<i>On Site Private Septic</i>
FOUNDATION	<i>Poured Concrete:</i>	
	Footings	<i>22" x 10"</i>
	Walls	<i>8"</i>
	Floors	<i>4" Average with Vapor Barrier</i>
	<i>French drain in crushed stone and sump pump under basement slab</i>	
DOORS	Exterior	<i>Metal insulated, with 2 side lights and decorative cross head with pilasters</i>
	Interior	<i>Choice of masonite doors with lever type knobs (builder's sample)</i>
	Attic Access	<i>Pull down attic stairs</i>
	Sliders	<i>Vinyl, insulated glass with screen</i>
	Garage	<i>Metal raised panel with 1/3 HP openers with one remote each and one keypad, pre-painted in white, crème, or brown</i>
WINDOWS	<i>Vinyl, Energy Star insulated glass with grills between the glass and full window screens</i>	
Deck	<i>12' x 16' Pressure-treated lumber with composite decking</i>	
PLUMBING	Sinks	<i>Kitchen, single bowl (Stainless Steel)</i>
	Baths	<i>Single bowl porcelain</i>
	Shower / Tubs	<i>Fiberglass, one piece</i>
	Whirlpool	<i>Jacuzzi Capella in master bath</i>
	Waterclosets	<i>Standard porcelain</i>
	Fixtures	<i>Standard fixtures in white or bone</i>
	Faucets (Interior)	<i>Choice of builder's selection</i>
	Faucets (Exterior)	<i>Two frost free faucets</i>
	<i>Hook-up for washer and electric dryer</i>	
ELECTRICAL	Service	<i>200 amps</i>
	Door Bell	<i>Front and rear doors</i>
	Recessed Lights	<i>12 locations (buyer's choice)</i>
	Smoke Detectors	<i>Per code</i>
	Phone Jacks	<i>4 locations (buyer's choice)</i>
	Cable Jacks	<i>4 locations (buyer's choice)</i>
	Electric plugs	<i>Per code</i>
	<i>Builder's lighting allowance is \$3,200</i>	
HEATING & COOLING	<i>2-zone forced hot air heat with central air conditioning - natural gas</i>	
HOT WATER	<i>Tankless hot water heater - natural gas</i>	
INSULATION	Walls	<i>Fiberglass, R-19</i>
	Attic	<i>Fiberglass, R-38</i>
	Cellar Ceiling	<i>Fiberglass, R-30</i>
SIDING & SHEATHING	ZIP sheathing	<i>1/2"</i>
	<i>Choice of Engineered Siding (exterior- 4 1/2" reveal) or vinyl siding (builder's Selection)</i>	
	Trim	<i>Pine and composite</i>
GUTTERS & DOWN SPOUTS	<i>Seamless aluminum, in available colors (Buyer's choice)</i>	
ROOFING	<i>Woodscape asphalt shingles, 25 year manufacturer's warranty, in builder's standard colors (Buyer's choice)</i>	
INTERIOR WALLBOARD & TRIM	<i>All walls and ceilings to have 1/2" blueboard</i>	

	Walls	Skim coat of plaster
	Ceilings, Closets & Garage	Textured finish
	Casings	3 1/2" Stafford pine painted
	Baseboard	5 1/4" Speed base painted
	Closets	Pole & shelf around closet
	Linen Closets	4 Shelves
	Other Closets	One pole and one shelf
	Stairs	Oak treads, pine risers, painted wood balusters and stained hand rails
	Chair Rail	Two piece in dining room
	Crown Molding	4 5/8" Pine painted in dining room & living room
PAINTING	Exterior Siding	One coat solid body latex stain, additional charges will apply for darker colors
	Exterior Trim	Two coats paint
	Interior Walls	Two coats, one primer and one finish - latex paint (flat), two colors. Dark colors will require more than two coats, additional charge will apply
	Interior Trim	Two coats paint
	Doors	Two coats paint
MASONRY	Fireplace	Zero clearance with marble surround
	Chimney	Framed
	Front Stairs	Brick, wood if with farmer's porch
KITCHEN CABINETS/VANITIES	Cherry or Maple cabinets & vanities as per plan, from builder's selection with granite top; \$23,000 allowance	
FLOORING	Kitchen	Ceramic tile or hardwood (builder's selection)
	Baths / Laundry	Ceramic tile (material allowance of \$4 per SF (builder's selection)
	Foyer	Hardwood or ceramic tile (builder's selection)
	Dining Room	Hardwood (builder's selection)
	Living Room	Hardwood or ceramic tile (builder's selection)
	Foyer Stairs	Hardwood (builder's selection)
	Carpet (Remaining Floors)	Maximum 2 colors on selection; (carpet allowance of \$24 per square yard, including pad and installation - builder's selection)
APPLIANCES	Range	Electric, gas option available
	Microwave	Ductless vent
	Dishwasher	Built-in
	Builder's appliances allowance is \$6,000	
DRIVEWAY	24' x 22' pad, tapers to 12' wide, one binder coat and one finish coat	
WALKWAY	From driveway to front door, Pavers (builder's selection)	
LANDSCAPING & IRRIGATION SYSTEM	Lawn	Approximately 12,000 SF loam, raked, graded & hydro-seeded; front of house to road; approximately 20' side of dwelling; at least 30' rear of house (subject to lot line restrictions and conservation buffers)
	Shrubs	30 shrubs in mulch bed and island
	Trees	3 trees (5'-6') with 15' of road (builder's choice)
	Irrigation System	Front yard
WARRANTY	One year builder's warranty (see detailed warranty)	
* ABOVE SPECIFICATION ARE SUBJECT TO CHANGE WITHOUT NOTIFICATION. NO MODIFICATION WILL BE MADE AFTER PURCHASE AND SALES AGREEMENT WITHOUT A WRITTEN CHANGE ORDER.		