Stratford I Francis Street Specification Sheet

I. EXTERIOR GENERAL

A. SPECIFICATIONS

1. **Framing**
   2x4 studs spaced 16" on center. Radiant barrier roof sheathing. OSB wall sheathing. 3/4" LP Topnotch subfloor or similar.
2. **Conditioned Crawl Space**
   Foundation will consist of a concrete block crawl space with a stucco finish. The crawl space will be sealed and conditioned with supply air via HVAC system. The average height of the crawl space should be 32". On more sloped lots, the lowest corner should be a minimum or 16" above grade. A foundation drain will be installed around perimeter of foundation.
3. **Roof System & Materials**
   30-Year Architectural Asphalt Shingle in a weathered wood color
4. **Back Deck**
   12'x12' pressure treated wood back deck with handrail and one set of stairs.
5. **Attic Access**
   Access to floored attic space with sloped ceiling out of master bath
6. **HVAC**
   One HVAC systems with two zone thermostats (first floor and second floor).
7. **Ceiling Heights**
   9' smooth ceilings on first floor, cathedral ceilings on second floor.
8. **Front Porch Size**
   Treated wood front porch, approximately 8' deep entire front of house.
9. **Landscaping**
   Fescue sod in front, foundation plantings around front porch, seed and straw in the back, city required street trees as needed
10. **Concrete Driveway**

B. STANDARD SELECTIONS

1. **House Orientation**
   Left or Right orientation of house located on lot.

C. STANDARD UPGRADES

1. **Screened Porch**
   Option to convert back deck to screened porch with one screen door and one standard ceiling fan with light, with treated wood flooring and hand rails remaining from standard deck. $6500.00

2. **Front Porch Swing Hooks**
   Hooks installed on either right or left side of porch, spaced for a 5' swing. $145.00

II. EXTERIOR DOORS, WINDOWS, AND GARAGE

A. SPECIFICATIONS

1. **Windows**

YKK Single Hung Vinyl Windows:

- *Special exterior NEAT glass coating makes your windows virtually self-cleaning. Water sheets instead of beading, leaving the surface nearly spotless as it dries. The coating also dissolves decomposed dirt with UV light.*
- *Energy Star Certified LoE366 with Argon gives a U-Value of 0.30 and SHGC of 0.19*
- *Simulated Divided Lights and exterior sill give an architecturally correct look*
- *Tilt-in bottom sash for easy cleaning*
- *3 over 1 grille pattern*
- *White color*
- *Screens included*

2. **Exterior Doors**

Front Door - Therma-Tru Fiberglass Fiber-Classic Mahogany, FCM-601, in Stained Finish
Rear Door - Therma-Tru Fiberglass Smooth-Star, S6021 in Painted Finish

B. STANDARD SELECTIONS

None.

C. STANDARD UPGRADES

1. **Optional Window conversion:**
   Convert any 2'x2' fixed window to an operable window: $160.00 per window
2. **Single Car Garage**
   13' wide x 24' deep with side door. Interior outlets and Fluorescent lights; exterior wall light beside door and motion flood lights. $14,400.00

III. EXTERIOR COLOR & FINISHES

A. SPECIFICATIONS

1. **Siding**
   Hardie Plank fiber cement lap siding, HardieShingle shake panel accents on front second floor dormer. Wood grain trim boards, 3 decorative brackets on front gable.
2. **Exterior Lights**
   Decorative Fixtures located at front door and back door. Craftsman Style Fixtures.

B. STANDARD SELECTIONS

1. **Exterior Paint**
   Trim Color: White
   Siding Color: Choice of any 1 or 2 Sherwin Williams paint colors not already used on a house within the community.

C. STANDARD UPGRADES

None.

IV. INTERIOR GENERAL

A. SPECIFICATIONS

1. **Electrical Package includes:**
   - *2 motion flood lights (front and rear)*
   - *Outdoor decorative mounted fixtures (front and rear)*
   - *Wiring for ceiling fans in living room and bedrooms*
   - *Recessed can lights in living room (4), kitchen (4), common hallways, foyer area and bathrooms*
   - *LED fixtures in walk-in closets and laundry room*
   - *Bath fans in all baths*
2. **Structured Wiring**
   Home Network Panel located in hall closet will connect:
   - *Cable outlets: living room and all bedrooms.*
   - *Network Data Line: one location of your choice.*
   - *Phone Outlets: one location of your choice (can be substituted for a second Data line).*
   - *Basic Security System: includes keypad, door contacts and motion detection*
3. **Insulation**
   Standard Insulation package with Batt Insulation in ceilings.
   - *Walls: Batt insulation, R-15;*
   - *Crawlspace Walls: R-10;*
   - *Flat Ceilings: Batt insulation R-38;*

- *Cathedral or Floored Attic Ceilings: Batt insulation, R-30;*

4. **Drywall**
   Smooth ceiling in all rooms. Mildew resistant sheetrock in shower areas.

B. STANDARD SELECTIONS
None.

C. STANDARD UPGRADES
A. Fireplace
Located in center of living room wall. Direct vent. Includes wood mantle and slate tile surround. $2800.00

B. Front Porch Fan
Wiring Only for 2 front porch fans. Does not include fixture or installation. Requires full front porch upgrade. $160.00

V. INTERIOR LIGHTING

A. SPECIFICATIONS
See electrical package above.

B. STANDARD SELECTIONS
1. **Lighting selections**
   By allowance from vendors provided.
   - *Dining Room Fixture, Staircase Hanging Light, Vanity Lights (1 in upstairs bath, 2 in master bath) and Fans/Lights (3 bedrooms and living room).*

C. STANDARD UPGRADES
1. **Recessed Can Lighting**
   Additional recessed can lights are $95.00 each and placed per buyer specifications during onsite electrical walk-through.

VI. INTERIOR KITCHEN/BATH

A. SPECIFICATIONS
1. **Master Walk-In Shower**
   Fully tiled walk-in shower with bench and framed glass shower door.
2. **Second Bathroom Tub/Shower**
   30" Bootz SynIron 2 tub with tile walls per tile selection allowance.

3. **Toilets**
   Toto Drake toilets throughout

B. STANDARD SELECTIONS

1. **Kitchen Faucet**
   Delta Kitchen Faucet from approved selections.
2. **Bathroom Sink Faucets**
   Delta Bathroom Faucets from approved selections.
3. **Appliance Package**
   Includes
   - *Gas Range*
   - *Dishwasher*
   - *Microwave Over Range*
   - *Disposal*
4. **Kitchen and Bathroom Cabinets**
   Choice of door style and color from 20+ different options. All wood construction, full-overlay doors and drawers with soft-close drawer glides.
5. **Kitchen and Bathroom Counters**
   Various selections of granite, including some with leathered or polished finishes.
6. **Kitchen Backsplash**
   Subway tile backsplash in choice of color.
7. **Kitchen Sink**
   Stainless under-mount kitchen sink in choice of shape.
8. **Cabinet Hardware**
   Cabinet knob selection from approved selections.

C. STANDARD UPGRADES

1. **Shower Valve Upgrade**
   Upgrade from Delta 14 Series Shower Valve to Delta 17 Series Shower Valve. $60.00 per shower
2. **Bathroom Shower Head Upgrades**
   Various shower head upgrade options. $130.00-$220.00 per shower.
3. **Upgraded Appliance Packages**
   Options for various levels of appliance packages. $1,125.00-$1,480.00
4. **Refrigerator**
   Option to add a refrigerator to your appliance package. $1,510.00-2,660.00
5. **Stacked Kitchen Cabinets**

Addition of a second row of small upper cabinets with glass doors at ceiling. Available in limited selection of cabinet door styles. $785.00

6. **Kitchen Backsplash**
   Other tile backsplash material such as glass or marble. Price To Be Determined based on material selected.
7. **Farmhouse Kitchen Sink**
   Kohler Whitehaven $1500.00
8. **Kitchen and Bathroom Counters**
   Additional selections of granite, quartz, and marble may have an upgrade fee.

VII. INTERIOR FINISHES

A. SPECIFICATIONS

1. **Interior Trim**
   Trim details include:
   - *Site built casing on all windows and doors.*
   - *Craftsman-3 hollow core interior doors.*
   - *6" baseboard in all rooms.*
   - *"Crown Molding/Picture Rail" on dining wall.*
   - *Craftsman-style wainscoting panel along stairway wall in dining room and 3 walls of master sitting room.*
2. **Built-In Shelving**
   4 open display shelves in second bathroom nook.
3. **Closets**
   Pantry and all bedroom closets have wood shelving. Laundry has wire shelf over washer/dryer.
   Shelving layout will be:
   - *single hanging (shelf and rod) in coat closet;*
   - *5 shelves in pantry;*
   - *single hanging (shelf and rod) in second and third bedrooms;*
   - *combination of single hanging, sweater stack and double hanging in both master closets*
4. **Hardwoods**
   Site-finished White Oak Select 3.25" hardwood flooring included in living room, dining room, kitchen, downstairs hallway and staircase. Clear Satin Oil-based finish.
5. **Bath Accessories**
   Style and color to match selected faucets
   - *Master: 4 robe hooks and 1 paper holder*
   - *Second Bath: 2 robe hooks and 1 paper holder*

B. STANDARD SELECTIONS

1. **Interior Door Hinge Color**
   Choice of Oil Rubbed Bronze or Brushed Nickel.
2. **Door Knob Color**
   Choice of Oil Rubbed Bronze or Brushed Nickel.
3. **Bathroom & Laundry Tile**
   Tile Selections Per Allowance:
   - *Master Bathroom Floor*
   - *Master Bathroom Shower Walls*
   - *Master Bathroom Shower Floor*
   - *Second Bathroom Floor*
   - *Second Bathroom Shower Walls*
   - *Laundry Room Floor*
   - *Grout Colors Throughout*
4. **Carpet**
   Carpet From Approved Selections at B. Wallace Design office
5. **Mirrors**
   Wall-mounted sheet mirror or Framed Mirrors Matching Cabinets in full bathrooms. Framed rectangular mirror to match faucet color in half bath.
6. **Interior Paint Colors**
   Flat Paint in client choice of up to 5 colors (color count includes ceiling paint, be it ceiling white or a color). Walls are Sherwin Williams Builder's Solution and Ceilings are Sherwin Williams Painters Edge Flat Paint.
   Trim: Sherwin Williams Painters Edge Semi-gloss Paint in color White with b2.

C. STANDARD UPGRADES

1. **Solid Core Interior Doors**
   Upgrade any interior doors to solid core doors, which are heavier and reduce noise better than hollow core doors. $85.00 per single door/$170.00 per double door
2. **Hardwoods**
   Whole House $4,970.00