

# THE IVORYTON

## BUILDER SPECIFICATIONS

### Foundation

- Poured concrete 10" x 20" footings
- 10" Thick concrete walls
- Curtain drains installed around foundation
- Foundation coating applied below grade
- Basement and garage slab 4" thick

### Framing

- 9' Framing on 1st floor – 8' on 2nd floor if applicable
- K-D spruce, Douglas Fir (or equal) floor joist
- K-D spruce, Douglas Fir (or equal) rafters
- Spans and sizes per local code
- 2" x 4" Interior studs
- 2" x 6" Exterior studs
- ½" OSB sub-floor (1st and 2nd floors)
- ½" OSB on roof and sheathing

### Slabs, Stoops and Decks

- Front porch will be standard composite decking and vinyl posts
- 12' X 14' rear deck and landings are pressure treated

### Exterior Siding

- 4" Vinyl siding w/aluminum trim
- Vinyl, wood grain shutters on front windows
- Colors from builder's selection
- House wrapped in R-wrap material

### Driveway

- Processed driveway completed at the end of construction

### Roofing

- Architectural Asphalt shingles (Black is standard color. Other colors can be selected with a change order and up charge.)  
Colors from builders choice
- 15lb Underlay, ice and water barrier applied to all roof edges
- Aluminum roof edge, flashing and rake
- Aluminum gutters and leaders

### Insulation

- R21 on walls, R38 in ceilings

### Plumbing

- 2 Full baths 1 half bath
- Master bath 4' shower based tiled walls
- Half bath pedestal sink
- Builders fixed selection
- 2 outside water spigots
- Washer/electric dryer hook up
- There will be an upcharge for any upgraded fixture install

### Appliances

- Allowance \$3,000

### Windows & Doors

- Builders choice
- Windows tilt in and take out (screens included)
- Steel front door
- Rear Door – Slider to deck – French door from walkout
- 16' x 7' Metal, asement and garage slab

### Heating

- Natural gas forced warm air furnace and A/C from builder's selection
- Furnace will be sized and suitable for the heating and A/C requirements
- 2 Heating zones
- Gas tank less on demand hot water heater

### Electrical

- 200 Amp service
- Circuit breakers
- Romex copper wire
- Light fixtures - \$1,000 allowance
- 4 Phone outlets / 4 cable outlets
- 2 Exterior outlets
- Electrical outlets per code

### Exterior Doors

- Front door (steel) 1' sidelights on each side of door
- Rear door
- 2-9' X 7' metal insulated garage door

### Interior Trim

- Doors - Builder's choice, paint grade throughout
- Casings - Colonial style, paint grade
- Kitchen cabinets, bathroom vanities and all tops from builder's selection
- White, wire shelving in closets

### Flooring

- Ceramic tile bath rooms and laundry room floor only (\$4 allowance for material)
- Living room, dining room, kitchen and first floor and second floor hall to be oak flooring
- All bedrooms have a (\$20 p/yard allowance)

### Paint

- One coat primer and one coat flat paint on walls
- Woodwork and doors. one coat primer one coat semi-gloss
- Additional charge for any wall paint other than flat

### Accessories

- Plate glass mirrors in bathrooms (except powder/mudroom)
- Dryer vent

House Delivered Construction Cleaned

# Cornfield Estates