



## **Building Specifications (10/6/2015)**

### **MOSAIC RIDGE**

**Note that actual selections are to be determined. If items listed are not available or not selected, a product equal in quality will be used.**

**Winter charges for concrete are included in the construction of the 3 bedroom, 2-story house on Lot 6. Winter digging charges have not been included for gas and electric utilities. If winter digging charges are incurred for digging utility trenches owner shall be responsible for the extra charges.**

#### **FOUNDATION**

7'9" Tall walls x 8" thick w/2 #2 continuous rebar

Form-a-Drain footing drain, sump crock and pump

6" clear stone backfill beneath concrete floor

Tuff-n-Dri foundation damproofing- 20 yr. dry basement guarantee

#### **FRAMING**

Engineered I joist floor systems, with premium OSB subfloor, glued and nailed

2x6 exterior walls, @ 24" O.C., using advanced framing techniques

Solid OSB wall sheathing, with 1" extruded foam and housewrap

Manufactured roof trusses with ½" OSB sheathing

#### **ROOFING**

35 year Certainteed architectural shingles over synthetic underlayment to provide full manufacturers warranty

Ice and water shield on all eaves and in valleys

## **SIDING**

LP Smartside factory finished siding and trim

Aluminum soffit and fascia.

K style gutters and downspouts

## **WINDOWS AND EXTERIOR DOORS**

Andersen 100 series fiberglass windows. Low E glass

ThermaTru insulated steel entry doors w/ primed frame

Raised panel sectional overhead doors with 1/3 HP opener

## **HVAC**

Carrier 94% AFUE variable speed furnace

Carrier 15 Seer A/C

Broan Energy Recovery Ventilator

## **PLUMBING**

Pex water piping

PVC drain piping

Kohler fixtures

Focus on Energy qualified direct vent water heater

24000 grain metered water softener

## **ELECTRICAL**

200 Amp electrical service

Energy Star qualified light fixtures

CFL light bulbs

## **INSULATION**

R-19 fiberglass sidewalls w/R-5 rigid foam sheathing

R-30 spray foam box sill insulation

R-50 blown fiberglass attic insulation

R-10 2" rigid foundation insulation

**TRIM/CABINETS**

Prefinished oak flush interior doors

2 ¼" colonial oak casing and 2 ¾" colonial oak base, prefinished

Solid oak handrails and stair parts

Oak recessed panel, traditional overlay cabinets

Plastic laminate double cove countertops

Schlage door hardware w/ deadbolts on exterior doors. Decorative handleset on front door

**FLOORING**

Mannington vinyl floors

Shaw carpet with 6# pad

**APPLIANCES**

GE ENERGY STAR package