



## **Building Specifications**

**MOSAIC RIDGE, Lot 6**

**(4/7/16)**

**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.**

### **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 dampproofing- 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

**ACCESSIBILITY FEATURES**

3/0 interior passage doorways

3/0 exterior, low threshold doors

Ramp at rear entrance

Roll-in shower

Front controls on stove/oven

Stackable washer/dryer