



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