

PHASE II at Secretariat Estates
Barbaro Drive

Offered by: WHC Development LLC.
GENERAL SPECIFICATIONS

FOUNDATION

- POURED CONCRETE #3000 STRENGTH 8" X 16" FOOTINGS WITH 8" WALLS
- FOUNDATION TO HAVE 1 COAT DAMP PROOFING
- BASEMENT FLOOR TO BE 3 1/2" POURED CONCRETE
- GARAGE (IF APPLICABLE) TO HAVE 4" CONCRETE FLOOR

FRAMING

- EXTERIOR WALLS 2 X 6 KD 16" ON CENTER
- WALL SHEETING 1/2" O.S.B.
- FLOOR JOISTS 2 X 10 KD 1ST & 2ND FLOORS
- SUBFLOORING TO BE 3/4" X 4' X 8' T & G "ADVANTECH"
- ROOF RAFTERS 2X8 OR 2X10 -16" ON CENTER
- ROOF SHEETING 5/8" X 4' X 8' O.S.B.
- EXTERIOR DECK (WHERE APPLICABLE) WILL BE PRESSURE TREATED FRAMING, DECKING AND RAILS

CLOSETS

- ALL CLOSETS (WITH THE EXCEPTION OF LINEN) TO HAVE PAINTED MDF SHELF WITH WOOD ROD---LINEN TO HAVE 4 PAINTED SHELVES 16" DEEP

CABINETS

- CABINETS---"HOMECREST" "LAUREL OAK" FLAT PANEL OR EQUAL FOR KITCHEN AND BATHROOM
- COUNTERTOPS---POST FORMED FORMICA WITH INTEGRAL BACKSPLASH

SIDING

- "DOUBLE FOUR" VINYL CLAPBOARDS "CERTAINTED MAINSTREET" OR EQUAL WITH 6" CORNERS AND ALUMINUM WRAPPED EAVE & RAKE TRIM
- SOFFITS--- FULLY VENTED VINYL
- EXTERIOR WALLS TO HAVE "TYPAR" OR EQUAL AIR INFILTRATION BARRIER

ROOFING

- 25 YEAR "3 TAB" IKO BRAND OR EQUAL
- ICE AND WATER SHIELD FOR 3 FEET STARTING AT ALL EAVES---REMAINDER OF ROOF TO HAVE #15 FELT UNDERLAYMENT
- "COBRA" OR EQUAL RIDGE VENT

INSULATION

- R-11 BASEMENT FLOOR JOISTS AND ALL EXTERIOR WALLS
- R-30 IN ROOF

WALL ADJOINING MAIN HOUSE—ALL OTHER GARAGE WALLS WILL BE FRAMING ONLY

DOORS & TRIM

- FRONT DOOR –6 PANEL FULLY WEATHER STRIPPED STEEL
- GARAGE DOOR INTO HOUSE (IF APPLICABLE) 20 MIN FIRE RATED STEEL DOOR AND STEEL “ADJUST A FIT” JAMB
- SLIDING DOOR (IF APPLICABLE) 6’-0” X 6’-8” VINYL (HARVEY INDUSTRIES OR EQUAL) CLEAR INSULATED GLASS
- INTERIOR DOORS --- HOLLOW CORE SMOOTH 6 PANEL “MASONITE” WITH PRIMED WOOD SPLIT JAMBS
- DOOR AND WINDOW TRIM - --2 ½” COLONIAL CASING
- BASEBOARD—3 ½” COLONIAL BASE

PAINT

- TRIM PAINT WILL BE SEMI GLOSS LATEX “SHERWIN WILLIAMS PRO MAR 200” OR EQUAL 1 COAT FINISH OVER 1 COAT PRIME
- WALLS AND CEILING TO BE FLAT LATEX “SHERWIN WILLIAMS PRO MAR 200” OR EQUAL 1 COAT FINISH OVER 1 COAT PRIME

DRYWALL

- WALLS WILL BE ½” DRYWALL
- BASEMENT WALLS WILL BE UNFINISHED
- ATTACHED GARAGE WILL HAVE 5/8” FIRE CODE AT

FLOORING

- FLOORING WILL BE BY ALLOWANCE---\$15 YD CARPET--\$21 YD FOR VINYL

PLUMBING AND MECHANICAL

- WASTE AND VENT PIPING TO BE SCHEDULE 40 PVC
- WATER DISTRIBUTION WILL BE “PEX” OR COPPER
- TUBS TO BE ONE PIECE FIBERGLASS, WHITE IN COLOR---“LASCO”BRAND OR EQUAL
- TOILETS AND VANITY SINKS WILL BE AMERICAN STANDARD OR EQUAL IN WHITE COLOR
- KITCHEN WILL BE DOUBLE BOWL STAINLESS STEEL “ELKAY” OR EQUAL
- ALL FAUCETS TO BE “DELTA” BRAND BUILDERS CHOICE
- HOOK UPS PROVIDED FOR ELECTRIC DRYER AND CLOTHES WASHING MACHINE
- 40 GAL ELECTRIC HOT WATER TANK
- GAS FIRED, DIRECT VENTED HOT WATER BASEBOARD HEAT WITH 2 ZONES AND CONTROLS

ELECTRICAL

- 200 AMP 40 BREAKER MAIN SERVICE PANEL
- OUTLETS, SWITCHES, AND LIGHTING PACKAGE PER BUILDERS LAYOUT
- 2 EA EXTERIOR OUTLETS
- TELEPHONE AND CABLE OUTLETS (ALLOWANCE OF 3 EA)