

Town & Country Custom Builders, Inc.

Specifications for Hallsley

EXTERIOR:

- Clearing** Up to 30 feet behind the house, up to 15 feet on both sides of the house, and up to 25 feet in front of the house. Undisturbed areas of the site will be left in their pre-construction state.
- Driveway/Walkway**..... Exposed Aggregate concrete driveway and front walk.
- Porch/Stoop** Front steps brick with exposed aggregate concrete inset with powder coated aluminum rails, per plan.
- Decking**..... 12x16 Pressure-treated rear deck and rails.
- Landscaping**..... Custom landscaping; sod and irrigation front, rear and side yards with programmable sprinkler system in sod areas only. Undisturbed areas will be left in their natural state.
- Foundation**..... Block (CMU) with brick veneer. Builder's choice of brick selections, per plan.
- Framing**..... Standard 4" stud wall construction with OSB sheathing. 7/16" OSB roof sheathing and OSB tongue and groove floor decking over engineered floor joists or #2 southern yellow pine 2x8 or 2x10 joists. Stick built roof system with walk up attic except Hip roof unless noted.
- Walls & Siding** Concrete siding, vinyl soffit and cornice with raised panel or louver style shutters, per plan. Homeowner has the choice of siding, trim, and shutter colors from builder's selections, subject to the approval of the ARB.
- Roofing**..... 240 lbs. fiberglass dimensional shingles with 30 year warranty
Copper flashing on front bay window where included.
- Gutters** White seamless aluminum gutters and down spouts are provided.
Splash blocks are included.
- Windows** Vinyl tilt simulated divided light windows with fixed grilles.
Full screens included on all operable windows.
- Doors**..... Insulated fiberglass front door. All other exterior doors are insulated steel.
Dead bolts are included.
- Garage** Insulated custom-style garage doors with automatic door openers.
All garage walls are dry-walled & insulated.
- Other** 2 GFI electrical receptacles, 2 frost-proof water spigots



INTERIOR:

- Ceilings** 10' ceilings in the main and 9' in second levels of the house. All other floors will have 8' ceilings unless duly noted.
- Painting** Three paint colors on all walls (flat). One color paint on all trim (semi-gloss).
Stairs will have oak stained handrail and newel posts with white painted balusters or rod iron.
- Interior Trim** Elegant "Adams" casing (per house style) for all windows and doors; 5¹/₄" base with OG Cap
3 member crown molding in entry foyer, living/study & dining rooms
2 member chair rail with picture frame molding in dining room and foyer
2 member crown molding in family room and kitchen
- Interior Doors** Solid core doors.
2¹/₄ Select oak hardwood floors with two coats of polyurethane finish, installed throughout the main level and upstairs hall. The stairs to the second floor are to be stained oak treads as well. Carpet will cover all boxed pine steps. All rooms not specified and all bedrooms are to be carpeted. Homeowner chooses selections from builder's series w/ 6lb. pad @ \$16.00 per sq. yd.; Ceramic tile floors (builders series \$4.00 per sq. ft.) will be included in all full baths and the utility room.
- Insulation** Side walls – 3¹/₂" (R-13 Rating fiberglass batts)
Ceiling – 9" (R-30 Rating Blown Cellulose)
Attic/Crawl – 6" (R-19 Rating fiberglass batts)
- Cabinets** Allowance provided for all custom cabinets per plan.
- Counter Tops** Allowance provided for all cabinet and vanity tops per plan, including granite in the kitchen and master bath.
- Appliances** Allowance provided for appliances per plan, including GE Monogram series or equivalent.
- Plumbing** Allowance provided for all faucets; sinks and elongated toilets with class five flush rating are provided. *More detail to be covered in additional spec sheet.*
- Lighting** Fixture allowance provided to include all interior and exterior light fixtures and bulbs. Ten recess lights are provided by the builder.
- Hardware** Allowance for closet and pantry wire shelving, bathroom mirrors, door hardware, locks, and bath accessories is provided per plan.
- Fireplace** Direct vent gas log fireplace pre-wired for blower; wooden mantle with marble or granite hearth and surround.
- HVAC** Single-zone gas heat with central air conditioning (in garage) on the first floor and a heat pump upstairs where a two-zone system is required (in attic). Separate return on main level, second floor and larger bedrooms. Dryer vent hard duct to outside.
- Low Voltage** Allowance provided for low voltage, including central vacuum, alarm system, and intercom system.

