

Lakespring Farmhouse Standard Specifications

Floor Construction

- 2 x 10 double rim joist
- 2 x 10 floor joists, 16" OC
- Hangars omitted, bearing on ledger
- All decking glued and mechanically fastened

Exterior Walls

- 2 x 6 studs at 16" OC
- 9' Wall Height
- 7/16" x 4' x 10' OSB Sheathing
- All sheathing glued and mechanically fastened
- Rise Trim and Siding – White
- R-15 Insulation

Roof & Ceiling

- R-38 Insulation
- 12" rake overhang
- 12" eave overhang
- Flipped eaves for transport
- 7/12 primary roof pitch
- 7/12 storage truss at 24" OC
- 7/16" OSB roof decking
- Polymeric underlayment
- CertainTeed Landmark Architectural Shingles (Georgetown Gray)

Interior Walls

- 2 x 4 studs at 16" OC
- ½" High Strength drywall
- Smooth Finish
- Sherwin Williams Flat Paint (Sea Salt)

Marriage Walls

- 2 x 4 studs at 16" OC

Exterior Doors

- Front-Therma Tru 3/0 x 6/9 with sidelight (Craftsman 3-lite Shaker)
- Laundry-Therma Tru 3/0 x 6/8 (20 minutes) (Craftsman 3-panel Shaker)
- Sliding Glass Doors-Vinyl Ply gem

Fixture Package

- Privacy Hardware on Bathroom and Primary Doors
- ORB/Black Lever Style Interior Door Hardware
- Kitchen - ORB-Pulldown Leland Artic
- Kitchen – Pendants – One light Mini Pendant w/White Linen Cylindrical Globe (2)
- Dining Room – 5 Light Linear Chandelier
- Laundry Room – Peerless Stainless 2-handle w/ spray
- Secondary Bath -Bronze Delta Faucets
- Secondary Bath – 3 Light w/White Linen Cylindrical Globe
- Primary Bath – Bronze Delta Faucets
- Primary Bath - Bronze Delta Rain Shower
- Primary Bath - Frameless Glass Door
- Bedrooms - 12" Two Light Flush Mount
- Recessed – Dimmable LED
- Decora Switches
- TV/Communication boxes w/conduit to basement

Interior Trim

- Craftsman 1 x 4, Bead & Crown Trim (Jamb, Stop, Casing)
- Craftsman 6" square base
- Pantry – wood shelving
- Primary Closet – wood shelving
- Secondary Closets – wire shelving with rod
- Pull-down attic stairs

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Interior Doors/Windows

- Craftsman 3 panel, hollow core
- Pantry – 2/4 x 6/8 (15 lite frosted)
- Office/Bed 3 – 5/0 x 6/8 (15 lite double)
- Vinyl Frame-Double Pane w/Low-E Ply gem 1500 argon, low-E w/ screen

Floor Coverings

- All areas except baths – Mohawk Hayward LVT
- Baths – 12” x 24” Tile

Kitchen

- 42” Shaker Wall Cabinets w/molding -Soft-Action Close Mechanism
- Wall Cabinets with ¾” Shelving, 2-1/2” Crown Molding w/Soft- Action Close Mechanism
- Base Cabinets w/Soft-Action Close Mechanism
- Subway Tile backsplash

Bathroom Cabinets

- Secondary Bath -Shaker cabinets
- Primary Bath Shaker cabinets

Countertops

- Kitchen/Primary Bath/Secondary Bath - Silestone Quartz

Sinks

- Kitchen – Undermount Double Bowl Stainless
- Laundry – Undermount Single Bowl Stainless
- Secondary Bath – Undermount Sink Bowl
- Primary Bath – Double Undermount Sink Bowls

Buyer Signature _____

Date: _____

Appliances

- Electric Range - (Whirlpool-Black/Stainless)
- Refrigerator – (Whirlpool-Black/Stainless)
- Dishwasher – (Whirlpool-Black/Stainless)
- Microwave over Range (Whirlpool-Black/Stainless)

Plumbing

- All waste lines stubbed under floor
- Pex supply plumbing
- 50 -Gallon Electric Water heater

HVAC

- On-site by Builder
- Framed Duct Chase

Electrical

- 200 AMP Panel
- CO/Smoke Detector

Rear Deck

- 10’ x 56’ Composite Decking with Vinyl Railings

Front Porch

- 32’ x 8’ Composite or Pressure Treated Decking with Vinyl Railings

Warranty

- 1 Year Builder Workmanship
- 8 Year RWC Structural

Buyer Signature _____

Date: _____