



Landings At Garden Spot Reserve

Foundation

- ❖ Concrete footer 8" thick by 18" wide
- ❖ 8" clean crushed stone base
- ❖ 4" concrete basement floor
- ❖ Exterior basement Foundation Tar Coat "Bituminous"

Framing

- ❖ 2" pressure treated sill plate with sill sealer
- ❖ 2X6 EXTERIOR WALL STUDS ON 16" CENTERS
- ❖ 2X4 INTERIOR WALL STUDS ON 16" CENTERS
- ❖ 2X6 INTERIOR BEARING WALL ON 16" CENTERS
- ❖ PRE-ENGINEERED 2X4 TRUSS ROOFING-ALL FRAMING ON 24" CENTERS/ OSB SHEATHING WITH H-CLIPS
- ❖ 3/4" OSB T & G flooring-glued & nailed
- ❖ Pre-engineered 2x4 truss roofing –all framing on 24" center
- ❖ OSB sheathing

Roofing

- ❖ 1/2" Roof decking-OSB
- ❖ 15lb. felt paper-rolled
- ❖ 30 Year architectural shingles
- ❖ Fully flashed with aluminum
- ❖ Aluminum drip edge
- ❖ Ice & Snow guards under all shingled valleys

Insulation

- ❖ Poly underneath basement concrete floor
- ❖ R19 insulation in basement ceiling
- ❖ Walls: R-38 Blown-in insulation with baffles/R-30 cathedral
- ❖ Super seal insulation package
- ❖ House wrap

Windows and Doors

- ❖ Simonton Single Hung Windows
- ❖ Beaded Vinyl sliding patio door w/screens
- ❖ Steel insulated exterior doors with adjustable thresholds
- ❖ Wood entrance trim around front door, except home: w/ front porch
- ❖ Dutch cornered steel insulated garage doors
- ❖ Clear Glass Side Lights
- ❖ Windows cleaned interior

Kitchen Bath and Vanity

- ❖ Quality Olde Mill Kitchen & Vanity Cabinets
- ❖ Stainless steel double bowl sink
- ❖ Waste Disposal
- ❖ Pot-scrubber dishwasher
- ❖ Range: electric self clean/gas sealed burner
- ❖ Range Hood-ductless
- ❖ Ice maker rough-in to refrigerator
- ❖ Kitchen island 2x4 with 2x4 top- Optional
- ❖ Vanities with 1 piece tops
- ❖ Double bowl vanity in master bath in most models
- ❖ Single bowl vanity in other baths
- ❖ Mirror above each vanity
- ❖ Towel & tissue holders are not provided
- ❖ Shower doors are not included but are optional
- ❖ Exhaust Fan & Light in all baths
- ❖ Chrome Fixtures
- ❖ Fiberglass Shower Stall or Tub included

Mechanicals & Electricals

- ❖ All underground utilities
- ❖ High efficiency gas forced air heating system
- ❖ Central Air Conditioning
- ❖ Radon mitigation system under basement floor does not include exhaust fan & Hook-Up
- ❖ 3/4" Lead free copper water main into basement
- ❖ 1/2" polyethylene water lines
- ❖ Shutoff valve at all water fixtures-PEX Maniblock System
- ❖ PVC waste lines
- ❖ Rough-in for laundry tub in laundry room-most models
- ❖ 40 Gallon rapid recovery hot water heater w/direct vent
- ❖ 200 Amp electric service
- ❖ Washer and gas or electric dryer hook-ups-dryer is vented to outside
- ❖ Garage doors pre-wired for openers
- ❖ 2 Exteriors receptacles
- ❖ 3 TV and 3 telephone Outlets
- ❖ Builder's quality/designer lighting package
- ❖ 2 frost free exterior faucets
- ❖ Direct wired smoke detectors w/ battery backup on all floors
- ❖ Carbon Monoxide In Common Space