

# HICKORY HOLLOW

## STANDARD SPECIFICATIONS

### Structural Features:

- 2"x4" exterior wall construction
- 2"x4" interior wall construction
- 7/16" OSB sheathing for sidewalks
- 7/16" OSB sheathing for roof
- 5/8" T&G sub-flooring

### Exterior Features:

- Vinyl siding
- 30-year architectural roof shingle
- Metal insulated exterior doors
- Metal panel garage door
- Seamless aluminum rain gutters
- Roof ventilation system
- Basement- 12 course
- Basement waterproofing

### Interior Features:

- Open finished, lower level stairways with wood railing as per plan
- Interior walls 1/2" gypsum wallboard nailed and glued
- Stippled ceilings throughout, kitchen and bathrooms flat
- Interior doors 6-panel colonial
- Wood stair rails/builder's line
- Interior trim- colonial style painted
- 8' ceilings throughout, cathedral ceiling optional

### Heating & Insulation:

- 85% energy efficient gas forced air furnace with air conditioning
- Double pane windows insulated
- R-30 ceiling insulation
- R-13 wall insulation
- R-11 basement
- Air filtration house wrap

### Flooring:

- Foyer-ceramic tile/hardwood (builder's Line)- not to exceed 16 sq. ft.
- Bathrooms-no-wax flooring(\$10.50 sq. yd. Allowance)
- All other rooms wall-to-wall carpet- Builder's line (\$12.50 sq. yd. allowance)

### Kitchen, Bath & Plumbing Features:

- 40 gallon as fired water heater (or electric)
- Perimeter basement drain tile with Sump pump (if needed)
- Kitchen cabinets builder's line (oak & contemporary Styles available)

- Formica countertops
- Dishwasher
- Garbage disposal
- Double bowl stainless steel sink
- Bathroom fixtures "universal-rundle" (choice of colors, builder's line)
- Vanities in all baths and powder rooms widths of vanity
- Plate glass mirrors all baths and powder rooms widths of vanity
- Formica vanity tops with self-cleaning china Sinks
- Bath hardware package per plan
- Delta or Moen single lever faucets
- Two exterior hose bibs
- Bath exhaust fans per plan

### Electrical:

- Recessed lighting per plan- 10
- 150 amp service, circuit breakers
- 220 line to dryer and range or gas line
- 110 copper wiring
- Exterior waterproof outlet
- Smoke detectors
- Electric fixture package- builder's line, includes exterior fixtures only
- 2 phone outlets
- 2 cable TV outlets
- 1 motion detector (rear)
- Emergency 911 alert on garage coach lights

### Landscaping Lot Features:

- 2 car width blacktop binder driveway
- Landscaping packages including lawn

### Public utilities:

- Underground gas, telephone, cable TV, Storm sewers and sanitary sewers
- Public lighting
- Street lighting