

Single Family Home Specifications



SchoolStreet

EXTERIOR

- Front Porch
 - Low maintenance Trex (or equal) product
 - Ceiling: painted or stained bead board
 - Garage
 - Two car garage with 4" concrete slab
 - Landscaping
 - In public right of way in front of home
 - Island with tree at the rear in the alley
 - Walks & Patios
 - Front concrete walk at entry
 - 100 sf of patio/rear walkways *
 - Structural
 - 10" waterproofed foundation walls
 - Perimeter drain tile tied to sump pump
 - Light wells provided if the plan permits
 - Wood frame exterior walls (2x6 studs)
 - Exterior wall insulation to total R-20
 - Floors/roof: pre-engineered wood trusses
 - Siding / Trim
 - Natural cedar or Hardie®-board
 - Factory-applied finish
 - 15 year manufacturer's warranty
 - Trim complementary to siding type
 - Prefinished aluminum gutters/ downspouts
 - Face brick or natural stone veneer *
 - Roof
 - Architectural style asphalt shingles
 - 15 year manufacturer's warranty
 - Roof insulation will total R-38
- * dependent on floor plan

NOTE: Due to ongoing improvements to design and construction details, specifications are subject to change.

INTERIOR

- Doors
 - Premium 3'-6" x 8' solid core wood entry door
 - Wood framed doors with windows at other entries
- Windows
 - Aluminum clad wood with low E insulated glass
 - Double hung style with screens (most windows)
- Interior ceiling heights
 - 9'-6" on first floor; 9'-0" on second floor
 - 8'-6" on third floor (if applicable)
- Walls/Ceilings/Trim/Stairs
 - 5/8" drywall; Cement board at tub/shower surrounds
 - One coat of prime and two coats of finish paint
 - Painted architectural quality trim throughout
 - Crown moulding on first floor and master suite
 - Steps and hand rails stained hardwood
 - Balusters square design to match interior trim
- Doors
 - Solid core painted doors
 - 8' high on first floor; 6'-8" high on other floors
 - Choice of types: 6 panel/2 panel/simple stile/rail
 - Hardware: Schlage lever style, brushed aluminum
- Flooring
 - 1st flr: engineered hardwood (cherry/maple/oak)
 - Upper floor hallways: to match 1st floor
 - Upper flr BRs: carpet with pad (\$30/sy allowance)
- Kitchen and Bathroom Cabinets
 - Maple veneer; choice of 4 door styles & finishes
 - Granite Tops
 - Kitchen Back Splash Wall - specialty tile
- Basement
 - full unfinished (8'6" ceiling)
 - laundry plumbing stubs (if not on upper floor)
 - plumbing stubs for a future bathroom
- Kitchen Appliances:
 - Stainless steel GE "Profile" Dishwasher,
 - Refrigerator/freezer (in-door water/icemaker),
 - Gas stove/oven; Microwave (with exhaust hood)
 - High quality disposal
- Bathrooms
 - Floor and tub/shower surrounds:
 - 12" x 12" natural tile (limestone/slate/travertine)
 - or 4" x 4" ceramic tile
 - Full height mirrors above vanity
 - Mirrored, recessed medicine cabinets
 - Showers will have metal framed glass doors
 - Exhaust fans and accessories in all bathrooms
- Plumbing
 - Village water and sewer service
 - Hose bibs in front and rear of the home
 - Gas fired water heater (50 gallon)
 - Kohler plumbing fixtures
 - Master bath rain shower & hand held shower trim
- Safety and Fire Protection
 - Fully sprinklered as required by Village code
 - Sprinkler heads are recessed with flat cover plates
 - Smoke and Carbon Monoxide detectors
- HVAC
 - Gas forced air heat; Central air conditioning
 - Insulated ductwork distribution system
 - Premium HVAC equipment (Carrier or Trane)
 - Humidifier and Electronic air filter
 - Programmable thermostatic control
- Electrical
 - 200 amp electrical service; Data wiring;
 - Exterior light fixtures at main & rear entries
 - Interior fixtures at entry hall, Kit island & bath mirrors
 - Recessed can lighting in kitchen, baths, halls