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Seal
Harbor
DEVELOPMENT



Marketed by:

STREAMLINE
C O M M U N I T I E S

Specifications for Wildflower Meadows

Foundation and Concrete Floors

- Footings – All footings are constructed and poured with 3000 lb mix, continuous 12" deep x 20" wide
- Walls – As per plans 10" poured concrete walls, 3000 lb mix, rebar placed per code.
- Floors – As per plans; 4" concrete floors poured in place 3000 lb mix swirl finish.
- Columns – Concrete filled steel Lally columns, 3-1/2" diameter with caps and bases located on the footings as per foundation plan.

Floor Construction

- Floor Joists – 2 X 8 floor joists framed 16" on center per plans, using KD Fir or Equivalent; 2 X 10 floor joists 16" on center per plans, using KD Fir or Equivalent. See plans for detail
- Decking – 3/4" Advantech or equivalent 4x8 sheets, tongue and groove structural flooring glued and nailed to the joists

Wall Construction

- Wall Height – As per plans, typically 8'0" unless noted on plans
- Exterior Walls – 2x6 construction using KD lumber at 16" on center
- Interior Walls – 2x6 or 2x4 construction using KD Lumber at 16" on center

Sheathing and Exterior Framing Finish

- Weather Barrier – ZIP Plywood taped in place
- Exterior Sheathing – 7/16" ZIP plywood structural sheathing in 4x8 sheets applied with metal fasteners
- Insulation – R-21 Wall Insulation
- Exterior Finish – All Side Vinyl siding style mechanically applied to exterior of building including "J" channel in white and "F" channel for attachments
- Facia – 6" Aluminum mechanically attached, vinyl vented soffit
- Shutters – Contrasting color shutters where shown on plans. Color selected by buyer from builders samples.
- Corner Posts – 4" vinyl corners, mechanically attached white in color unless specified on plans.

Exterior Doors

- Exterior Door – Steel front door as per plans, self-sealing door.
- Locksets – Non-mastered Schlage brand locksets or equivalent

Windows and Garage Doors

- Windows – Installed per plan, double hung vinyl windows, white; Al-side or equivalent. Thermo pane low E glass, argon filled with grilles between glasses as shown on plan.
- Garage Doors – Insulated craftsman style doors as shown on plan, white, insulated.

Roof Construction

- Roofs – 6/12 pitch or as shown on plans; Rafter sizes per plan to code
- Roof Pitch – 6/12 pitch or as shown on plans
- Ceiling Insulation – R-49 blown in insulation per plans
- Roof Sheathing – 1/2" ZIP sheathing
- Ice Guard – 25 Year Weather-lock waterproofing Ice and Water Shield, 3' or 1 row up on the roof
- Roofing – 30 Year, "architectural" fiberglass shingle, mechanically attached from builder's samples
- Roof vent – 10" continuous vent, eave and overhangs per drawings.
- Ridge vent – 25 Year-roll ridge vent
- Drip Edge – White Galvanized

Interior Finish

- Interior Finish – 1/2" blue board and skim coat plaster; Painted with 2 coats of paint, color "Dover white" throughout the home.
- Garage Ceiling Materials for attached garages only – 5/8" blue board and skim coat plaster
- Ceilings – 1/2" blue board and skim coat plaster
- Interior Sills – White painted #2 Pine

Kitchen and Bath Cabinets

- Kitchen – Oak Cabinets from Builders Samples
- Bathrooms Vanities – Oak Cabinets from Builders samples

Interior Doors

- Doors – 6 Panel Masonite Colonial doors
- Knobs – Schlage or equivalent. Privacy lock sets on all bedrooms

Molding

- Door Casings – Colonial casing 2-1/2" trim
- Base Molding – Colonial Base 3-1/2" 1 piece base

Electrical

- Panel Box – 40 circuit 200 AMP service underground service
- Smoke Detectors and Co Monitors – Per plan, battery back- up.
- Switches – Toggle, White. Switched outlets in all Bedrooms per plan.
- Receptacles – Per code, White including one exterior weatherproof receptacle located by builder.
- Ventilation Fans – In all bathrooms per plan or as required by code
- Cable outlets – Located in; Family room per plan
- Fixtures – As per plan from Builders' sample
- Lighting – 6 recessed lights

Plumbing

- Kitchen Sink – Deep stainless steel double bowl
- Bath Sinks – Vitreous china under mount in white.
- Toilets – 1.6 Gallon Vitreous China with Chrome Risers, White Only
- Bath Tub – 60" Fiberglass, White only
- Lavatory Faucets – Chrome Only from Builder's samples
- Tub/Shower – Chrome Anti Scold per code
- Kitchen Faucet – Chrome Single Lever with Chrome Sprayer from Builder's samples
- Spigots – (1) Frost free spigots are installed per plans or in locations selected by the builder

Heating and Cooling

- FHA - Single Zone-Gas; Energy Star quality appliance
- Hot Water supplied with 40 gallon storage (Gas)

Countertops

- Kitchen – Granite
- Bathrooms – Granite

Floor Covering

- Carpet – 25 Oz. Monarch Plush or Berber Carpet from builder's samples in locations shown on plan
- Pad – 6 lb. ½" re-bond
- Bathrooms – Tile
- Hardwood – 1st floor (excludes studies and bedroom) from Builder's sample's

Appliances

- White appliance package – Frigidaire or equivalent - Dishwasher, Microwave, Glass Top Electric Stove

Landscaping/Grounds

- Loam and hydroseed all disturbed areas within 25' of the home with 4" of screened loam.
- Driveway – Bituminous concrete in place 1 ½" construction course

Deck

- Pressure treated deck per plans (If applicable see site plan for details) Deck size 10'X 8'