

SPECIFICATIONS FOR SAPPHIRE ESTATES

- Eight inch poured concrete foundation walls on six by sixteen inch footing.
- Delta membrane wrap around basement perimeter.
- Tyvek wrap on interior for dampness and water protection.
- Floor joists to be two by tens with five eights tongue and groove plywood glued and screwed.
- Perimeter walls to be two by six at sixteen inch on centres with seven sixteenths aspenite sheathing.
- Engineered roof trusses with three eights plywood on top.
- **All basement exterior walls to be fully strapped** with two by fours at sixteen inch on centres full height.
- **Tyvek wrap around entire house perimeter.**
- **All window openings to be wrapped for weather protection and sealed before windows are installed.**
- Nine foot high main floor ceilings. Second floor (if applicable) to be eight feet high.
- Basement standard height.
- Stone and stucco fronts with brick on sides and rear.
- Aluminum fascia, soffits and eaves.
- Thirty year Elk shingles with building paper over entire roof.
- Energy efficient thermal windows with steel insulated exterior doors.
- Front door to be stained fiberglass.
- Fully insulated decorative garage door.
- Party walls to be eight inch block with sound insulation.
- R-twelve in basement.
- R-twenty on all upper floor walls.
- R- forty in ceilings
- Half inch drywall throughout entire house taped and sanded complete.
- Smooth ceilings in kitchen, laundry room and bathrooms.
- Textured ceiling throughout remainder of house.
- One hundred amp service.
- **Decora** switches and plugs throughout.
- **Two exterior GFI electrical outlets**
- High efficiency furnace with **air conditioner. Goodman, Keeprite or equal.**
- Porcelain sinks in bathrooms with single handle chrome faucet.
- Showers and tub/shower units to be one piece acrylic.
- Tempered glass shower enclosure when applicable.
- Toilet to be American standard or equal.
- Doors for shower units and shower rods for tub/shower units.
- All fixtures to be white.
- **Five inch** baseboard and **three inch** trim around doors and windows.
- Doors to be series 800.
- Hardware to be Wieser or Shlage (knob style).
- Stairs to be pine with oak handrail and painted spindles.
- All trim to receive one coat oil primer with two finish coats of oil paint.
- Walls to receive one coat latex primer with two coats of latex low sheen.
- 36 inch gas fireplace direct vented
- Wood mantel single tier with ceramic hearth paint grade with tile surround.
- Ceramic in all bathrooms, kitchen, foyer, kitchen and laundry room as per allowance.
- Hardwood floor in great room as per allowance.
- Carpet in remainder of home as per allowance.
- Lighting as per allowance.
- Minimum twelve by ten foot pressure treated deck.
- Lot sodded and graded complete with landscaping.
- **Garage to be drywalled complete** and painted with one coat of latex paint.
- Phone and cable rough-ins
- **Central vacuum**
- **Garage door opener**
- **Fridge, stove, dishwasher, microwave, washer and dryer included.**
- Three piece bath rough-in in basement. Drains only.
- Basement unfinished.

ALLOWANCES

Kitchen and bath cabinetry	\$ 17,500
Lights	\$ 2,000
Pot lights will be credited from allowance at the rate of \$ 135 each.	
Hardwood Floor	\$ 7.00 per square foot (material only)
Ceramic tile	\$ 3.25 per square foot (material only)

Allowances include all applicable taxes.

Allowances must be used at supplier specified by the Builder.