

City Modern/ Brush Park
STANDARD SPECIFICATIONS
January 2017

FLOOR CONSTRUCTION

Engineered Floor Truss System. Sub-floor ¾" T & G – OSB (Oriented Strand Board). Sub-Floor to be glued, screwed & nailed and with a final screw application.

WALL FRAMING

#2 spruce, pine or fir studs and plates. 2 x 4 and 2 x 6 walls to be 16" on center. All exterior walls adjacent to living areas and garage walls to be OSB (Oriented Strand Board). 9' ceilings. CH-Volume ceilings per plan. 8' Ceilings in all Rooftops (per plan)

EXTERIOR WALLS

Front Elevation Brick/ Corrugated Metal/ Red Cedar per plan

ROOFING

Rubber Duralast Roofing System

GARAGE DOOR

CH-Flush Panel Garage Door per plan with opener- Single Car

TH- Painted Aluminum Door per plan with opener- Two Car

WINDOWS

Quaker M Series- Fixed/Awning or Casement (per plan) Screens on operating windows.

FIRE Suppression

TH-Interior Fire Suppression System

HVAC

96%+ high efficient, spark ignition power vented gas furnace sized per plan. TH- 2 Furnaces, Central Air Conditioning units and Humidifiers
CH- 1 Furnace, Central Air Conditioning unit and Humidifier (Tonnage per plan)

INSULATION

Walls – Fiberglass blanket with R-value, R-13. Ceiling – Fiberglass blanket or blown. Exterior – House Wrap
Michigan Energy codes will be established by a 3rd party & will determine (per plan) any additional insulation requirements needed to meet current codes. Foam/Caulk and Seal Process.

DRYWALL

½" drywall on walls with tape and mud joints in all living areas. 5/8" drywall on ceiling (Trusses & Floor joists).
Garage walls and ceilings 5/8" per requirement (fire taped and rough finish-not painted).

Interior Features

TH- 1st floor interior brick wall

CH- Light Well (access per plan)

PAINTING

Standard color offered by Builder only. Custom colors, deep tone colors, special brands and gloss will **not** be used.

Ceiling, Trim, doors & sills: 1 color

Walls: 1 Color

Interior: Walls and ceilings – Two (2) coats flat

Base molding – One (1) enamel coat

Finish trim, doors & sills –One (1) enamel top coat

PLUMBING FIXTURES

Plumb Plex water supply lines. Drains/waste lines, and vents to be PVC. Location of plumbing wastes lines and water meter may vary from unit to unit.

OWNER'S BATH

Shower: size per plan, Tile walls, shower floor per plan-Shower fixture-Chrome

Lavatory(s): China under-mounted sink – White, Lavatory Faucet(s): **Moen Align**

Water Closet: **Elongated** 1.6 Gallon White Porcelain Toilet and exhaust fan vented to exterior

MAIN BATH

Bathtub: 5 Foot White Steel tub, Tile walls. Bathtub/Shower Faucet: Chrome

Lavatory(s): China under-mounted sink – White, Lavatory Faucet(s): **Moen Align**

Water Closet: **Elongated** 1.6 Gallon White Porcelain Toilet and exhaust fan vented to exterior

POWDER ROOM

Pedestal sink. – White (Floating or Pedestal per plan/per location)

Lavatory Faucet: **Moen Align Chrome**

Water Closet: **Elongated** 1.6 Gallon White Porcelain Toilet and exhaust fan vented to exterior

KITCHEN

Kitchen Sink: Stainless Steel single or double bowl – under-mounted
Sink Faucet: Chrome with pull-out sprayer -Moen Align
Disposal: **Badger** 1/3 horse power

LAUNDRY

Washer/Dryer Prep: Supply and waste in guy grey box. (appliance not included)

MISCELLANEOUS

Hose Bibs: One (1) on front & one (1) on rear of unit
Hot Water Tank: **50** Gallon high efficiency power vented
Dryer: Electric (appliance not included)
Honeywell Brand humidifier or equivalent
Water line for refrigerator is prepped (appliance not included)

FLOORING

Carpeting

All Bedrooms & TH-Studio Space
Choice of Standard Color Selection with 6lb pad

LAUNDRY & SERVICE AREA

Tile
Tile off Garage in TH (Per plan/floorplan)
Standard Selections

FOYER, HALLWAY, KITCHEN, NOOK & POWDER ROOM, BUTLER PANTRY, STAIRS (PER PLAN WITH PAINTED RISERS)

3 1/4" Engineered
Wood off Garage in CH (Per plan/floorplan)
Standard Selections

CERAMIC TILE

OWNER'S BATH, MAIN BATH

Floor Area Standard Selections
Shower Wall tile to the ceiling in shower and on shower floor Standard Selections
Note: Based on tile size, tile height & reveal may vary from unit-to-unit

Decorative Backsplash

Kitchen Only (Tile)

STAIRCASES

1/2 wall with painted cap and safety rail

COUNTERTOPS

KITCHEN, ISLAND, (per plan)

Quartz (Standard Selections) Flat Edges Standard Selections
8" (square) Island overhang standard

OWNER'S BATH

Quartz (Standard Selections) Flat Edge 4" backsplash Standard Selections

SECONDARY BATHS

Quartz (Standard Selections) Flat Edge 4" backsplash

CABINETS

KITCHEN & BATHROOM VANITIES

Urban Effects 42" and 30" per plan Standard Selection
Soft-Action Close Feature on all Drawers and Doors. Pull tab hardware included

ELECTRICAL

Service	125 AMP with Breaker Panel
Switches	Mechanical/ Decora
Smoke Detectors	Located each floor and each bedroom hard wired & battery back-up
Doorbell	Front Door, Push Button
Exterior G.F.I Outlet	(1) Exterior Location per plan/per code
Light Fixtures	Standard Package, chrome lights standard in bathrooms
Exterior Coach Light's	Exterior Lighting Per Plan
Overhead lighting	All additional Bedrooms

Low Voltage

Cable Jacks/ Ethernet/ Data Jacks Per Plan with Structured Wiring Enclosure

APPLIANCES

GE Dishwasher, Gas Range/, Microwave/ Hood Vent Stainless Steel

SHOWER DOORS

OWNER’S BATH (Per Plan):

Euro Door/panel Chrome

MIRRORS

OWNER’S BATH & MAIN BATH/ Pwd Room

Frameless Decorative Mirrors Per Plan

FINISH HARDWARE

Entry Door: Chrome Handset

Interior Swing Doors: Chrome set with lever door handles, Interior Bathroom and Owner’s Bedroom Doors: Chrome Privacy Sets with lever door handles on bathrooms only

Interior Closet Doors: Bi-pass/Swing (per plan)

Hinges: 3 per door, dull chrome

DOORS AND TRIM

EXTERIOR

Front Door

Carriage Home Aluminum Glaze/ Townhome Wood Veneer

INTERIOR

All Doors

Flat Panel Solid Core Swing and Pocket Doors

Painted Enamel

Shelving:

Ventilated Wire Closets/Linen/Coat

Painted Enamel

Casing:

2 ¼” Casing

Painted Enamel

Base:

3” Base

Painted Enamel

Stair Rail (per plan):

½ wall with painted cap

Painted Enamel

SUBSTITUTION MATERIALS

Seller reserves the right to substitute materials of equal value, function and appearance. Every effort will be made to use the materials described.

DEVELOPER:

PURCHASER:

By: _____
DATE:

By: _____

A Michigan limited Liability Company.

By: _____