

Hutchinson Hill Estates Glendale Homes, Inc Building Specifications

Foundation

Footings 10''x20''
Walls 10''x8'
Lolly Columns 3 1/2'' Steel
Foundation Coating Asphalt Waterproofing
Perimeter drains 4''PVC with stone
Basement and Garage Floor 4'' concrete 3000 PSI

Floor Framing

2x10 KD 16'' on Center
3/4 T&G Advantech Decking
1x3 Wood Bridging

Exterior Walls

2x6 KD 16'' on Center 8' First and Second Floor
1/2'' CDX Wall Sheathing
Tygar House Wrap
Vinyl Siding
Vinyl Soffits
Aluminum trim wrap

Interior Framing

2x4 KD 16'' on Center

Roof Framing

2x6 KD 16'' on Center Ceiling Joist
2x10 KD 16'' on Center Rafters
1/2'' CDX Fir Plywood

Roofing

Architectural Asphalt Shingles 25 Year Warranty
#15 Felt Paper
Ice and Water Shield on first three feet of roof

Insulation

R 19 Walls
R 30 Basement Ceiling
R 38 Attic

Heating

Forced Hot Air by LP Gas
Insulated Metal Duct Throughout

Electrical

200 Amp Service
Lighting Allowance \$500.00
Appliance Allowance \$1,000.00
3 Phone Jacks
3 Cable Jacks

Plumbing

Drilled well
Septic System
Double Bowl Stainless Steel Sink in Kitchen
Porcelain Sinks in Baths
Fiberglass Tub/Shower Unit White or Almond
40 Gallon Water Heater LP Gas
Pex Plumbing

Interior Walls

1/2" Drywall
5/8" Drywall
1 Coat Tape
2 Coats Finish
Random Roll Ceilings

Painting

Interior Walls 1 Coat Primer 2 Coats Finish
Interior Trim Stained 2 Coats Polyurethane Customers Choice

Cabinets and Countertops

Allowance \$5,500.00

Exterior Doors

6 Panel Steel with Oak Threshold and 12" Sidelights
6' Vinyl Slider
6' Steel Patio Doors
3' Six Panel Steel FD Garage to Basement
Garage 9x7 Insulated Doors

Windows

Double Hung Vinyl
Full Screens and Grills
Tilt Valance

Interior Trim and Doors

6 Panel Pine
2 1/2'' Colonial Casing
3 1/2'' Pine Baseboards

Stairs

1st Floor Carpeting
Basement 2x10 KD
Fir Handrail

Flooring

Carpet or Vinyl \$18.00 per yard allowance

Shutters

Front Only-Vinyl-Customer Choice

Landscaping

Gravel Driveway and Walk
Lawn – Loamed and Seeded in Disturbed Area
6 Shrubs (Builder's Choice)

Fireplace

Zero Clearance – Gas
(No fireplace included with the Alton, Brentwood, Rye and Strafford Plans)

Decking

12x12 Composite deck
Vinyl rails

Specifications are subject to change without notice
Rev 11-11 Hutchinson Hill Estates