

Maple Ridge Townhomes

Standard Specifications

Foundation

- Reinforced poured concrete walls
- Damp proofing below grade
- Perimeter foundation drain in stone
- Poured concrete slab over stone

Framing

- Floor joists 11 7/8" TJI engineered
- Exterior sidewalls 2x6w/ double plates
- Interior walls 2x4 w/ double plates
- Garage walls 2x6 w/ double plates
- 3" steel posts supporting laminated beams
- 3/4" T&G Adventech sub floors nailed & glued
- 5/8" Plywood roof sheathing
- Pre-engineered roof trusses

Insulation (as per plan)

- Exterior walls, fiberglass batts R-19
w/ plastic vapor barrier
- Attic insulation, blanket R-38
- Basement to frost line, faced sidewall R-10
- House wrap air barrier

Windows (as per plans)

- Marvin integrity w/ low'E' glass grills & full screens
- Painted interior

Exterior Doors

- Insulated fiberglass exterior doors
- Insulated steel overhead garage door

Roof System

- 30 year architectural shingles
- Ridge vents
- Vinyl ventilated soffit
- Aluminum Fascia

Plumbing

- Flexible plastic supply lines
- Plastic waste lines
- 2 frost-free hose bibs
- Full laundry hook-ups (as per plan)
- 40 gallon gas water heater
- Public water & Sewer
- Water supply line to refrigerator

Floor Coverings

- Bedrooms- wall to wall carpeting
- Kitchen, baths, laundry, & mud room- sheet vinyl
- Great room, gallery, & foyers- hardwood

Heating

- Gas fired forced air high efficiency
- Central air conditioning

Interior Walls

- 9' Ceilings, 8' Ceilings on The Otisco home
- 1/2" & 5/8" Sheetrock
- Garage sheet rocked & primed
- Interior walls w/ 2 coats flat paint (one Color)
- Trim painted white

Kitchen & Bath

- Merillat cabinets (as per plans)
- Counter tops Formica or equal
- Merillat bath cabinets (as per plans)
- Tub & Showers, Fiberglass
- Single lever faucets Moen /Delta
- Kitchen sink double bowl stainless steel

Interior Woodwork

- Painted pine casing & base
- 6 Panel composite interior doors

Siding

- 4/4 Vinyl premium siding

Electrical

- Completed as per electric code
- 200 Amp service
- Smoke detectors & CO2 detector
- 2 Exterior outlets
- Exhaust fans in all baths
- 4 Telephone outlets
- 4 Cable TV outlets
- Garage door openers
- Radon mitigation pipe (not fan)

Kitchen Appliances

- Owner-specified
- Installation provided by builder

Landscaping

- Composite deck boards
- Brick pavers from drive to steps
- Raking & lawn seeding