

# SNOWDEN PLACE

*A PRIVATE, GATED RESIDENTIAL COMMUNITY*

Developed & Marketed Exclusively By:

THE CUMMINGS COMPANY, LLC

Featuring Custom Homes By:

HONS BUILDERS, INC.

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*PRIVACY, AMENITIES, CONVENIENCE.....it's all at SNOWDEN PLACE.*

## Construction Specification Details

- Foundation: 3,000 psi monolithic or floating slab as per plans.
- Framing: As per plan with 2x4 exterior walls.
- Termite Protection: Stud Treatment replacement bond provided for one year from time of treatment.
- Roofing: 35 year dimensional shingle and selection according to Design Guidelines. Eave metal is PVC coated aluminum.
- Brick: As per plans and selection according to Design Guidelines.
- Siding: Concrete lap siding, and/or board and batten shakes as per plans and selection according to Design Guidelines.
- Soffits and Fascia: Vinyl and selection according to Design Guidelines.
- Porch Ceilings: Stained V Groove pine and color selection according to Design Guidelines.
- Windows: Vinyl. Single Hung as per plans and color selection according to Design Guidelines.
- Plumbing: Pex Piping. Oil Rubbed Bronze or Brushed Nickel. Delta or Moen. Insinkerator ½ HP Badger 5 Disposal. Hose bib at garage, front and back of home. Fiberglass tub or shower units in upstairs baths. Americast tub with tile surround in downstairs guest bathrooms. Master tub to be acrylic soaker with tile hop-up and apron. Tile shower in master bath. (2) 50 gallon gas hot water heaters. 1.6 g.p.f. Mansfield white elongated toilets. Allowance to guide selections.
- HVAC: Bryant or Rheem 13 seer straight electric.

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- Electric: All bedrooms and family room wired with phone and cable (cat 5). Phone line in kitchen. One floor plug in living room.
  - Fireplace: 42" gas ventless fireplace as per plans with tile or slate surround.
  - Lighting: Lighting to include smoke detectors, vent fans, fluorescents, exterior eave lighting, exterior decorative lighting, under cabinet lighting, interior and exterior fans, recess lighting, and decorative lighting. Allowance to guide selections.
  - Appliances: Bosch Stainless Steel package including gas range with over the range microwave, and dishwasher.
  - Insulation: R13 Batt Exterior Walls. R30 Blown in attic.
  - Sheetrock: ½" sheetrock with slick finishes.
  - Garage Doors: As per plans. Includes two remotes. Carriage style. Allowance to guide selection.
  - Paint: Sherwin Williams paint with true primer coat. Flat finish. 5 Paint Colors. \$250 per extra paint color.
  - Cabinets: Stained. Includes all base and wall cabinets in kitchen, all bathroom vanities, and laundry cabinets. As per plan. Allowance to guide choices.
  - Trim: 5¼" crown downstairs excluding closets and laundry. 4¼" crown upstairs excluding closets. 4¼" base throughout. Wrapping windows with stool and apron. Wood stair treads.
  - Interior Doors: Masonite hollow core doors. 6'8" doors. 8'0" cased openings.
  - Exterior Doors: 8'0" steel full-lite from living room to porch. 6'8" front door to be mahogany or alder. 6'8" steel six panel from garage to interior of home. Allowance to guide selections.
  - Shower Door: Oil Rubbed Bronze or Satin Nickel framed. Clear or obscure

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glass.

- Door Hardware: Satin nickel or oil rubbed bronze round knobs.
- Counter Tops: 3cm Granite counter tops in kitchen and all baths. All undermount sinks and cutouts to be included in granite allowance. Laminate in laundry room. Allowance to guide selections.
- Sinks: Undermount sinks in bathrooms and kitchen. Stainless steel sink in kitchen. White porcelain in bathrooms.
- Flooring: Tile in baths and utility room. Carpet throughout upstairs, master bedroom and master closet. Wood in dining, entry, kitchen, master hallway and family room.
- Wood Shelving throughout.
- Mirrors: Custom framed mirrors. Allowance to guide selections.
- Landscape: Sod yard and irrigation system. \$1,000.00 plant package.
- Shutters: Hardieboard. Style and selection according to Design Guidelines.
- Allowances: If all allowance money is not used from one category, it may be used in another category. If money is left over from allowances, it may be deducted from contract price. If Buyer exceeds allowances, what funds remain after disbursement will be added to total contract price. Allowances vary according to plan selection.

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