

# A L A B A S T E R

## w e s t

### **FOUNDATION**

- Reinforced 4-inch slabs per engineer request
- Slabs to be insulated per code requirements

### **FRAMING**

- OSB Sheathing to encapsulate all exposed exterior siding

### **EXTERIOR**

- James Hardie plank-lapped siding to be smooth, standard, paintable, and non-color integrated
- James Hardie panels to be smooth, standard and paintable with EZ trim designs
- Exterior corners and trim to be James Hardie HardieTrim
- Window and skirt boards to have metal flashing installed per the manufacturer's detail
- Porch ceilings to be made of James Hardie standard, paintable panels
- Fascia boards, if any, to be made of HardieTrim
- Handrails to be pressure treated, stained or painted

### **ROOFING & GUTTERS**

- Roof to be made of architectural shingle, including ice and water shield on pitches below 4:12
- Metal coping to be used at parapet walls and TPO roof sections
- TPO roof membrane to be used at floor roof sections, with Azeck TPO deck tiles
- Gutters and downspouts to be standard, color-integrated gutters

### **EXTERIOR DOORS**

- Front doors to be fiberglass exterior-rated
- Garage doors to be flush, insulated doors
- Sliding patio doors to be the Pella Permshield series with bronze exterior

### **WINDOWS**

- Egress windows to be used as needed per codes, using Pella Encompass or Imperial Vinyl
- No window screens

## **PLUMBING & AFTER-PAINT**

- Frameless shower glass to be installed per site plans
- Flush-to-wall mirrors to be used in all bathrooms
- Painted MDF shelving to be used in all closets
- Chrome-finish Delaney 900 series to be used for bathroom hardware
- Brushed-nickel, lever-style door hardware to be used throughout
- Vanity sinks to be white, rectangular undermount sinks
- Kitchen sinks to be single bowl, stainless undermount sinks
- Sized Rinnai tankless water heaters to be used per site plans

## **HVAC**

- Programmable thermostats to be used, in addition to specifically sized HVAC systems based on final designs. Metal floor and ceiling vents to be supplied by HVAC contractor. All ducts to be mastic sealed per Energy Star specifications.
- (2) Electric Split Systems & Panasonic or Broan fans
- Tankless water heater, cooktop and fireplace (if applicable) to be run via gas piping

## **INSULATION**

- Fiberglass R-30 to be used for Roof/Ceiling assembly & R-13 for exterior walls

## **INTERIOR DOORS**

- Feature a one-panel door style
- Hollow core
- And brushed nickel hinges

## **INTERIOR TRIM**

- Base & case to be 1" x 4" MDF and painted
- Drywall for windows

## **STAIRS**

- Oak treads stained to closely match flooring
- Balusters to be 2" x 2" square and painted
- Risers & skirt boards to be MDF and painted
- Banisters & walls to feature a squared-style and be painted

## **FLOORING**

- Concrete to be clear polyurethane sealant
- Hardwoods to be BPI First Choice engineered wood flooring
- Hardwood stain to be designer selected

## **TILE**

- Tile color and style to be designer selected
- Tile to be used on floors, shower walls, tub walls and kitchen backsplash

## **LIGHTING**

- Designer selected decorative lighting
- Flush-mounted LED disc lights to be used for recessed lighting

## **PAINT**

- Colors to be designer selected
- Interior to feature a flat finish
- Bathrooms to feature an eggshell finish
- Exterior to feature a satin finish
- Built-ins to be oil-based, semi-gloss finishes

## **APPLIANCES**

- Frigidaire Gas Range: #FFGH3053LS
- Frigidaire Range Hood: #FFHWC3060LS
- Frigidaire Built in Microwave: #FFFMO1611LS/FFFMOTK27LS
- Garbage Disposal: 1/3HP Badger disposal
- Frigidaire Dishwasher: #FFFBD2423RS
- Based upon manufacturer's availability

## **COUNTERTOPS**

- Kitchen countertops and bathroom vanities to be quartz and granite
- Bathroom vanities to feature a 3" countertop/backsplash

## **CABINETS**

- Doors & drawers to be slap or shaker and will soft close
- Colors & hardware to be designer selected
- Upper cabinets to be 42" in height