

SPECIFICATIONS



Foundation/Garage

- 10" x 20" footings with reinforcing
- 4 courses 8" block with vents and access door
- All exterior walls stucco finished
- Crawl space excavated to 30" clear, raked clean
- Garage 4" concrete pad poured in place on 8" of compacted fill with 2' apron

Floor System

- 3/4" [Advantech](#) waterproof floor sheathing
- 2 x 8 treated sill plates bolted at foundation
- 8" aluminum termite shield with sill sealer
- Engineered floor system - 11 7/8" TJI joists at 19.2" O.C.
- LVL beams where required

Wall System

- 1st floor 9' ceiling height, 2nd floor 8'
- 2 x 12 headers all interior and exterior openings (unless LVL required)
- 2 x 6 at 16" O.C. at all two story walls
- 7/16" OSB sheathing with [Tyvek](#) house wrap
- Exterior walls 2 x 4 at 16" O.C.

Windows and Doors

- [Andersen](#) vinyl-clad wood windows w/ insulating glass
- [Therma-tru](#) Smooth Star fiberglass entrance & patio doors

Roof

- 30 year architectural shingles with aluminum drip edge
- 7/16" OSB sheathing with ply clips
- Seamless gutters w/ blind fasteners and downspouts
- Standing seam metal roof per elevations

Exterior Wall Finish

- Aluminum fascia and frieze
- CDM and vinyl trim as per elevations
- [Certainteed](#) Carolina beaded vinyl siding
- Vented vinyl soffit and gable vents to provide ventilation

Plumbing

- Drain pans at second story laundry room
- Hall bath includes 5' fiberglass tub/shower with rod, elongated toilet
- Kitchen includes dishwasher, garbage disposal, ice maker connections and stainless steel undermount sink with chrome faucet
- Laundry room includes water supplies and drain installed
- Master bath includes 5' soaking tub on tile platform with tile shower and chrome finished glass door, elongated toilet & 2 single bowl sinks
- [Rinnai](#) tankless water heater
- Two exterior frost free hose bibs
- Water and sewer stubbed 5 feet out of house
- Water lines CPVC, waste lines PVC with shut off valve



Electric

- 200 amp main service
- Cat 5 wire and RG6 cable for telephone and CATV (5 locations)
- Door chime at entry
- Hard wired smoke detectors with battery back-up
- Switches/receptacles per code
- Two exterior receptacles

HVAC

- Energy efficient heat pump at 2nd floor (when required)
- Exterior units set on pads
- High efficiency gas furnace with air conditioning at main floor

Insulation

- 6 mil poly vapor barrier in crawl space
- Model energy code compliant insulation/draftstop package
- R13 Kraft faced at exterior 2 x 4 wall
- R19 Kraft faced at exterior 2 x 6 wall
- R19 Kraft faced in 1st floor and garage ceiling
- R30 minimum all ceilings with baffles as required

Interior

- 1/2" drywall w/ 3 coats joint compound sanded smooth
- 1 3/8" hollow core six panel doors with 3 1/4" colonial casing
- 5 1/4" base molding
- Ceramic tile in bathrooms and laundry room
- [Duron](#) primer and two coats [Duron](#) Pro Kote Supreme
- Hardwood floors at breakfast area, dining room, family room, foyer, powder room and kitchen. All other rooms to be finished with carpet over #6 pad.
- [Merillat](#) cabinetry with 42" wall cabinets in kitchen
- Oak handrails stained with 3 coats polyurethane, painted balusters
 - Primer and two coats [Duron](#) Plastic Kote semi gloss on doors and trim
 - Shoe molding at all hardwood and tile areas
 - Two piece crown molding and chair rail - locations vary by floor plan

General Electric Appliances

- 24.9 cu ft side by side refrigerator with ice and water dispenser
- 30" Spectra range with ceramic glass cooktop
- 4 cycle Triton Quiet Power dishwasher
- Spacemaker microwave

Fireplace

- [Heat & Glo](#) 36" direct vent gas log with blower
- Marble surround with wood mantel

Closet Shelving/Hardware

- 42" tall vanity length mirrors in baths
- Brushed nickel deadbolts at all exterior doors
- Brushed nickel entry lockset
- Brushed nickel locksets interior
- Garage door openers with remotes
- Oval mirror in powder room
- Towel bars and paper holders - chrome
- Ventilated vinyl coated wire shelving

Landscaping

- 10' x 35' asphalt driveway
- All homes include professional landscaping package including sod, seed and plantings appropriate to lot
- Stepping stones from front step to driveway

Note: East Bay Homes, LLC reserves the right to make changes or substitutions to these specifications based upon design changes or market availability. Any substitution will be equivalent in quality, style and value. These specifications do not reflect all the options that are available.

EAST BAY HOMES

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