

ALLIANCE BUILDERS

General Specifications

Standardized Builder Spec Sheet

STANDARD FEATURES (INCLUDED IN ALL HOMES)

Site Work & Exterior

- Lot cleared, excavated, and backfilled
- Driveway installed (material varies per property)
- Lawn area loamed, raked, and seeded
- Grading for proper drainage
- Private well or public water per property
- Septic system or public sewer per engineered design

Foundation & Structure

- Poured concrete footings and foundation
- Asphalt foundation waterproofing
- Perimeter footing drains
- Pressure-treated sill plate with sill sealer
- Kiln-dried framing lumber (16" on center)
- Engineered floor system with Advantech-or similar-subfloor
- 2x6 exterior wall construction
- Roof truss system

Building Envelope

- Energy-efficient house wrap
- Spray foam and fiberglass insulation (code compliant R-values)
- Energy-efficient double-hung windows with screens
- Maintenance-free vinyl siding
- Architectural roofing shingles
- Ice and water shield protection as required
- Rain gutters and downspouts
- Steel or Fiberglass entry door system

Mechanical Systems

- 200 amp electrical service
- Interior and exterior lighting fixtures
- Exhaust fans in bathrooms (vented outside)
- Smoke and carbon monoxide detectors per code
- Ground fault and arc fault protection
- HVAC system (type varies per home)
- High-efficiency water heater (type varies)
- Communication wiring pre-installed
- Frost-free exterior hose bibs

Interior Features & Finishes

- Granite kitchen countertops
- White shaker cabinetry
- Stainless steel appliance package
- Colonial trim package
- Six-panel interior doors
- Drywall finished and painted throughout
- Smooth ceilings
- Baseboards and window/door casings
- Staircase with oak treads (where applicable)

General Construction Standards

- Home built in accordance with IRC residential code
- All permits and certificate of occupancy included
- All plumbing and electrical systems installed to code
- Any modifications require written addendum

PROPERTY DETAILS

Address: 92 Furnace Ave, AKA Isabaella's Court

Model: Ranch

Bedrooms: 2

Bathrooms: 1.5

Approx. Square Footage: 1100

Lot Size / Acreage: N/A

Water Source: Public

Sewer System: Public

Driveway Type: Paved

INCLUDED FEATURES FOR THIS HOME

Heating System: High Efficiency Electric Heat Pump

Cooling System: Central Air

Water Heater: High Efficiency Electric

Flooring: Luxury Vinyl Plank in living areas, Luxury Vinyl Tile in baths, Carpet in Bedrooms

Basement Type: Full unfinished

Garage: Attached 1-Car

Deck / Porch: Porch included, Deck available at an added cost

Kitchen: All Wood Shaker Cabinets, Granite Counters

Full Bath: Your choice of fiberglass Tub or Shower pan with Fiberglass surround, Shaker Vanities with standard tops

Additional Features: Any additional customizations or upgrades will be added in an addendum and become part of the purchase and sale agreement

