

 **HUDSON BUILDERS, Ltd**
PO BOX 368 Hudson Ohio 44236
330-655-2897 330-528-0290

STANDARD FEATURES FOR NOTTINGHAM GATE ESTATES PHASE III

STRUCTURE

7/16" OSB used on exterior of home
Studs and joists to be 16" on center
2x4 kiln dried studs used on walls
1st and 2nd floor to be made of 3/4"
tongue & groove OSB
7/16" OSB structurally rated roof
sheeting
Premade trusses to be used 2' on center
stick built framing in some areas
2x10 floor joists used on 1st & 2nd floor

EXTERIOR

4" double vinyl siding with woodgrain
on exterior
Brick/Stone detailing on exterior, per plan
Window wraps or shutters on windows
Certaineed 25 year fiberglass
shingles to be used over 15 lb. felt

SITE UTILITIES

Builder provides sewer, city water, gas,
electric, telephone, and cable to home
Trees, stump and brush removal where
home and utilities are to be placed on
home site, no disturbance beyond protective
fence area
Backfill and finish grade in disturbed areas
Downspouts to run underground
Sidewalk & street trees provided

FOUNDATION

9' high poured concrete foundation
Brick/Stone band on all of foundation
Sump pump per home
Approx. 3 1/2" concrete in basement
4" interior/exterior footer drains
Gravel under concrete in basement
Gravel around foundation
Water sealant on exterior foundation
Radon removal pipe

CONCRETE

3' wide concrete sidewalk
13' wide concrete drive from street to
house, flared to 24' at garage (per plan)

HEATING AND AIR

80 % efficiency gas forced air-heating
system, by Lennox
Central air conditioning system, with 10
seer rating, by Lennox

DOORS/WINDOWS/MISC.

9' ceiling on 1st floor, unless noted
Wire shelving in all closets and pantries
Side entrance 3-car garage with steel
insulated raised panel door, per plan
Pella Proline double hung wood/clad
double pane tilt-in windows with screens
And internal grids on all windows
6' wood/vinyl sliding door with insulated
glass and screen off dinette, per plan
Steel service door with glass into garage
Steel insulated front 6-panel door with
sidelights, per plan
Steel insulated door from garage to home
Deadbolts on all exterior doors
4 panel masonite doors throughout
Standard polished brass doorknobs
Chrome towel bars and tissue holders in
all baths

FIREPLACE

Masonry fireplace with 42" opening, hearth
and custom mantelpiece, per plan
Gas pilot and rotary damper

INSULATION

Tyvek insulation wrap used on exterior
of living areas, or equivalent
Exterior wall R-13 fiberglass batt
Ceilings R-30 fiberglass insulation
Blown insulation in some areas
Super insulation package
Sound insulation package

Nottingham cont..

PLUMBING

Kohler double bowl sink in kitchen with Kohler faucet & sprayer
Water line for icemaker provided
Master bath to include 6' whirlpool tub, separate one piece 4' shower, and his/hers vanities
Chrome shower door with obscure glass in master bath
One-piece fiberglass tub/shower in main bath
Chrome single lever Kohler faucets in master and main baths
Chrome/Brass Kohler faucet in 1/2 bath
Pedestal sink in powder room
Plumbing on first floor for washer
Fiberglass utility sink in laundry
50-gallon gas hot water heater
Two frost proof faucets on exterior of home
Elongated toilet in master and powder room
Cold water faucet in garage
All toilets, tubs and showers to be white
All plumbing according to local building codes
Copper pipes for water supply
ISE garbage disposal
Drain in garage

FINISH FLOORS

Hardwood flooring in foyer, kitchen, dinette, rear hall and 1/2 bath
Shoe mold on all hard surfaces
Tile in laundry, master & main baths (builder selection)
100% nylon carpet with stainmaster throughout
Upgraded padding up stairway & in family room

DRYWALL

House, garage and stairway to basement to be drywalled
Textured ceilings throughout

PAINT AND STAIN

Paint all interior walls with flat latex paint
Painted woodwork throughout
Three color choices throughout home, including trim

ELECTRIC

200 AMP underground electric service
Smoke detectors on all levels
Doorbell with Chime
One recessed accent light over kitchen sink, whirlpool tub and two over fireplace (per plan)
All weather outlets front and rear
One GFI outlet in basement
Exhaust fans in all baths
Electric hookup for washer & dryer
Wiring for 7 phone jacks and 6 cable outlets
Fixture package or \$2,000 allowance
Prewired for garage door opener
Wired for ceiling fan in master bedroom and family room
Wired for exterior lamp post
Prewired for security
Wired for audio in one room

INTERIOR WOODWORK & CABINETS

3 1/2" casing and 5 1/4" base on 1st and 2nd floor - MDF
4 1/2" crown molding in foyer and dining room - MDF (per plan)
2 1/4" chair rail in dining room and foyer (per plan)
Panel mold in dining room
Stairway to 2nd floor has stained handrail and painted spindles
42" oak Merillat cabinets in kitchen and baths
Merillat Tilt out sink treys and drawer organizer
Merillat Rutland style wall cabinets in laundry over washer & dryer
Laminate countertops in kitchen
Plate glass mirrors in all baths
Cultured marble vanities in all baths

APPLIANCES - \$2,000 ALLOWANCE

Gas range, microwave with vent and dishwasher