

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

SPECIFICATIONS FOR VILLAS OF TUSCANY

Villas of Tuscany cont...

PLUMBING

Porcelain double bowl model # 5823-4
sink in kitchen with Kohler faucet
& sprayer model # K-12172 CP
Water line for icemaker provided
Master bath to include 5' garden tub
and Kohler Fairfax-K T12885-4CP fixture
Master bath also includes one piece
4' shower with Fairfax K-T12014-4-CP
Basco chrome sliding shower door
with obscure glass in master bath
One-piece fiberglass tub/shower in
main with plumbing hardware Fairfax
K-T 12007-4S-CP
Kohler Fairfax chrome single lever
faucets model #K-12181-CP
in guest & master baths
White Pedestal sink with
12265-4 CP chrome faucet
in powder room, per plan
Plumbing on first floor for washer
Mustee #18 W fiberglass utility sink in
laundry room with chrome faucet
Bradford White 50 gallon gas hot
water heater
Two frost proof faucets on exterior of
home
Cold water faucet and drain in garage
All toilets, tubs and showers to be white
All plumbing according to local
building codes
Copper pipes for water supply
Insinkerator disposal model 333
Elongated toilet in master and guest bath

FINISH FLOORS

Bruce Hardwood flooring in foyer
Armstrong Starstep vinyl in kitchen
laundry, main bath
Armstrong Successor vinyl in master
Wet areas
100% Stain resistant nylon carpet by
Mohawk

DRYWALL

House, garage and stairway to
basement to be dry walled
Textured ceilings throughout

PAINT AND STAIN

Sherwin Williams Promar 200 flat
Latex paint 2 coats on all interior
walls choice of two colors
Sherwin Williams painted semi-gloss
woodwork elsewhere

ELECTRIC

150 AMP underground electric service
Smoke detectors on all levels
Door bell with Chime
Three recessed lights
Buyer to locate
All weather outlets front and rear
One GFI outlet in basement and garage
Exhaust fans in all baths
Electric hookup for washer & dryer
Wiring for 3 phone jacks and 3 cable
outlets
Fixture package or allowance
Prewired for garage door opener
Ceiling fan in master bedroom
and great room
Prewired for security
Prewired for audio in one room

INTERIOR WOODWORK & CABINETS

3 1/4" casing and 5 1/4" base on 1st
and 2nd floor, MDF
4 1/2" crown molding in foyer and
dining room (per plan), MDF
Stairways to have wooden spindles,
handrail, and post
42" oak Merillat cabinets in kitchen
Merillat Tilt out sink trays and drawer
organizer in kitchen
Merillat Arbor Falls style cabinets
in all baths
Merillat Rutland style wall cabinets in
laundry over washer & dryer
Laminate countertops in kitchen
Plate glass mirrors in all baths
Cultured marble vanities with oval
bowls in all baths, per plan

APPLIANCES

GE electric range
GE dishwasher
GE microwave

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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
5/8" OSB structurally rated roof
sheeting
Premade engineered trusses to be
used 2' on center
Stick built framing in some areas
2 x 10 Douglas Fir floor joists used

EXTERIOR

Wolverine American Legend 4" double vinyl
siding with wood grain on exterior
Dutch Quality 3 1/2" Veneer stone detailing
Vinyl window trim per elevation
Certainteed 25 year dimensional fiberglass
shingles to be used over felt paper
Aluminum Gutters and Downspouts

SITE UTILITIES

Builder provides sewer, city water, gas
electric, telephone, and cable to home
Downspouts to run underground
Fully landscaped yard
Shrubbery along front of home

CONCRETE

3' wide concrete sidewalk with stone embossed
accents
16' wide concrete drive from street
to house
12' X 12' concrete patio

HEATING AND AIR

80% efficiency gas forced air heating
system, 75,000 BTU's by Lennox
2 1/2 or 3 ton (per plan) 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
2-car garage door with steel insulated raised
panel door with glass, Anderson model 585
Pella double hung pre-painted wood/clad
windows with screens
Wood grids on all upper sashes, per plan
Therma-Tru steel insulated front door with
decorative glass, model #730, and sidelights
With decorative glass model # SL730 per plan
Pease steel insulated service door
into garage model # H101
Deadbolts on all exterior doors
4 panel smooth masonite doors throughout
Polished brass lever door hardware
Chrome towel bars and tissue holders in
all baths

FIREPLACE

Heatilator gas fireplace per plan
Model GDFL (Peninsula model)
Model GNRC (Rear Vent model)
Model GDST (Two Sided model)
Choice of Fireplace marble or tile surround

INSULATION

Tyvek insulation wrap on exterior of
living areas, or equivalent
Exterior walls R-13 fiberglass batt
Ceilings R-38 fiberglass insulation
Sound insulation, per plan