

Living area, first floor	1,462 square feet.
Living area second floor	968 + or – square feet.
Downstairs garage	768 square feet.
Storage above garage	512 square feet.
Total living area	2,430 square feet.
Total enclosed useable space	3,710 square feet

Foundation is on a frost wall set on footings. It is drained interior and exterior. Radon mitigation piping installed in crushed stone bed. Walled interior and under slab insulated with 2" Styrofoam. 4" slab will be heated, hot water radiant with two zones.

2x6 exterior walls

2x4 interior walls

Zip R 7/16" sheathing on walls.

Roof will be conventionally framed (No trusses)

Upper floor system will be TJI joists and ¾" T&G Advantech subfloor sheathing, glued and screwed.

Roof sheathing will be 5/8" T&G Advantech

All edges and valleys covered with Jijy Ice and water shield.

Entirety of roof covered with Rhino Guard.

Roofing will be Owens Corning Duration, color TBD.

House will have an active Radon mitigation system.

Box sills and eaves shall be spray foam insulated.

Walls insulated with Rockwool.

Attic ceiling will be insulated with blown in cellulose or fiberglass TBD.

Attic will be vented.

All trim will be bent white aluminum and White PVC ¾" board.

Siding will be Grayne brand PVC cedar shingle, color TBD.

First story flooring will be either tile or high quality laminate, TBD.

Second story flooring will be ¾" solid oak flooring.

Staircase will be ¾" solid oak treads.

All interior doors will be solid core 6 panel with solid wood jambs.

All interior trim will be solid ¾" and 5/4" Poplar and Silk primed pine.

All interior trim will be sanded, primed, calked, puttied and sprayed with Benjamin Moore Advance satin white enamel paint.

All walls will be drywalled and have a high quality level taping and sanding job. Walls will be primed and painted with Benjamin Moore Aura Matte paint. Colors TBD.

All windows will be Andersen double hung, tilt wash with one traditional center divider.

Slider and picture windows will be Andersen 200 series.

Exterior garage man door will be Therma Tru fiberglass with composite jamb.

Front entry door will be Therma tru ½ lite with two side ½ lite panels. Color TBD.

Garage doors will have openers and will be insulated type.

Mechanical room in garage will house the boiler, electrical panel and all other mechanical systems.

Full sized staircase for garage storage area access.

200 Amp electrical service will be underground from pole.

No generator is figured into the price of the house but a transfer switch and setup will be in place for a future generator.

Boiler will furnish on demand hot water and whole house heating with hot water, Boiler will be propane fired. Radiant heat 1st floor, hot water baseboard second floor.

No heat is figured for the garage,

The large pantry connected to the kitchen will be completely trimmed out with wood with shelving, electrical outlets, counter space for microwave. Layout TBD.

Master bedroom closet will be trimmed out with shelving and hanging rods.

A built-in laundry folding and storage area is figured to be across from the washer and dryer.

Millwork built-ins are figured into both entryways and the upstairs landing/reading area.

A vented gas fireplace and fireplace surround are figured as well as built-in millwork bookshelves and television space on either side of the fireplace surround.

A full septic system is included. Elgen type designed field.

Well water. A purification system is not included in cost as it is not known what if any purification will be necessary.

Kitchen cabinetry and countertops have a figured in cost allowance for a good quality kitchen and stone countertops. If higher quality cabinetry is wanted it can be done and price adjusted accordingly in addition to the allowance given. A high quality custom cabinetry option is also available from a local master woodworker.

Appliances are not figured into the price of the house with the exception of the kitchen exhaust fan. The installation and all prep work for the appliances is figured into the cost.

A custom built tiled shower with custom glass door and panel are figured into the master bathroom.

A rear deck of 10' x 30' + or- is figured in the cost.

No in depth landscaping is figured into the price but all disturbed areas will be loamed and seeded for grass.

This list is by no means complete but does give most important information regarding the design of the house. If there are any questions regarding any aspects of the construction, please ask I will be happy to answer.