

Welty Homes Specifications Sheet – 5902 Conway Rd

Flagstone Walk set in concrete

Driveway - Concrete

Flagstone set in concrete front porch

Sod entire yard, plant allowance - \$1000

Foundation walls poured concrete, brick pattern, natural stone at porch skirt & garage water table per plan

Utility / storage, garage – concrete

Int & ext drain tile; ext w/gravel & fabric; epro ecobase waterproofing; steel window wells

Porch rails – PVC rails

Rear Patio – flagstone on concrete

Stairs - Oak Treads, painted risers and stringers for all

Rails – oak box newels, stained, square pickets

Mud Room – bench & cubbies w/hooks, paint grade

Porch Ceiling – bead board, stain grade

Fireplace - Built-ins (optional)

Cabinets

Kitchen Cabinets – per plans, Yorktowne Square door, maple wood, linen @ perimeter, maple wood, java stain at island, decorative wood hood

Powder Cabinets – cherry wood, java stain, mirror surround, soft close drawers

Master Bath Cabinets – Yorktowne Square door, cherry wood

Bath #2 Cabinets – Yorktowne Square door, maple wood, glacier white paint

Bath #3 Cabinets – Yorktowne Square door, maple wood, cider stain

Bath #4 Cabinets – Yorktowne Square door, maple wood, cider stain, soft close drawers

Laundry Cabinets – Yorktowne, thermofoil white

Medicine Cabinets – recessed, will match vanity in finish w/mirrors

Countertops -

Kitchen Tops – Granite top, undermount sink, standard edging

Master bath Top – Durango, vanities w/undermount sink

Bath #2 Top – Granite top sink, white/white 8” spread

Bath #3 Top – Granite top sink, white/white 8” spread

Bath #4 Top – Granite top sink, white/white 8” spread

Laundry Top – Granite top sink

Roof – Architectural 30yr Shingles

Siding – James Hardie, 8” lap, select cedarmill, wood grain – per plan, Color Plus color TBD

HardiShingle at front elevation; same as Color Plus selection

Gutters – 6” K gutter, white; 3x4 downspouts

Shutters – per plan

Interior Doors – 2 panel, square top, smooth finish, solid core w/ORB hinges, as per plan

Anderson 400 series windows

Ceramic Tile

Master Bath Ceramic Tile – all shower walls, floors, tub surround

Bath #2 Ceramic Tile – floor, tub walls, base

Bath #3 Ceramic Tile – Floor, tub walls, base

Bath #4 Ceramic Tile – floor, tub walls, base

Laundry Ceramic Tile – floor,

Hardwood Floor – entire main level, including mudroom and 2nd floor hall (true 3 ¼”) random length, Red Oak, stain color TBD

Paint

Exterior Trim Paint – 2 coats, rolled and/or brushed, not sprayed, Color: White, McCormick Premium

Porch Ceiling Paint – Clear Seal Coat, McCormick Premium

Front Door Paint – stain, McCormick Premium

Ceiling Paint – White, McCormick Premium

Trim Paint – Semi-gloss White, McCormick Premium

Walls Paint – Flat, latex, prime+2 finish coats, China White, McCormick Premium

Bath Accessories to match fixture finish

- Master Bath Acc – 2 towel bars. Tp holder, ORB
- Bath #2 Acc – towel bar, tp holder, PC
- Bath #3 Acc – towel bar, tp holder, PC
- Bath #4 Acc – towel bar, tp holder, PC
- Powder Room Acc – towel bar, tp holder, towel ring, ORB
- Mirrors – all baths, the width of vanity to underside of light fixture; framed at Master
- Master Bath Shower Enclosure – frameless ORB

Fireplace – Direct Vent 42”

- Mantle – painted wood mantle & legs
- Slate Surround

Kitchen Appliances – All GE Monogram

- Refrigerator – built-in, side by side, shallow depth
- Cooktop – 36”
- Wall Oven – double
- Microwave
- Dishwasher
- Cooktop Hood – wood (not GE Monogram)

Hot Water Heater – 75 gal, gas

Powder Sink Plumbing – part of 30” furnity style vanity combo (see cabinets)

- Powder Water Closet – Kohler Wellworth elongated, white ORB supplies
- Powder Faucet – Kohler Fairfax

Kitchen Sink Plumbing – stainless or comparable

- Kitchen Faucet – Kohler Fairfax
- Kitchen Garbage Disposal – Insinkerator, Badger 5, ½ HP
- Kitchen Soap Dispenser – Kohler

Master Bath Plumbing –

- Master Bath Faucet – Kohler Fairfax
- Master water Closet – Kohler Wellworth Elongated, white, ORB supplies
- Master Sinks – Kohler, White , Undermount
- Master Tub – corner soaking tub, White
- Master tub Faucet, deck mount – Kohler Fairfax
- Master Shower Faucets – Kohler Fairfax

Bath #2 Plumbing –

- Bath 2 Water Closet – Kohler Wellworth round front
- Bath 2 Faucets – Kohler Fairfax
- Bath 2 tub – Kohler Fairfax
- Bath 2 Tub & Shower Faucet – Kohler Fairfax

Bath 3 Plumbing –

- Bath 3 Water Closet – Kohler Wellworth round front
- Bath 3 Faucets – Kohler Fairfax
- Bath 3 tub – Kohler Fairfax
- Bath 3 Tub & Shower Faucet – Kohler Fairfax

Basement Bath Plumbing –

- Basement Bath water closet – Kohler Wellworth round front, White
- Basement Bath Faucet – Kohler Fairfax
- Basement Bath tub - Kohler Fairfax
- Basement Bath Tub & Shower faucet – Kohler Fairfax

Laundry Plumbing –

- Laundry faucet – Kohler Fairfax
- Laundry sink – White, Drop in

Exterior Plumbing – 2 Frost free hose bibs, front & back

Interior Plumbing – sump pump and randon vent in basement

Sprinklers – White pendant heads as required by Fire Marshall – semi recessed

Electrical – 400 amp service

Standard duplex outlets, Decora Rocker switches, white devices, non-paintable plates
Smoke & CO detectors per code – 1 in each bedroom, 1 per floor, all hard wired w/battery back-up
GFI's per code including all fans or lights over showers/tubs/spas/sinks
Recess lights, Lightolier, series 1102 housing w/1176 trim kit, 1178 in showers, trim in matte white
All baths to have fans vented to outside
Telephone outlets in all bedrooms, kitchen, study, recreation
Cable outlets in all bedrooms, kitchen, family, study, recreation
Attic to include a switched keyless
2 Exterior Duplex outlets w/weather resistant covers
Doorbell at front door
Dining – 2 recess lights & Chandelier
Kitchen – 6 recess lights
Kitchen – undercabinet lighting, Kichler 10580WH, Xenon 2
Kitchen – 2 pendants over Island
Breakfast – fixture
Family – 9 recess lights
Study – 4 recess lights
Foyer/Hall – surface mount & 3 recess lights
Powder – fixture
Mud – 2 recessed lights
Garage – ½ HP door openers w/lights
Stairs – recess at each landing
Bedroom 1 – 5 recess lights, wired for ceiling fan (fan excluded)
Bedroom 1 closets – recess lights
Bath 1 – 2 recessed light – 5", vanity lights at sink
Bath 2 – vanity light at sink, PC
Bath 3 – vanity lights at sink, PC
Hallway – 4 recess lights
Laundry – recess
Bedroom 2 – overhead/ wired for fan
Bedroom 3 – overhead/wired for fans
Bedroom 4 – overhead/wired for fans
Porch – 3 recess lights
Garage Exit – recess light
Exterior Floods – 2 lights, front yard & rear yard
Basement Utility, Storage – switched, keyless
Basement Bedroom – overhead
Basement Recreation – 6 recess lights
Basement Game Room – 4 recess lights
Basement Hall – 3 recess lights
Basement Bath – recess

Anti-Crime Alarm System – optional

Garage Doors – Amarr Classic Steel Carriage House Door w/insulation

Each door has a Liftmaster Deluxe Belt Drive Operator w/2 remotes per door and one exterior Keypad

Front Door – Lemieux, Fir door and sidelites

Interior Trim –

1st & 2nd floor hallways, doors and windows, Head piece - LWP286, 1x4, WM954,

Side casing – WM412, Plnth Block WM1020

Window Stool for windows base – 1x8, WM165

Crown Molding in Living Room, Foyer, Dining Room, Hall, Den, Upstairs Hall – SM81

Basement & 2nd Floor Bedrooms' doors and windows – WM412 Casing, WM1020

Window Stool for windows base – WM618P

Closets – Painted MDF per plans

HVAC System – Braeburn Programmable Thermostat

Zone 1 – Basement/1st Floor, 92% Furnace w/13 SEER A/C

Zone 2 – 2nd Floor located in attic, 80% Furnace w/13 SEER A/C

Allowances:

Cabinets & Vanity - \$27,000 (does not include installation) Selections to be made from Montgomery Kitchens-

Contact Rob Theadore

Carpet - \$25/yard (carpet, padding, & installation)

Appliances - \$17,000 Selections to be made at Bray & Scarff

Granite - \$8000 (for all bathrooms – includes installation)

Landscaping - \$1000 for foundation plantings (whole yard will be sodded)

Tile - \$6,000 (does not include installation cost - builder will install at builder's cost)

Electrical Fixtures - \$1,500 (recessed lighting in kitchen, family room, hallways, & basement)

Oil-rubbed bronze hardware for the door handles

Note: Information deemed reliable but not guaranteed. Builder reserves the right to make changes without notification.