

Town & Country Custom Builders, Inc.

Specifications for Summer Lake

EXTERIOR:

- Clearing** Up to 30 feet behind the house, up to 15 feet on both sides of the house, and up to 25 feet in front of the house.
Undisturbed areas of the site will be left in their pre-construction state.
- Driveway/Walkway** Exposed Aggregate concrete driveway and front walk.
- Decking** 12 x 14 Pressure-treated rear deck and rails.
- Landscaping** Custom landscaping; sod and irrigation front and side yards with programmable sprinkler system in sod areas only.
Undisturbed areas will be left in their natural state.
- Foundation** Block (CMU) with brick veneer. Builder's choice of brick selections, per plan.
- Framing** Stick built (no trusses) roof system with walk up attic except Hip roof unless noted.
Standard 4" stud wall construction with OSB sheathing. 7/16" OSB roof sheathing and OSB tongue and groove floor decking over engineered floor joists or #2 southern yellow pine 2x8 or 2x10 joists.
- Walls & Siding** Brick, stone, and siding exteriors with vinyl soffit and cornice with raised panel or louver style shutters, per plan. Homeowner has the choice of siding, trim, and shutter colors from builder's selections, subject to the approval of the ARB.
- Roofing** 240 lbs. fiberglass dimensional shingles with 30 year warranty
Copper flashing on front bay window where included. Color: Virginia Slate
- Gutters** White seamless aluminum gutters and down spouts are provided.
Splash blocks are included.
- Windows** Vinyl tilt windows with fixed grilles. Full screens included on all operable windows.
- Doors** Insulated fiberglass front door. All other exterior doors are insulated steel.
- Garage** Insulated 8' custom-style side entry garage doors with automatic door openers.
All garage walls are dry-walled & insulated.
- Other** 2 GFI electrical receptacles
2 frost- proof water spigots

