

# *New Market Landing*

## Construction Specifications Revised December 1, 2007

Footings	3,000 PSI concrete per code
Foundation	Exterior walls are 8" block below grade, with 4" brick and block above grade. Black Plastic foundation vents. Crawl space with drain tile as deemed appropriate. Certified termite protection.
Front Porch	Brick stoop and steps except for Country porches, which have pressure treated joist and decking. The handrails are wrought iron on brick stoop and painted wood on country porches. <b>8" round porch columns</b>
Framing	All floors are constructed of 3/4" tongue and groove plywood or structural floor. Floors are glued & nailed. Wall construction 2" x 4", per plan. Engineered roof trusses. 8' ceilings on first & second floor.
Rear Deck	(Optional) Pressure treated deck with vertical 2"x2" pickets.
Attic Storage	<b>Pull down attic stairs</b> (builder located) with storage trusses and 4 x 8 plywood.
Fire Place	(Optional) 36" Vented Gas Fireplace with wood mantle and black slate hearth and surround.
Front Door	Six panel fiberglass door, polished brass deadbolt.
Rear Doors	Six-panel steel door with polished brass deadbolt.
Garage	Steel overhead garage door per plan. Receptacle rough-in for future garage opener use. 3,500 PSI, concrete over 4" gravel with a vapor barrier, poured 4" thick. Garage walls are sheet rocked and taped per code. <b>Sunburst windows</b>
Windows	Vinyl single hung tilt windows with internal grills.
Siding	Dutch Lap vinyl siding. Trim and fascia of vinyl and wrapped aluminum, per plan. Vinyl louvered shutters.
Roofing	<b>Dimensional roof shingles</b> with painted aluminum roof flashing. 1/2" OSB sheathing with 15# roofing felt. Aluminum gutters with downspouts.
Plumbing	
Master Bath	Fiberglass tub, with chrome faucet. Cultured marble vanity top with chrome faucet. Brass and chrome bath accessories. Round water closet. 36" high mirror. Garden Bath option available on some models.
<p>This information is deemed reliable at time of publication, accuracy cannot be guaranteed. The right is reserved to make changes without notice or obligation to prices, plans and features. Optional items indicated are available at additional costs-See sales Representative for option pricing. All square footage and dimensions are approximate. <b>Liberty Homes Inc.</b></p>	
Hall Bath	Fiberglass tub, with chrome faucet. Cultured marble vanity top with chrome faucet. Brass and chrome bath accessories. Round water closet. 36" mirror.
Powder Room	Pedestal sink with chrome faucet. Brass and chrome accessories. Oval mirror.
Kitchen	Stainless steel double bowl sink with faucet. Dishwasher, Garbage disposal, Icemaker hookup.
Other	52-gallon electric hot water heater. Two exterior hose bibs. Washer hook up in the laundry area.
HVAC	One zone heat pump on most models. See Price Sheet for which models it is standard. Gas Heat and hot water optional.

Electrical	Pre-wired for telephone in the kitchen, master bedroom and family room. Pre-wired for cable in master bedroom and the family room. Lighting package by builder for all interior and exterior fixtures. GFI outlets at the front and rear of the home. Front doorbell. Smoke detectors and outlets per code. Upgrades direct with supplier and electrician available.
Insulation	Exterior walls insulated with R-13 fiberglass batting. Crawl space insulated with R-19 batting. Attic with flat ceiling areas are blown with R-30 insulation
Interior doors	All interior doors are 6 panel Masonite doors with polished brass handles.
Interior	All interior trim will be paint grade jointed material. The casing will be 2 ½” Colonial casing and 3 ½” beaded base. The shelving in the closets will be ventilated shelving. All doors and trim to be painted. Oak handrails with white painted pickets.
Stairs	Pine box stairs. Oak stairs are available.
Cabinets	30” Picture framed flat oak cabinets, laminate countertops, cultured marble tops in the full bathrooms.
Appliances	Electric range, self-venting range hood,, disposal & dishwasher.
Paint	Exterior doors are painted with exterior grade latex. Interior walls and ceilings are painted with antique white flat latex. Interior doors and <b>trim are painted with white semi-gloss latex.</b>
Driveway	<b>Concrete driveway – up to 600 square feet.</b>
Sidewalk	Broom finished concrete sidewalk from steps to drive.
Grading	Limits of clearing and grading shall be determined by builder on a case by case basis. A high seasonal water table exists throughout the area which may result in surface water remaining on the lot after final grading during certain times of the year. <b>Mailbox and foundation shrubbery included.</b>

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