



## *Homestead Series*

### **Included Features**

#### ***Foundation***

- 11 course basement with 10" block for main foundation and 8" block at garage and where stated
- Sills: 2x6 pressure treated sill water barrier
- 4" French drain tile around inside perimeter; sump crock w/pump
- Poured concrete slab over gravel base and moisture protecting poly barrier
- Damp Proofing: Exterior parged with fiberglass surface bond.

#### ***Framing***

- 2 x 10 Flooring system
- Exterior sidewalls 2x4 with double plate
- Interior walls 2x4 with double plate
- Garage walls 2x4 with double plate
- 3" steel jack posts supporting beams
- 5/8" tongue and groove OSB Sub-floors, glued and nailed
- 7/16" roof sheathing
- Pre-engineered roof trusses

#### ***Interior Walls***

- ½" Sheetrock
- 2x4 Interior walls
- Interior walls painted with two coats of flat latex paint
- Ceiling stipple finish
- 8 ft. ceiling package

#### ***Insulation (as per plan)***

- R-13 insulation in exterior walls
- R-30 insulation at ceilings
- Tyvek™ air infiltration barrier
- R-10 faced sidewall to frost line in basement

#### ***Roof System***

- Architectural shingles
- Ice & Water Leak Barrier at valleys and 3 feet up at the eaves
- Ridge vents on peak
- Steel Drip edge

#### ***Plumbing***

- PVC waste lines
- Laundry hookups (as per plan)
- 40 gallon gas hot water heater
- Public water and sewers (site permitting)
- 1 Exterior Spigot

#### ***Electrical***

- Completed as per fire underwriters code
- Moisture sensitive GFI circuits per code
- 200 amp electrical service
- 220 volt line for range and dryer
- Smoke and carbon monoxide detectors per building code
- 2 exterior outlets
- Exhaust fan in bathrooms
- 4 Technology Telephone and Cable Outlets
- Unique lighting packages for each design
- Exterior light fixtures (as per plan)

### ***Kitchen***

- Maple Kitchen Cabinetry
- Formica Countertops, choice of colors
- Moen faucet fixtures
- Double-well stainless steel kitchen sink
- Appliance Package including stove, range hood and dishwasher.

### ***Baths***

- Moen faucet fixtures
- China sinks
- Vanity width mirrors
- One-piece shower/tub units

### ***Interior Woodwork***

- Colonial trim with 6 Panel Doors and brushed nickel hardware

### ***Flooring Coverings***

- Vinyl flooring at Entryways, Baths and Laundry Room (as per plan)
- 30 oz. Carpet with ½" rebond pad

### ***Windows (as per plan)***

- All vinyl single-hung windows with window grids at front elevation
- Screens on all operable interior windows

### ***Exterior Doors***

- Steel insulated front door

### ***Heating***

- High efficiency gas forced air heating system
- Programmable thermostat

### ***Garage***

- Sheetrock garage walls (as per code)
- Garage door opener outlet
- Steel overhead garage door

### ***Exterior***

- Seeded lawn

### ***Siding***

- Vinyl siding
- Vented Soffits

### ***Warranties***

- All materials and workmanship as per the C.N.Y. Builders "Standards of Performance Manual"
- Material warranty as per manufacturer warranties
- Above specifications may be subject to change upon availability



## ***Homestead Series***

Eldan Homes reserves the right, without prior or written notice, to change or alter standards due to availability, improvements and changes within building industry. Variations of color and design may occur depending upon selections options and manufacturer's revisions to their products. **(Rev. 9/2/2009)**