

FIDDLER'S GREEN

DUPLEXES

SPECIFICATIONS FOR DUPLEXES AT FIDDLER'S GREEN
TO INCLUDE BOTH EXTERIOR AND INTERIOR OF HOMES BUILT by SAS BUILDERS, INC.

Exterior

- Brick or equivalent materials to grade shall be required.
- House structure to have 35% brick or equivalent.
- Polar Wall Plus® Exterior Siding or equivalent
- Vinyl soffit, aluminum wrap fascia and trim
- Class A architectural fiberglass roof shingles (30 yr. manufacturers warranty) over 30 lb. Felt – Ice dam material at eaves and valleys
- Continuous ridge & soffit vent
- Vinyl or vinyl clad windows with insulated glass, tilt in sash double hung or casement per plan
- Front door Therma-Tru® or equivalent
- Deluxe exterior front door handle & dead bolt
- Deck (crawl or basement unit) – composite decking or equivalent with maintenance free railing. Includes up to six (6) steps. Additional steps cost extra – see builder for pricing
- Concrete Patio if slab unit
- Porches concrete with brick face – maintenance free railing
- Brick face steps to grade on front porch
- Asphalt paved driveway
- Unfinished Garage to include non-insulated Garage Door – with raised panel and glass Remote and Opener not included
- Gutters & downspouts to be piped off – Must comply with approved site plan. In some instances barrel will be used.

Foundation

- Footers – 3000 psi concrete with continuous reinforced steel
- CMU Foundation – block or poured walls
- Waterproofing – Tuff 'N' Dry with 15 year warranty for basements and crawl spaces, 4" perimeter drain tile

Electrical

- 200 AMP main electrical panel
- Smoke detectors (per code)
- Exterior receptacle on GFI circuit
- Builder Light package, wiring for fan in Master Bedroom and Great Room will be provided (fixture is not included, flush mount light will be installed)
- Box, conduit and faceplate for TV and phone outlets (2 per room excluding Dining Room, Kitchen, Laundry Room)
- Category 5 phone cable and RG6 TB wiring installed (home run) in communication box

Builder Appliances Package * White or Black in color All Electric by GE or equivalent

- Radiant Glass Top Electric Range
- Vented Microwave
- 5 cycle Dishwasher
- Plumbed for Ice Maker Box

Interior Finish

- Ceilings and walls: 1/2" gypsum drywall; painted walls and textured ceilings.
- Interior trim – painted – semi-gloss pure white
- Walls – primer plus 2 coat latex flat finish (satin finish in bathrooms and kitchen)
- Carpet, Tile and Hardwood Floor Coverings
- Shoe molding at vinyl areas
- Six panel hardboard interior doors – paint grade
- Nickel finish door hardware – lever type
- Kitchen Cabinets by Valu-Built® - Oak
- Laminate Countertop (Builder Selection)
- Bathroom Cabinets by Valu-Built® - Oak with White on White Cultured Marble Top
- Mirrors cut to length of backsplash in Baths
- Builder Selected bath accessories, Moen or equivalent bath faucets
- Vinyl coated wire shelving builder package



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Builder reserves the right to alter materials, specifications, features, designs and prices without prior notice.