Stillwater Villas Features

Rev. 10-1-2019

Foundation

- Steel reinforced 8' poured concrete foundation with brick pattern
- Steel reinforced 4' poured concrete foundation at garage
- 3" basement concrete floor with control joints
- 4" garage concrete floor with control joints
- LVL beam w/ steel columns @ basement and bearing frame wall on concrete spread footing
- Form-a-Drain® tile drain system with connection to sump crock
- 6 mm poly vapor barrier under concrete basement floor
- 1" foam insulation at exterior of basement walls with concrete coating at top 8" of foam
- Basement egress window with escape well and clear cover – (at grade units only)

Framing

- 9' ceiling height @ first floor w/ 10/0 coffered ceiling at Great Room & Owners Retreat
- Anchor strapped 2x6 treated mud sill plate with sill sealer
- Engineered I-joist floor system 16" on center for extra rigidity
- ¾" tongue and groove subfloor decking - glued and screwed for better adhesion
- Quality kiln dried SPF dimensional lumber to minimizing warping
- 2x6, 16" on center, exterior frame walls with OSB sheathing
- 2x4, 16" on center garage frame walls with OSB sheathing
- 2x4, 16" on center interior frame walls
- Tyvek® exterior home wrap and DuPont® weatherization system on all exterior walls and garage which includes a 10 year product and labor warranty.
- Total wall composite R-value = R-23
- Engineered roof truss system with hurricane anchor brackets
- 15/32" OSB roof sheathing with "H" clips for extra rigidity

Garage

- 2-car garage
- ½ horsepower garage door opener with two remotes and keyless entry pad
- Insulated raised panel steel overhead door
- Overhead door window inserts

Exterior

- Owens Corning® 30-year dimensional roofing over 15 lb. felt paper
- Baked enamel valley flashings and roof flashings
- Continuous ridge roof vents
- Alcoa Ovation vinyl siding w/aluminum corner boards @ all elevations.
- Aluminum soffit and fascia
- Aluminum window trim @ all elevation
- Aluminum frieze boards
- Seamless aluminum gutters and downspouts
- Miratec or cedar trim accents (per plan)
- All wood trim will be caulked and have (2) coats of paint
- Composite deck/rail @ Covered Living Area (per plan)
- Stone veneer @ exterior (per plan)

BIELINSKI HOMES

Stillwater Villas Features

Rev. 10-1-2019

Windows and Exterior Doors

- Alliance® Windgate® series low maintenance single hung vinyl windows with insulated Low-E glass, Argon gas filled and air space grids
- Alliance® Windgate® series low maintenance sliding vinyl patio door with insulated Low-E glass and Argon gas filled
- Insulated fiberglass front entry door with exterior painting and interior finish to match millwork
- Larson 349-52 full view storm door – Almond w/ brushed nickel door hardware

Plumbing

- Sealed sump crock with 1/3 horsepower submersible pump
- Rheem® 40 gallon power vented hot water heater
- FlowGuard® CPVC waterlines
- PVC waste pipes, vents and soil stacks
- Moen® Arbor single lever stainless steel kitchen sink faucet with pull out spray
- Moen® Eva single lever bathroom faucets in brushed nickel finish
- Moen® Eva tub, tub drain, shower faucets and shower strainer in brushed nickel finish
- Aker fiberglass tub module @ Hall Bath
- Maax acrylic low threshold shower base with ceramic tile walls and 12 x 18 niche @ Owner's Bath
- TOTO Entrada Elongated Comfort Height (white color) water saving toilets
- Shower pan and tub modules in white (per plan)
- First floor laundry hook-ups with shut-offs
- Rough-in for future full bathroom @ basement (waste pipes and venting only)
- Single compartment utility sink @ basement
- Future water softener bypass system
- 2 – frost proof hose bibs with shut-offs
- Water line to refrigerator
- Water shut-offs at each plumbing fixture
- Gas piping to range space
- Gas piping to dryer space
- Active radon and humidity control abatement system w/ 110V single outlet

Electrical

- 125 AMP/32 circuit service panel
- Decora switches / outlets
- Kichler® light fixture package
- Recessed lights at Kitchen with LED flood lamps
- Recessed light @ Owner's Bath shower with LED bulb
- Recessed light @ Hall Bath tub with LED bulb
- (1) Recessed eyeball light @ fireplace w/ switch (per plan) with LED flood lamp
- LED under cabinet lighting w/ switch @ kitchen
- Ceiling fan openings @ Great Room, Sunroom, and Covered Living area w/ switch and blank cover – for future (per plan)
- Garage door opener outlet
- Switched keyless lights at basement

- 110V water softener outlet
- 2 – GFI protected exterior weatherproof duplex outlets
- Hard wired smoke detectors with battery back-up
- Hard wired carbon monoxide detector with battery back-up
- Door chimes @ front and rear doors
- Ultra quiet 100 CFM exterior vented exhaust fans in all bathrooms
- CATV jacks @ all bedrooms, Great Room and Sunroom (per plan)
- Phone jacks @ all bedrooms, Kitchen and Sunroom (per plan)
- 220 volt outlet and gas to range space
- 220 volt outlet and gas to dryer space
- Vinyl exterior fixture blocks

HVAC

- Carrier® 95.5% high efficient gas furnace
- Carrier® Puron air conditioner – 13 SEER
- Carrier® media air filter for better indoor air quality
- Carrier® programmable digital thermostat
- Exterior vented microwave

Fireplace

- Direct vent fireplace w/ blower
- Box mantle with full height stone veneer (no hearth)

Insulation

- R-21 High density fiberglass BATT insulation with 4 mm poly vapor barrier at all exterior house walls
- Closed cell, spray foam insulation at box sills for less air and insect infiltration
- R-50 loose blown attic fiberglass insulation
- 1” R-5 foundation insulation
- Fully weather stripped front entry door and fire door

Drywall

- Knockdown drywall texture on walls and ceiling
- Flat finish paint on all walls and ceilings
- Plastered garage ceiling and firewalls
- Radius drywall corner bead @ all outside corners w/ base board adaptors
- Radius drywall returned windows and patio doors w/ wood sill and apron and apron

Interior Trim and Doors

- Pre-painted 2-panel flat square solid core doors with matching trim w/ job-site painting
- Prefinished wood rail and pre-painted baluster or half wall w/ wood cap (per plan)
- Matching pre-painted 3-1/4” round edge casings
- Matching pre-painted 4-1/4” round edge baseboard
- Fully cased closet door openings
- Wood stool w/ aprons @ windows

BIELINSKI HOMES

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Rev. 10-1-2019

Closet Shelving

- Custom laminated shelving and hanging pole throughout (per plan)

Hardware

- Schlage® Accent door hardware
- Schlage® Camelot handle set with deadbolt @ Front entry door
- Matching antique pewter door hinges and hardware
- Cabinet door hardware throughout
- Moen flush mount 24" towel bars and toilet paper holders in brushed nickel finish

Cabinets and Countertops

- KDC Cabinetry w/ full overlay recessed panel maple cabinets throughout home
- 35" tall vanity cabinets at all bathrooms
- Integral decorative cabinet ends at kitchen cabinets (per plan)
- Deluxe drawer construction w/ dove tail drawers, soft action closers on drawers and full extension drawers
- Crown moulding @ Kitchen uppers
- 6-way concealed door hinges on all cabinet door panels
- Laundry cabinets w/ crown moulding and hanging pole
- Quartz countertops (no backsplash) w/ Blanco Diamond equal bowl under mount sink @ Kitchen.
- Level # 1 ceramic tile backsplash at the Kitchen.
- Quartz countertops w/ rectangle under mount china sinks @ Baths
- Quartz countertops @ Laundry

Mirrors and Shower Doors

- 36" high mirrors set 4" off vanity top back splash in all bathrooms
- Semi-frameless shower door (clear glass / nickel trim)

Floor Coverings

- Ceramic tile flooring w/ brick pattern @ Laundry, Owner's bath & Hall bath (level #3)
- Prefinished engineered hardwood flooring @ Entry, Kitchen, Dining Room, Sunroom and Great Room.
- Carpeting over 6 lbs. ½" thick rebounded density pad (level #3)

Appliances

- Frigidaire Stainless steel dishwasher, microwave, gas range and french door refrigerator
- ½ HP continuous feed garbage disposal

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Rev. 10-1-2019

Cleaning & Misc.

- Recycled job site cleaning and debris removal
- Rough cleaning and sweeping of home
- Finish cleaning of home including dusting, vacuuming, floor washing and window cleaning
- City sewer shared well water
- Professional landscaped yard
- Concrete service walk
- Concrete driveway
- Uniform mailbox

Universal Design Features

- No-step at front entry and garage entry
- Wide hallways
- Wide doorways
- Wheelchair radius at Owner's Bathroom
- Low shower threshold